



**Notice of:**

**BOARD OF ALDERMEN REGULAR MEETING**

**Tuesday, May 10, 2022 at 6:30 PM**

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

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**AGENDA**

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

**NOTICE/MINUTES**

**Call to order/Verification of Attendance**

**Motion to Approve Minutes**

- [1\)](#) Motion to approve the minutes of the April 26, 2022 Special Council Meeting.

**Recognitions/Presentations**

- 2) Mary Keele, who serves on the West Monroe Historic Preservation Commission, was recently honored by the Louisiana Trust for Historic Preservation with the Winnie Byrd Preservationist Extraordinaire Award. This award recognizes an individual or individuals who have made a lasting impact to the historic resources of Louisiana through a body of work.

**Mayor's Review**

**Community Announcements**

**ADMINISTRATION/FINANCE**

- 3) Public Hearing on the proposed expansion to the boundaries of the West Monroe Economic Development District, State of Louisiana.
- [4\)](#) Ordinance to authorize the expansion of the boundaries of the West Monroe Economic Development District, State of Louisiana; extending the levy of a sales tax and a hotel occupancy tax within the expended area of the District; and providing for other matters in connection therewith.
- [5\)](#) Ordinance to authorize City to enter into the annual Agreement for Professional Services with Arthur J. Gallagher Risk Management Services (Loss Control Services Fee Agreement) - \$16,500.
- [6\)](#) **INTRODUCE** Ordinance to adopt a General Fund and Special Revenue Fund Budgets for the City of West Monroe for the fiscal year of July 1, 2022 to June 30, 2023.
- [7\)](#) **INTRODUCE** Ordinance to adopt a Utility Enterprise Fund Budget for the City of West Monroe Utility Fund for the fiscal year of July 1, 2022 to June 30, 2023.
- [8\)](#) Ordinance to authorize the City to enter into an agreement with The Picard Group to provide certain lobbying and related services at the state and federal level.
- [9\)](#) Ordinance to authorize an agreement with Fontenot Benefits & Actuarial Consulting to provide actuarial and related services in order to comply with GASB 75 - June 30, 2022 to June 30, 2023 (\$3000).

- [10\)](#) Ordinance to amend Sec. 3-2001, et seq., of the Code of Ordinances, to provide for the renewal of the Atmos Energy franchise (10 years).
- [11\)](#) Ordinance to authorize the sale of certain immovable property to Marion State Bank, and to now execute an Agreement for Purchase and Sale pending the future date of closing (Lot 2 of Highland Park Commercial Subdivision, \$497,000.00).

**BUILDING AND DEVELOPMENT**

- [12\)](#) Ordinance to rezone property located at 902 Montgomery Avenue (Parcel #R10482), from a R-1 (Single Family) District to a R-2 (Multi Family Residential) District. Applicant: Land Farm Properties LLC (Brandon Land). Received a **favorable** review from the Planning Commission.
- [13\)](#) Resolution to accept the Citywide Master Plan for City of West Monroe.

**CODE ENFORCEMENT**

**LEGAL**

- 14) Ordinance to approve a Cooperative Endeavor Agreement with the Ouachita Parish Police Jury that will assist in the funding of certain essential new projects of the City. **TABLE**

**PUBLIC WORKS**

- [15\)](#) Ordinance to amend Section 7-1019 of the Code of Ordinances, City of West Monroe, Louisiana, relative to water rates.
- [16\)](#) Ordinance to amend Sec. 7-2010 of the Code of Ordinances, City of West Monroe, Louisiana, relative to sewerage collection charges and sewerage treatment charges.

**COMMUNITY SERVICES**

**PARKS AND RECREATION**

**POLICE/FIRE**

**WMFD**

**WMPD**

**ENGINEERING/CONSTRUCTION PROJECTS**

- [17\)](#) Utility Extensions @ West Monroe Commercial Park - Project #C22008  
  
Accent/Reject bids.
- 18) Linderman St. Overlay - Project #C22010  
  
Authorize the City Clerk to advertise for bids.
- [19\)](#) FY 2022-2023 LGAP - Project #000200  
  
Ordinance to authorize the filing of an application for a grant from the Louisiana Division of Administration, Office of Community Development, FY 2022-2023 program cycle Local Government Assistance Program (LGAP) (\$50,000 grant request, \$250,000 total estimated cost).
- [20\)](#) FY 2022-2023 CWEF - Project #000201  
  
Ordinance to authorize the filing of an application for a grant from the Louisiana Division of Administration, Office of Community Development, FY 2022-2023 program cycle Community Water Enrichment Fund (CWEF) (\$50,000 grant request, \$100,000 total estimated cost).



21) Cypress/Slack Sewer Improvements (DRA) - Project #000174

Authorize City Clerk to advertise for bids.

22) Natchitoches St Rehab Trenton - N 7th (DOTD Urban Systems Program) - State Project No. H.013400; City Project #000144

Authorize Change Order No. 2 (+ \$34,000; 10 days) with Diamond B. Construction Co., LLC

23) Otis Street Rehabilitation (DOTD Urban Systems Program) - State Project No. H.013518; City Project #000145

Authorize Change Order No. 1 (+ \$1,750.00; 0 days) with Amethyst Construction, Inc.

24) Crosley Street Rehab: Trenton - N 7th (DOTD Urban Systems Program) - State Project #H.013401; City Project #000184

Ordinance to authorize a Professional Services Agreement with S.E. Huey Co. for Engineering Services.

25) ADD TO AGENDA: Ordinance to authorize Amendment #4 to the Contract with Lincoln Builders of Ruston for West Monroe Indoor Sports Complex Project.

26) West Monroe Sports Complex - Project #000179

Ordinance to authorize a Amendment #4 to the Contract with Lincoln Builders of Ruston, the CMAR Contractor and Construction Manager for the West Monroe Indoor Sports Complex Project, to establish a Revised Guaranteed Minimum Price, and to award the Contract for Construction Services to Lincoln Builders of Ruston.

27) Project Updates

Robert L. George, IV, P.E.

**PUBLIC COMMENTS/OTHER BUSINESS**

28) West Monroe Fire Department April Fire Report.

29) General Fund and Utility Fund Monthly Budget Reports.

**ADJOURN**

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



## BOARD OF ALDERMEN SPECIAL MEETING

Tuesday, April 26, 2022 at 5:00 PM

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

### MINUTES

#### NOTICE/MINUTES

##### Call to order/Verification of Attendance

Call meeting to order, verify receipt of proper Notices of Service on or Waivers of Service by the Mayor and a majority of the Board, and the presence of a quorum.

##### PRESENT

Mayor Staci Mitchell  
Polk Brian  
Morgan Buxton  
Trevor Land  
Ben Westerburg

##### ABSENT

Thom Hamilton

##### Motion to Approve Minutes

Motion to approve the minutes of the April 12, 2022 Regular Council Meeting.

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

Ordinance 5050: Ordinance to authorize the purchase of certain immovable property for \$1,500 from Misc. Properties, LLC (tract adjoining Brady field).

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

#### LEGAL

Ordinance 5051: Ordinance to amend Sec. 12-7001(c), providing the definition of "Structure unfit for human occupancy" to include a structure lacking water service for an extended period of time.

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

#### ENGINEERING/CONSTRUCTION PROJECTS

West Monroe Sports Complex - Project #000179

Ordinance 5052: Ordinance to approve a Cooperative Endeavor Agreement with the Monroe-West Monroe Convention and Visitor's Bureau relating to participation in the funding for construction of the West Monroe Sports and Events Complex.

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

West Monroe Sports Complex - Project #000179

TAKE NO ACTION: Ordinance to approve a Cooperative Endeavor Agreement with the Ouachita Parish Police Jury relating to participation in the funding for construction of the West Monroe Sports and Events Complex.

Marina Relocations Riverfront Park - Project #C22007

Ordinance 5053: Ordinance to authorize execution of a Construction Contract with D & L of Ouachita, Inc.

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

Marina Relocation Riverfront Park - Project #C22007

Change Order No. 1 (-\$52,700.00; 0 days) with D & L of Ouachita, Inc.

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

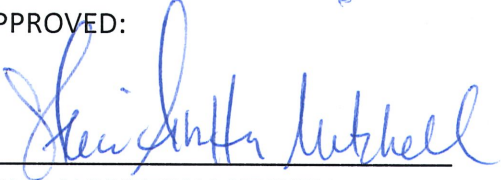
**ADJOURN**

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

ATTEST:

  
\_\_\_\_\_  
RONALD SCOTT OLVEY  
CITY CLERK

APPROVED:

  
\_\_\_\_\_  
STACI ALBRITTON MITCHELL  
MAYOR

STATE OF LOUISIANA  
CITY OF WEST MONROE

ORDINANCE NO. \_\_\_\_\_ MOTION BY: \_\_\_\_\_  
SECONDDED BY: \_\_\_\_\_

AN ORDINANCE EXPANDING THE BOUNDARIES OF THE WEST MONROE ECONOMIC DEVELOPMENT DISTRICT, STATE OF LOUISIANA; EXTENDING THE LEVY OF A SALES TAX AND A HOTEL OCCUPANCY TAX WITHIN THE EXPANDED AREA OF THE DISTRICT; AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, in order to accomplish the funding of economic development projects, including various public infrastructure improvements, in accordance with Part II of Chapter 27 of Title 33 of the Louisiana Revised Statutes of 1950, as amended (La. R.S. 33:9038.31 through 33:9038.42, inclusive) (the "Act"), the Mayor and Board of Aldermen of the City of West Monroe, State of Louisiana (the "Governing Authority"), acting as the governing authority of the City of West Monroe, State of Louisiana (the "City"), created the West Monroe Economic Development District, State of Louisiana (the "District") pursuant to Ordinance No. 3686 adopted by the Governing Authority on September 11, 2007, as amended by Ordinance No. 4615 adopted on December 11, 2018; and

WHEREAS, pursuant to the Act and Ordinance No. 4616 adopted by the Governing Authority on December 11, 2018 (the "Tax Ordinance"), the District is now levying and collecting a one percent (1%) sales tax and a one percent (1%) hotel occupancy tax (collectively, the "Taxes"), such Taxes being effective in perpetuity from and after January 1, 2019 pursuant to the Tax Ordinance, which provide funds for economic development projects; and

WHEREAS, this Governing Authority now desires to expand the boundaries of the District (the "Expanded Area") and levy the Taxes within the Expanded Area; and

WHEREAS, in accordance with the Act, there has been published two times in the *Ouachita Citizen*, the official journal of the City and the District, a notice in the form attached hereto as **Exhibit A**, relative to the proposed expansion of the boundaries of the District and the proposed levy of the Taxes within the Expanded Area, and informing the citizens of the City of the date of consideration of this Ordinance; and

WHEREAS, a public hearing was held on this date, at which public hearing no objections were made to the proposed expansion of the boundaries of the District or the proposed levy of the Taxes within the Expanded Area; and

WHEREAS, according to the certificate of the Registrar of Voters for the Parish of Ouachita attached hereto as **Exhibit B**, no registered voters reside within the Expanded Area, and therefore La. R.S. 33:9038.39 permits the Governing Authority, acting as the governing authority of the District, to levy the Taxes within the Expanded Area for authorized purposes without the necessity of holding an election thereon, and this Governing Authority now wishes to levy the Taxes within the Expanded Area;

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 all of the above "Whereas" clauses are adopted as part of this Ordinance.

**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 Governing Authority hereby expands the boundaries of the District to include the boundaries set forth in **Exhibit A** attached hereto, which **Exhibit A** is hereby incorporated in and made a part of this Ordinance, all pursuant to the Act.

**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 the levy of the

Taxes is hereby extended to the Expanded Area, and the Tax Ordinance is hereby amended to the extent necessary to provide for the levy of the Taxes within the Expanded Area. The proceeds of the Taxes will continue to be deposited into the West Monroe Economic Development District Trust Fund established by Ordinance No. 3686.

A copy of this Ordinance shall be furnished to the Collector (as defined in the Tax Ordinance) with a request that the Collector enforce and collect the Taxes within the Expanded Area in accordance with the Tax Ordinance.

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 Mayor and the City Clerk are hereby authorized to do any and all things necessary and incidental to carry out the provisions of this Ordinance.

SECTION 5. 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 Tax Ordinance shall remain in full force and effect, except as expressly amended hereby. All other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6. 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 provision of this Ordinance shall be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Ordinance, but this Ordinance shall be construed and enforced as if such illegal or invalid provisions had not been contained herein. Any constitutional or statutory provision enacted after the date of this Ordinance which validates or makes legal any provision of this Ordinance which would not otherwise be valid or legal, shall be deemed to apply to this Ordinance.

SECTION 7. 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 good cause and in the best interests of the City of West Monroe and its residents, this amendment shall be effective May 11, 2022.

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 10<sup>th</sup> day of May, 2022, the final vote being as follows:

YEA: \_\_\_\_\_

NAY: \_\_\_\_\_

NOT VOTING: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ATTEST:

APPROVED THIS 10TH DAY OF  
MAY, 2022

\_\_\_\_\_  
RONALD S. OLVEY, CITY CLERK  
CITY OF WEST MONROE  
STATE OF LOUISIANA

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

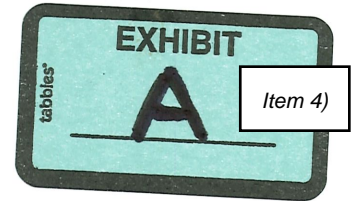
STATE OF LOUISIANA

PARISH OF OUACHITA

I, the undersigned City Clerk of the City of West Monroe, State of Louisiana (the “City”), do hereby certify that the foregoing pages constitute a true and correct copy of an ordinance adopted by the Mayor and Board of Aldermen of the City of West Monroe, State of Louisiana, acting as the governing authority of the City and the West Monroe Economic Development District, State of Louisiana, on May 10, 2022, expanding the boundaries of the West Monroe Economic Development District, State of Louisiana; extending the levy of a sales tax and a hotel occupancy tax within the expanded area of the District; and providing for other matters in connection therewith.

IN FAITH WHEREOF, witness my official signature on this, the 10<sup>th</sup> day of May, 2022.

City Clerk



**CITY OF WEST MONROE, STATE OF LOUISIANA**

**NOTICE OF INTENTION**

NOTICE IS HEREBY GIVEN that the Mayor and Board of Aldermen of the City of West Monroe, State of Louisiana (the “Governing Authority”), acting as the governing authority of the City of West Monroe, State of Louisiana, and as the governing authority of the West Monroe Economic Development District, State of Louisiana (the “District”), pursuant to the authority of Part II, Chapter 27, Title 33 of the Louisiana Revised Statutes of 1950, as amended (La. R.S. 33:9038.31 through 9038.42, inclusive)(the “Act”), proposes to consider expanding the District to include the boundaries set forth below (the “Expanded Area”):

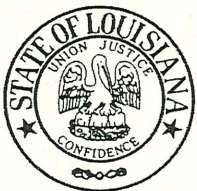
**See Attached Exhibit “A”**

NOTICE IS HEREBY FURTHER GIVEN that the Governing Authority proposes to levy the one percent (1%) sales tax and the one percent (1%) hotel occupancy tax (collectively, the “Taxes”) currently levied in the District within the Expanded Area. The proceeds of the Taxes will continue to be deposited in a special trust fund to be used for the furtherance of economic development projects within the District, all pursuant to the authority of the Act.

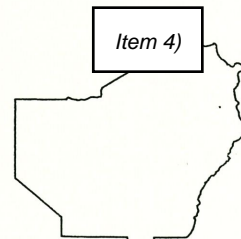
NOTICE IS HEREBY FURTHER GIVEN that the Governing Authority will meet in open and public session on Tuesday, May 10, 2022, at 6:30 p.m., at its regular meeting place, Council Chambers, West Monroe City Hall, 2305 N. 7<sup>th</sup> Street, West Monroe, Louisiana, and will at that time hear any and all objections to the proposed expansion of the boundaries of and the levy of the Taxes within the Expanded Area.



			Assessor	
	<u>PROPERTY OWNER NAME</u>	<u>ADDRESS / LOCATION</u>	<u>Number</u>	<u>Business (for ease of identification only)</u>
1	JAYLOR HOLDINGS I, LLC BISHOP RANCH 8	100 THOMAS RD	2650	BURGER KING
2	FOSTER BAYOU RESOURCES LP	105 THOMAS RD	40272	formerly GRANDYS
3	DELTA LAND COMPANY	107 THOMAST D	40098	CAPTAIN D'S RESTURANT
4	GITTER, MICHAEL & GITTER, LISA ALEXANDER	109 THOMAS RD	41933	WENDY'S
5	MPT OF WEST MONROE, LLC	Portion of 102 THOMAS RD located within 225 ft of the west right-of-way of Thomas Rd	2649	Portion of GRMC Mall parking
6	IASIS GLENWOOD REGIONAL MEDICAL	198 THOMAS RD	110557	formerly McALISTERS
7	MCDONALD'S CORP	202 THOMAS RD	40945	MCDONALD'S
8	CHICK-FIL-A INC	203 THOMAS RD	40339	CHICK-FIL-A
9	CHICK-FIL-A, INC	911 GLENWOOD DR	102936	CHICK-FIL-A
10	GEORGE, ALEX & JIMMIE	204 THOMAS RD	15116	SUBWAY
11	TAYLOR-BELL PROPERTIES LLC	West 45 feet of the building located at 205 THOMAS RD	67610	former FIVE GUY'S BURGERS
12	AASJ PROPERTIES LLC	206 THOMAS RD	82709	RAISING CANE'S
13	SOVEREIGN INCOME HOLDINGS LLC	210 THOMAS RD	85181	POPEYE'S CHICKEN
14	HAMER REAL ESTATE HOLDINGS III LLC	212 THOMAS RD	75183	TACO BELL
15	KANG FAMILY TRUST	901 GLENWOOD DR	73124	KFC
16	RACETRAC PETROLEUM INC	300 THOMAS RD	73089	RACETRAC PETROLEUM
17	WAFFLE HOUSE, INC	308 THOMAS RD	94040	WAFFLE HOUSE
18	BJET, LLC ET AL	407 THOMAS RD	34878	U-PAK-IT CITGO, ET AL.
19	D L ROGERS CORP	409 THOMAS RD	54731	SONIC DRIVE INN
20	HARRIS, HASKELL G & NORMA	413 THOMAST RD	50421	HASKELL'S DONUTS
21	COLE CK PORTFOLIO III LLC	503 THOMAS RD	6854	CIRCLE K, et al
22	ROSENBELL INC	528 THOMAS RD	134611	ARBY'S
23	ABI INVESTMENTS LLC	3112 CYPRESS ST	13876	CHICKEN EXPRESS
24	REBEL INVESTMENTS LLC	811 SPLANE DR	40298, 124680	NEWKS
25	ROBINSON ESTATE AND INVESTMENTS LLC	1412 RIDGE AVE	41383	formerly SMALLCAKE'S CUPCAKERY
26	BLANCHARD GROVE PROPERTIES LLC	3426 CYPRESS ST	106630	CHURCH'S CHICKEN
27	CYPRESSWAL, LLC	810 SPLANE DR	108217	PODNUHS BBQ
28	WM BLANCHARD LLC	120 BLANCHARD ST	56157	THE PLATTER
29	WM BLANCHARD LLC	150 BLANCHARD ST	56157	HIBACHI GRILL SUSHI & BUFFET
30	WM BLANCHARD LLC	178 BLANCHARD ST	56157	THE CREAMERY
31	KHOUGAZ MARITAL TRUST IHOP 3160	202 BLANCHARD ST	111991	IHOP
32	168 BLANCHARD PLAZA LLC	203 BLANCHARD ST, STE A, B, C	101386	CAFÉ RAWZ
33	168 BLANCHARD PLAZA LLC	207 BLANCHARD ST, STE 1, 2	111536	HENDRIXON CORNER COFFEEHOUSE, ET AL
34	168 BLANCHARD PLAZA LLC	207 BLANCHARD, ST STE 10	115612	NUTRITION ZONE
36	DL ROGERS CORP. A. TEXAS CORPORATION	3000 CYPRESS	41786	SONIC DRIVE-IN
37	MOUND PLACE REALTY LLC	3212 CYPRESS ST, STE 1	39665	SMOOTHIE KING
38	BLANCHARD GROVE PROPERTIES 3 LLC	3414 CYPRESS ST	133022	PJ'S COFFEE
39	BLANCHARD GROVE PROPERTIES LLC	3426 CYPRESS ST, STE 07	45222	MI CASA GRANDE
40	BLANCHARD GROVE PROPERTIES LLC	3426 CYPRESS ST, STE 11	45222	EASTERN CHINESE RESTURANT
41	BLANCHARD GROVE PROPERTIES LLC	3426 CYPRESS ST, STE 14-1	45222	CRAWFISH CITY
42	BLANCHARD GROVE PROPERTIES LLC	3426 CYPRESS ST, STE 14-2A	45222	TOKYO JAPANESE STEAK HOUSE
43	BLANCHARD GROVE PROPERTIES LLC	3426 CYPRESS ST, STE 19	106630	CHURCH'S CHICKEN
44	TACO BANDIDO OF WEST MONROE LLC	3606 CYPRESS ST	40151	TACO BANDIDO
45	CHAMCO INC	3623 CYPRESS ST, STE 3	109042	EL JARRITO MEXICAN GRILL
46	BELL LANE INVESTMENTS LLC	222 BELL LN, STE 8	41888	formerly COUNTER CULTURE
47	BG COMMERCIAL PROPERTY, LLC	200 BELL LN, STE A	18401	LIFESTYLE NUITRITION
48	FELKER, ERIC & FELKER, SANDRA	701 MCMILLAN RD,	105547	McALISTER'S
49	DKM INVESTMENTS, LLC	703 MCMILLAN RD	114002	ESKAMOE'S



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



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



STATE OF LOUISIANA

PARISH OF OUACHITA

I, Isabelle Butler, the duly appointed Ouachita Parish Registrar of Voters, do hereby certify to the West Monroe Economic Development District, State of Louisiana ( the “District”) that, as of the date set forth below, there are no qualified electors located within the expanded areas of the District, the boundaries of which expanded areas are as follows:

**SEE ATTACHED EXHIBIT “A”**

IN FAITH WHEREOF, witness my signature and official seal of the Ouachita Parish Registrar of Voters, this 20<sup>th</sup> day of April, 2022.

(SEAL)

ISABELLE BUTLER

			Assessor	
	<u>PROPERTY OWNER NAME</u>	<u>ADDRESS / LOCATION</u>	<u>Number</u>	<u>Business (for ease of identification only)</u>
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40	BLANCHARD GROVE PROPERTIES LLC	3426 CYPRESS ST, STE 11	45222	EASTERN CHINESE RESTURANT
41	BLANCHARD GROVE PROPERTIES LLC	3426 CYPRESS ST, STE 14-1	45222	CRAWFISH CITY
42	BLANCHARD GROVE PROPERTIES LLC	3426 CYPRESS ST, STE 14-2A	45222	TOKYO JAPANESE STEAK HOUSE
43	BLANCHARD GROVE PROPERTIES LLC	3426 CYPRESS ST, STE 19	106630	CHURCH'S CHICKEN
44	TACO BANDIDO OF WEST MONROE LLC	3606 CYPRESS ST	40151	TACO BANDIDO
45	CHAMCO INC	3623 CYPRESS ST, STE 3	109042	EL JARRITO MEXICAN GRILL
46	BELL LANE INVESTMENTS LLC	222 BELL LN, STE 8	41888	formerly COUNTER CULTURE
47	BG COMMERCIAL PROPERTY, LLC	200 BELL LN, STE A	18401	LIFESTYLE NUITRITION
48	FELKER, ERIC & FELKER, SANDRA	701 MCMILLAN RD,	105547	McALISTER'S
49	DKM INVESTMENTS, LLC	703 MCMILLAN RD	114002	ESKAMOE'S

STATE OF LOUISIANA  
CITY OF WEST MONROE

ORDINANCE NO. \_\_\_\_\_ MOTION BY: \_\_\_\_\_  
SECONDED BY: \_\_\_\_\_

AN ORDINANCE TO AUTHORIZE THE EXECUTION OF AN AGREEMENT FOR CERTAIN DESCRIBED SERVICES WITH ARTHUR J. GALLAGHER & COMPANY WHICH PROVIDES FOR LOSS CONTROL SERVICES, 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 Staci Albritton Mitchell, Mayor of the City of West Monroe, Louisiana, be and she is hereby authorized to act on behalf of the City of West Monroe, Louisiana, and to execute an agreement for certain described services with Arthur J. Gallagher & Company to provide for Loss Control Services, all as more fully set forth in that Loss Control Services Fee 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, Mayor of the City of West Monroe, Louisiana, be and she is hereby further authorized to take any and all actions and to execute any and all further documents she deems either necessary or proper to contract for and/or 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 10<sup>th</sup> day of May, 2022, the final vote being as follows:

YEA: \_\_\_\_\_  
NAY: \_\_\_\_\_  
NOT VOTING: \_\_\_\_\_  
ABSENT: \_\_\_\_\_  
ATTEST:

APPROVED THIS 10TH DAY OF  
MAY, 2022

\_\_\_\_\_  
RONALD S. OLVEY, CITY CLERK  
CITY OF WEST MONROE  
STATE OF LOUISIANA

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

April 22, 2022

Mr. Scott Olvey  
Finance Director  
City of West Monroe  
2305 N. 7th Street  
West Monroe, LA 71291

**Re: Loss Control Services Fee Agreement**

Dear Mr. Olvey:

This letter will serve as an agreement that Phil Hinton Loss Control Consultant with Arthur J. Gallagher & Company will provide the City of West Monroe with loss control services. My goal is to continue to help you reduce your exposure to losses associated with your workers compensation, general liability and automobile coverage's.

**Loss Control Services:**

Please Refer to the attached Service Schedule completed in January 2022 with input from various department heads. This service schedule includes monthly – date of visits, topics to be covered along with various departments to be visited. This schedule will take us through the end of 2022 at which time we will meet once again to develop a new service plan. Following each Loss Control Service visit, I will provide a written confirmation of visit letter. This will include service activities completed, any action items identified, etc.

**Fee for Service:**

This loss control service agreement is for twelve months beginning 5/1/2022 through 4/30/2023. The fee for service is \$16,500 and includes all time for travel, office & research, on site training, site assessments, etc.

**Conditions Regarding Service:**

Service performed by Arthur J. Gallagher & Company is related solely to current and potential loss exposures. The service is neither intended to nor does it imply, guarantee or warrant in any way that the City of West Monroe is in compliance with any federal, state or local codes, laws or regulations governing property or operation. Furthermore, the service performed by Arthur J. Gallagher & Company does not and is not intended to imply, guarantee, assure or warrant in any way that compliance with recommendations made by Arthur J. Gallagher will eliminate all current and potential losses identified by the service.

Should you have any questions regarding this Fee Agreement please contact me at 601-940-9033

Sincerely,

*Phil Hinton*

Phil Hinton  
Loss Control Consultant  
Arthur J. Gallagher & Company

City of West Monroe  
By: \_\_\_\_\_  
Date: \_\_\_\_\_

CC: Mr. Kevin Woods, Arthur J Gallagher & Company



**City of West Monroe  
2022-2023 Annual Budget**

**General Fund Budget Summary**

	<b>2020-2021 Actual</b>	<b>2021-2022 Budgeted</b>	<b>2021-2022 YTD Actual</b>	<b>2021-2022 Projected</b>	<b>2022-2023 Proposed</b>
<b><u>REVENUES</u></b>					
Taxes	19,144,738.78	17,827,750	10,219,773.43	19,064,700.00	19,304,650
Licenses and Permits	1,068,678.00	1,034,850	501,674.89	1,027,025.00	1,058,650
Intergovernmental Revenue	1,105,144.90	458,097	315,291.20	611,368.80	463,215
Charges for Services	2,073,026.72	2,093,650	1,292,420.77	2,316,287.43	2,320,500
Fines	206,961.41	222,400	89,694.83	198,325.00	214,300
Investments, Rents, & Contributions	33,982.79	23,300	47,270.46	78,820.00	83,250
Other Financing Sources	517,167.03	560,000	437,120.82	454,570.39	502,000
Total Revenues	24,149,699.63	22,220,047	12,903,246.40	23,751,096.62	23,946,565
<b><u>EXPENDITURES</u></b>					
Elected Council	77,019.00	78,021	44,913.84	76,996.00	85,776
Court	575,671.94	593,872	371,494.81	592,770.16	608,230
Marshal	520,283.81	531,430	336,628.73	542,831.16	552,523
Mayor's Office	282,914.26	295,143	177,653.74	291,176.26	325,530
City Clerk / Finance Director	1,243,876.62	1,333,625	807,648.70	1,299,326.31	1,045,394
Information Technology	0.00	0	0.00	0.00	424,225
City Attorney	446,863.83	505,977	272,027.62	452,015.51	652,704
Inspection	259,446.85	279,898	171,691.96	280,360.14	287,582
Planning & Zoning	74,343.24	82,057	45,127.37	73,828.39	83,807
Maintenance	389,659.07	410,559	236,125.37	404,887.35	459,543
Beautification	202,850.60	293,775	187,331.07	286,585.97	358,500
Police Department	5,646,489.92	5,782,350	3,442,181.44	5,619,115.19	6,020,880
Corrections	824,128.54	0	0.00	0.00	0
Police Maintenance Shop	3,901.89	0	0.00	0.00	0
Fire Department	3,007,411.31	3,094,570	1,927,416.95	3,150,578.73	3,256,100
Sanitation I Garbage	698,437.26	832,806	561,497.50	838,349.13	766,464
Sanitation II Trash	641,029.54	668,700	369,020.01	673,049.89	874,400
City Maintenance Shop	428,798.06	470,205	223,536.09	377,855.02	449,036
Street Department	839,429.50	839,715	560,190.85	838,382.04	930,525
Cemetery	2,202.44	1,750	6,178.37	7,191.90	3,000
Parks & Recreation Operations & Administration	336,624.79	378,840	197,591.94	437,752.96	462,670

**City of West Monroe**  
**2022-2023 Annual Budget**

**General Fund Budget Summary**

	<b>2020-2021 Actual</b>	<b>2021-2022 Budgeted</b>	<b>2021-2022 YTD Actual</b>	<b>2021-2022 Projected</b>	<b>2022-2023 Proposed</b>
KIROLI Park	472,642.16	596,778	366,320.36	631,246.12	687,500
Lazarre Park	4,969.56	5,000	3,007.66	4,987.00	5,500
Restoration Park	5,173.82	6,500	3,395.80	5,322.58	7,000
Farmer's Market	48,006.76	49,714	29,205.25	49,974.78	50,779
Convention Center Operations & Admin	177,965.88	253,469	139,309.71	236,925.09	222,540
Convention Center Events	141,711.87	300,864	537,529.08	155,839.05	237,381
Expo Center Operations & Admin	521,299.67	448,490	357,981.04	582,924.23	636,130
Expo Center Events	388,005.66	472,692	281,703.05	602,542.46	603,662
Community Center	244,837.10	276,538	156,041.32	238,155.21	292,994
Economic Development	0.00	0	0.00	0.00	0
Code Enforcement	179,962.07	233,290	155,024.39	258,162.91	277,120
211 Building	17,853.44	18,460	5,658.25	12,764.34	17,560
Section 8	221,404.42	226,842	140,813.80	219,552.42	230,685
Administrative Clearing	2,308,452.82	2,083,477	1,152,250.24	2,321,868.75	2,353,187
<b>Total Expenditures</b>	<b>21,233,667.70</b>	<b>21,445,407</b>	<b>13,266,496.31</b>	<b>21,563,317.05</b>	<b>23,268,927</b>
<b>Excess (Deficiency)</b>					
Revenues / Expenditures	2,916,031.93	774,640	(363,249.91)	2,187,779.57	677,638
<b>Other Financing Sources (Uses)</b>					
Operating Transfers In	6,278.30	250,000		0.00	0
Operating Transfers Out	(1,253,430.00)	(589,875)	(47,899.29)	(473,875.00)	(518,808)
<b>Total Other Financing Sources (Uses)</b>	<b>(1,247,151.70)</b>	<b>(339,875)</b>	<b>(47,899.29)</b>	<b>(473,875.00)</b>	<b>(518,808)</b>
<b>Excess (Deficiency)</b>					
Revenues & Other Financing Sources / Expenditures & Other Financing Uses	1,668,880.23	434,765	(411,149.20)	1,713,904.57	158,830
<b>Fund Balance Start of Year</b>	<b>5,993,717.00</b>	<b>5,932,918</b>		<b>7,662,597.23</b>	<b>9,376,502</b>
<b>Fund Balance End of Year</b>	<b>7,662,597.23</b>	<b>6,367,683</b>	<b>(411,149.20)</b>	<b>9,376,501.80</b>	<b>9,535,332</b>



STATE OF LOUISIANA  
CITY OF WEST MONROE

ORDINANCE NO. \_\_\_\_\_ MOTION BY: \_\_\_\_\_  
SECONDED BY: \_\_\_\_\_

AN ORDINANCE TO ADOPT THE BUDGETS FOR THE GENERAL FUND  
AND SPECIAL FUNDS FOR THE FISCAL YEAR OF JULY 1, 2022 THROUGH  
JUNE 30, 2023 FOR THE CITY OF WEST MONROE, LOUISIANA.

SECTION 1. BE IT ORDAINED by the Mayor and Board of Aldermen of the City of West  
Monroe, Louisiana, in regular and legal session convened, that the budgets attached hereto and made  
a part hereof as Exhibit “A” for the fiscal year July 1, 2022 through June 30, 2023 for the City of  
West Monroe, Louisiana, be and same hereby is adopted as the budgets for the General Fund and the  
Special Funds for the City of West Monroe, Louisiana.

The above ordinance was introduced on May 10, 2022, in regular and legal session convened;  
notice of this ordinance was published in accordance with law; no opposition being filed, it is  
considered by sections, voted on by yea and nay vote, passed and adopted in legal session convened  
this 14<sup>th</sup> day of June, 2022, with the final vote being as follows:

YEA: \_\_\_\_\_

NAY: \_\_\_\_\_

NOT VOTING: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ATTEST:

APPROVED THIS 14TH DAY OF  
JUNE, 2022

\_\_\_\_\_  
RONALD S. OLVEY, CITY CLERK  
CITY OF WEST MONROE  
STATE OF LOUISIANA

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

**City of West Monroe  
2022-2023 Annual Budget**

**1986 Sales Tax Capital Budget Summary**

	<b>2020-2021 Actual</b>	<b>2021-2022 Budgeted</b>	<b>2021-2022 YTD Actual</b>	<b>2021-2022 Projected</b>	<b>2022-2023 Proposed</b>
<b><u>REVENUES</u></b>					
Taxes	6,484,231.07	5,900,000.00	3,296,173.76	6,620,000.00	6,500,000.00
Federal Grants	476,167.03	51,665.00	547,762.85	547,762.85	3,724,169.00
Parish Revenue	0.00	0.00	0.00	0.00	0.00
Sewer District 5	37,882.64	0.00	0.00	58,936.88	60,000.00
School Board Rev	0.00	0.00	0.00	0.00	0.00
State Revenue	3,230,316.70	300,000.00	81,939.75	431,675.14	3,170,870.00
Investment Earnings	760.76	500.00	326.33	514.66	500.00
Donations	2,431.00	0.00	100,000.00	100,000.00	0.00
Other Financing Sources	0.00	0.00	0.00	408,900.00	0.00
<b>Total Revenues</b>	<b>10,231,789.20</b>	<b>6,252,165.00</b>	<b>4,026,202.69</b>	<b>8,167,789.53</b>	<b>13,455,539.00</b>
<b><u>EXPENSES</u></b>					
Salary, Wages & Benefits	264,919.60	262,620.00	180,982.04	295,603.99	305,935.00
Professional Services	507,115.57	450,000.00	311,989.21	594,100.00	630,000.00
Repair & Maintenance	789,550.02	815,000.00	644,846.00	1,209,463.32	940,000.00
Capital Purchases	7,583,911.52	3,525,000.00	4,205,225.85	6,124,255.39	10,394,800.00
Miscellaneous	224,632.15	2,190.00	1,277.50	2,190.00	2,190.00
<b>Total Expenses</b>	<b>9,370,128.86</b>	<b>5,054,810.00</b>	<b>5,344,320.60</b>	<b>8,225,612.70</b>	<b>12,272,925.00</b>
<b>Excess (Deficiency) Revenues / Expenses</b>	<b>861,660.34</b>	<b>1,197,355.00</b>	<b>(1,318,117.91)</b>	<b>(57,823.17)</b>	<b>1,182,614.00</b>
<b>Other Financing Sources (Uses)</b>					
Operating Transfers In	1,806,822.80	0.00	171,343.45	171,343.45	0.00
Operating Transfers Out	(1,290,291.23)	(1,039,145.00)	(562,505.58)	(991,601.04)	(858,190.00)
<b>Total Other Financing Sources (Uses)</b>	<b>516,531.57</b>	<b>(1,039,145.00)</b>	<b>(391,162.13)</b>	<b>(820,257.59)</b>	<b>(858,190.00)</b>

**City of West Monroe  
2022-2023 Annual Budget**

**1986 Sales Tax Capital Budget Summary**

	<b>2020-2021 Actual</b>	<b>2021-2022 Budgeted</b>	<b>2021-2022 YTD Actual</b>	<b>2021-2022 Projected</b>	<b>2022-2023 Proposed</b>
Excess (Deficiency) Revenues & Other Financing Sources / Expenses & Other Financing Uses	1,378,191.91	158,210.00	(1,709,280.04)	(878,080.76)	324,424.00
Fund Balance Start of Year	(329,632.00)	(269,961.80)	1,048,559.91	1,048,559.91	170,479.15
Fund Balance End of Year	1,048,559.91	(111,751.80)	(660,720.13)	170,479.15	494,903.15

**CITY OF WEST MONROE  
2022-2023 ANNUAL BUDGET**

Item 6)

Debt Service Funds			
	DEQ SRP Service Fund	DEQ SRP Reserve Fund	CDBG-ED WPS Service Fund
<b><u>REVENUES</u></b>			
Taxes	0.00	0.00	0.00
Interest	0.00	0.00	0.00
Other Revenue	34,457.00	0.00	25,020.00
Total Revenues	34,457.00	0.00	25,020.00
<b><u>EXPENDITURES</u></b>			
Principal Retirement & Interest	68,914.00	0.00	24,996.00
Total Expenditures	68,914.00	0.00	24,996.00
<b><u>Excess (Deficiency)</u></b>			
<u>Revenues / Expenditures</u>	(34,457.00)	0.00	24.00
Other Financing Sources (Uses)			
Operating Transfers In	34,457.00	0.00	0.00
Operating Transfers Out	0.00	0.00	0.00
Fund Balance Start of Year	0.00	34,696.00	48.00
Fund Balance End of Year	0.00	34,696.00	72.00

**CITY OF WEST MONROE  
2022-2023 ANNUAL BUDGET**

Item 6)

**Debt Service Funds**

	<b>2015 DFC Service Fund</b>	<b>2018 DFC Service Fund</b>
<b><u>REVENUES</u></b>		
Taxes	1,645,004.00	0.00
Interest	0.00	0.00
Other Revenue	0.00	0.00
	<hr/>	<hr/>
Total Revenues	1,645,004.00	0.00
<b><u>EXPENDITURES</u></b>		
Principal Retirement	1,145,000.00	420,000.00
Interest	669,156.00	441,787.50
Administrative Costs	400.00	400.00
	<hr/>	<hr/>
Total Expenditures	1,814,556.00	862,187.50
	<hr/>	<hr/>
<b><u>Excess (Deficiency)</u></b>		
<b><u>Revenues / Expenditures</u></b>	(169,552.00)	(862,187.50)
Other Financing Sources (Uses)		
Operating Transfers In	0.00	887,049.50
Operating Transfers Out	0.00	0.00
	<hr/>	<hr/>
Fund Balance Start of Year	869,452.00	359,880.00
	<hr/>	<hr/>
Fund Balance End of Year	699,900.00	384,742.00
	<hr/>	<hr/>
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**CITY OF WEST MONROE  
2022-2023 ANNUAL BUDGET**

Item 6)

**Fiduciary Funds**

	<b>Employee's Workers's Comp Reserve Fund</b>	<b>Hasley Cemetery Trust Fund</b>
<b><u>REVENUES</u></b>		
Sales Taxes	0.00	0.00
Interest	0.00	0.00
Lot Sales	0.00	25,000.00
Insurance Proceeds	0.00	0.00
Other	0.00	0.00
	<hr/>	<hr/>
Total Revenues	0.00	25,000.00
<b><u>EXPENDITURES</u></b>		
Claims Paid	0.00	0.00
Other Misc	0.00	0.00
	<hr/>	<hr/>
Total Expenditures	0.00	0.00
	<hr/>	<hr/>
<b><u>Excess (Deficiency)</u></b>		
<u>Revenues / Expenditures</u>	0.00	25,000.00
<b><u>Other Financing Sources (Uses)</u></b>		
Operating Transfer In	0.00	0.00
Operating Transfer Out	0.00	0.00
	<hr/>	<hr/>
Total Other Financing Sources (Uses)	0.00	0.00
	<hr/>	<hr/>
<b><u>Excess (Deficiency)</u></b>		
Revenues & Other Financing Sources / Expenditures & Other Financing Uses	0.00	25,000.00
Fund Balance Start of Year	534,499.00	695,312.00
	<hr/>	<hr/>
Fund Balance End of Year	534,499.00	720,312.00
	<hr/>	<hr/>
	<hr/>	<hr/>

**CITY OF WEST MONROE  
2022-2023 ANNUAL BUDGET**

Item 6)

**Fiduciary Funds**

	<b>KIROLI Foundation Fund</b>	<b>Ouachita Outreach Fund</b>
<b><u>REVENUES</u></b>		
Contributions	20,000.00	10,000.00
Interest	0.00	0.00
Program Revenue	60,000.00	0.00
Other	0.00	0.00
	<hr/>	<hr/>
Total Revenues	80,000.00	10,000.00
<b><u>EXPENDITURES</u></b>		
Community Development	0.00	10,000.00
Culture and Recreation	100,000.00	0.00
Miscellaneous	0.00	0.00
	<hr/>	<hr/>
Total Expenditures	100,000.00	10,000.00
<b><u>Excess (Deficiency)</u></b>		
<u>Revenues / Expenditures</u>	(20,000.00)	0.00
<b><u>Other Financing Sources (Uses)</u></b>		
Operating Transfer In	0.00	0.00
Operating Transfer Out		
	<hr/>	<hr/>
Total Other Financing Sources (Uses)	0.00	0.00
<b><u>Excess (Deficiency)</u></b>		
Revenues & Other Financing Sources / Expenditures & Other Financing Uses	(20,000.00)	0.00
Fund Balance Start of Year	141,096.00	0.00
	<hr/>	<hr/>
Fund Balance End of Year	121,096.00	0.00
	<hr/>	<hr/>



CITY OF WEST MONROE  
2022-2023 ANNUAL BUDGET

Item 6)

Internal Service Funds

Employee's  
Health Ins  
Fund

**OPERATING REVENUES**

Contributions	
Sales Tax	0.00
Insurance Proceeds	0.00
Group Insurance Premiums	3,075,300.00

Total Revenues 3,075,300.00

**OPERATING EXPENSES**

Claims Paid	2,225,500.00
Administrative Services	560,000.00

Total Operating Expenses 2,785,500.00

Net Operating Income 289,800.00

**NON-OPERATING REVENUES**

Transfers - In	0.00
Interest Income	0.00

Total Non-Operating Revenues 0.00

**NET INCOME**

289,800.00

**RETAINED EARNINGS AT BEGINNING OF YEAR**

(175,003.00)

**RETAINED EARNINGS AT END OF YEAR**

114,797.00

**CITY OF WEST MONROE  
2022-2023 ANNUAL BUDGET**

Item 6)

**Special Revenue Funds**

	<b>Street Maintenance Fund</b>	<b>West Ouachita Senior Center Fund</b>	<b>Emergency Food &amp; Shelter Program Fund</b>
<b><u>REVENUES</u></b>			
Taxes	268,000.00	0.00	0.00
Intergovernmental	0.00	319,000.00	0.00
Interest	0.00	0.00	0.00
Other	0.00	125,035.00	10,000.00
	<hr/>	<hr/>	<hr/>
Total Revenues	268,000.00	444,035.00	10,000.00
<b><u>EXPENDITURES</u></b>			
Public Safety	0.00	0.00	0.00
Public Works	374,340.00	0.00	0.00
Community Development	0.00	941,843.00	5,000.00
Other	0.00	0.00	0.00
Capital Expenditures & Major Repairs	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Total Expenditures	374,340.00	941,843.00	5,000.00
	<hr/>	<hr/>	<hr/>
<b><u>Excess (Deficiency)</u></b>			
Revenues / Expenditures	(106,340.00)	(497,808.00)	5,000.00
<b><u>Other Financing Sources (Uses)</u></b>			
Operating Transfer In	106,340.00	497,808.00	0.00
Operating Transfer Out	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Total Other Financing Sources (Uses)	106,340.00	497,808.00	0.00
<b><u>Excess (Deficiency)</u></b>			
Revenues & Other Financing Sources / Expenditures & Other Financing Uses	0.00	0.00	5,000.00
Fund Balance Start of Year	0.00	0.00	(3,362.00)
	<hr/>	<hr/>	<hr/>
Fund Balance End of Year	0.00	0.00	1,638.00
	<hr/>	<hr/>	<hr/>
	<hr/>	<hr/>	<hr/>

**CITY OF WEST MONROE  
2022-2023 ANNUAL BUDGET**

Item 6)

**Special Revenue Funds**

	<b>Officer Witness Court Fee Fund</b>	<b>Section 8 Housing Fund</b>	<b>General Insurance Fund</b>
<b><u>REVENUES</u></b>			
Taxes	0.00	0.00	24,000.00
Intergovernmental	3,500.00	1,920,500.00	0.00
Interest	0.00	600.00	0.00
Other	17,500.00	185,953.00	20,000.00
Total Revenues	21,000.00	2,107,053.00	44,000.00
<b><u>EXPENDITURES</u></b>			
Public Safety	5,000.00	0.00	0.00
Public Works	0.00	0.00	0.00
Community Development	0.00	2,063,616.00	0.00
Other	0.00	0.00	65,000.00
Capital Expenditures & Major Repairs	0.00	0.00	0.00
Total Expenditures	5,000.00	2,063,616.00	65,000.00
<b><u>Excess (Deficiency)</u></b>			
Revenues / Expenditures	16,000.00	43,437.00	(21,000.00)
<b><u>Other Financing Sources (Uses)</u></b>			
Operating Transfer In	0.00	0.00	0.00
Operating Transfer Out	0.00	0.00	0.00
Total Other Financing Sources (Uses)	0.00	0.00	0.00
<b><u>Excess (Deficiency)</u></b>			
Revenues & Other Financing Sources / Expenditures & Other Financing Uses	16,000.00	43,437.00	(21,000.00)
Fund Balance Start of Year	21,757.00	235,355.00	27,057.00
Fund Balance End of Year	37,757.00	278,792.00	6,057.00

**CITY OF WEST MONROE  
2022-2023 ANNUAL BUDGET**

Item 6)

**Special Revenue Funds**

	<b>West Monroe OMV Fund</b>	<b>Miscellaneous Grants Fund</b>	<b>Americorps Grant Fund</b>
<b><u>REVENUES</u></b>			
Taxes	0.00	0.00	0.00
Intergovernmental	86,500.00	0.00	150,000.00
Interest	0.00	0.00	0.00
Other	0.00	5,000.00	0.00
	<hr/>	<hr/>	<hr/>
Total Revenues	86,500.00	5,000.00	150,000.00
<b><u>EXPENDITURES</u></b>			
Public Safety	88,760.00	0.00	0.00
Public Works	0.00	0.00	0.00
Community Development	0.00	0.00	150,000.00
Other	0.00	5,000.00	0.00
Capital Expenditures & Major Repairs	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Total Expenditures	88,760.00	5,000.00	150,000.00
<b><u>Excess (Deficiency)</u></b>			
Revenues / Expenditures	(2,260.00)	0.00	0.00
<b><u>Other Financing Sources (Uses)</u></b>			
Operating Transfer In	0.00	0.00	0.00
Operating Transfer Out	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Total Other Financing Sources (Uses)	0.00	0.00	0.00
<b><u>Excess (Deficiency)</u></b>			
Revenues & Other Financing Sources / Expenditures & Other Financing Uses	(2,260.00)	0.00	0.00
Fund Balance Start of Year	(22,962.00)	12,615.00	5,633.00
	<hr/>	<hr/>	<hr/>
Fund Balance End of Year	(25,222.00)	12,615.00	5,633.00
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**CITY OF WEST MONROE  
2022-2023 ANNUAL BUDGET**

Item 6)

**Special Revenue Funds**

	<b>Keep West Monroe Beautiful Fund</b>	<b>Metro Narcotics LCLE Grant Fund</b>	<b>LCDBG Projects Fund</b>
<b><u>REVENUES</u></b>			
Taxes	0.00	0.00	0.00
Intergovernmental	0.00	85,000.00	50,000.00
Interest	0.00	0.00	0.00
Other	10,000.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Total Revenues	10,000.00	85,000.00	50,000.00
<b><u>EXPENDITURES</u></b>			
Public Safety	0.00	85,000.00	0.00
Public Works	0.00	0.00	50,000.00
Community Development	34,000.00	0.00	0.00
Other	0.00	0.00	0.00
Capital Expenditures & Major Repairs	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Total Expenditures	34,000.00	85,000.00	50,000.00
<b><u>Excess (Deficiency)</u></b>			
Revenues / Expenditures	(24,000.00)	0.00	0.00
<b><u>Other Financing Sources (Uses)</u></b>			
Operating Transfer In	24,000.00	0.00	0.00
Operating Transfer Out	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Total Other Financing Sources (Uses)	24,000.00	0.00	0.00
<b><u>Excess (Deficiency)</u></b>			
Revenues & Other Financing Sources / Expenditures & Other Financing Uses	0.00	0.00	0.00
Fund Balance Start of Year	0.00	2,614.00	2.00
	<hr/>	<hr/>	<hr/>
Fund Balance End of Year	0.00	2,614.00	2.00
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**CITY OF WEST MONROE  
2022-2023 ANNUAL BUDGET**

Item 6)

**Special Revenue Funds**

	<b>Capital Campaign Fund</b>	<b>1986 Sales Tax Capital Improv Fund</b>	<b>Economic Development District Fund</b>
<b><u>REVENUES</u></b>			
Taxes	0.00	6,500,000.00	1,680,000.00
Intergovernmental	0.00	6,955,039.00	0.00
Interest	0.00	500.00	0.00
Other	250,000.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Total Revenues	250,000.00	13,455,539.00	1,680,000.00
<b><u>EXPENDITURES</u></b>			
Public Safety	0.00	0.00	0.00
Public Works	0.00	0.00	0.00
Community Development	130,000.00	0.00	1,000,000.00
Other	0.00	0.00	0.00
Capital Expenditures & Major Repairs	0.00	12,272,925.00	0.00
	<hr/>	<hr/>	<hr/>
Total Expenditures	130,000.00	12,272,925.00	1,000,000.00
<b><u>Excess (Deficiency)</u></b>			
<u>Revenues / Expenditures</u>	120,000.00	1,182,614.00	680,000.00
<b><u>Other Financing Sources (Uses)</u></b>			
Operating Transfer In	0.00	0.00	0.00
Operating Transfer Out	0.00	(858,190.00)	0.00
	<hr/>	<hr/>	<hr/>
Total Other Financing Sources (Uses)	0.00	(858,190.00)	0.00
<b><u>Excess (Deficiency)</u></b>			
Revenues & Other Financing Sources / Expenditures & Other Financing Uses	120,000.00	324,424.00	680,000.00
Fund Balance Start of Year	231,408.00	170,479.00	1,262,551.00
	<hr/>	<hr/>	<hr/>
Fund Balance End of Year	351,408.00	494,903.00	1,942,551.00
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**City of West Monroe  
2022-2023 Annual Budget**

**WOSC / WOPT Budget Summary**

	<b><u>2020-2021 Actual</u></b>	<b><u>2021-2022 Budgeted</u></b>	<b><u>2021-2022 YTD Actual</u></b>	<b><u>2021-2022 Projected</u></b>	<b><u>2022-2023 Proposed</u></b>
<b><u>REVENUES</u></b>					
Federal Grants	385,210.75	481,095	284,566.44	394,852.50	235,000
State Revenue	84,062.00	84,000	42,059.38	84,028.00	84,000
Charges for Services	6,880.00	12,000	6,194.00	10,500.00	10,000
Private Contributions	84,028.00	80,000	56,234.30	109,002.36	110,000
Other Financing Sources	25,084.00	30,100	6,188.57	5,035.00	5,035
	<b><u>585,264.75</u></b>	<b><u>687,195</u></b>	<b><u>395,242.69</u></b>	<b><u>603,417.86</u></b>	<b><u>444,035</u></b>
<b><u>EXPENSES</u></b>					
West Ouachita Senior Center	472,701.43	514,413	298,535.13	518,663.79	491,320
West Ouachita Public Transit	344,663.90	481,095	260,288.61	424,953.90	450,523
	<b><u>817,365.33</u></b>	<b><u>995,508</u></b>	<b><u>558,823.74</u></b>	<b><u>943,617.69</u></b>	<b><u>941,843</u></b>
Excess (Deficiency) Revenues / Expenses	<b><u>(232,100.58)</u></b>	<b><u>(308,313)</u></b>	<b><u>(163,581.05)</u></b>	<b><u>(340,199.83)</u></b>	<b><u>(497,808)</u></b>
Other Financing Sources (Uses) Operating Transfers In	232,100.58	423,875	0.00	340,199.83	497,808
Operating Transfers Out	0.00	0	0.00	0.00	0
	<b><u>232,100.58</u></b>	<b><u>423,875</u></b>	<b><u>0.00</u></b>	<b><u>340,199.83</u></b>	<b><u>497,808</u></b>
Total Other Financing Sources (Uses)	232,100.58	423,875	0.00	340,199.83	497,808



**City of West Monroe**  
**2022-2023 Annual Budget**

**WOSC / WOPT Budget Summary**

	<b>2020-2021 Actual</b>	<b>2021-2022 Budgeted</b>	<b>2021-2022 YTD Actual</b>	<b>2021-2022 Projected</b>	<b>2022-2023 Proposed</b>
Excess (Deficiency)					
Revenues & Other Financing					
Sources / Expenses &					
Other Financing Uses	0.00	115,562	(163,581.05)	0.00	0
Retained Earnings Start of Year	0.00	0	0.00	0.00	0
Retained Earnings End of Year	0.00	115,562	(163,581.05)	0.00	0

STATE OF LOUISIANA  
CITY OF WEST MONROE

ORDINANCE NO. \_\_\_\_\_ MOTION BY: \_\_\_\_\_  
SECONDED BY: \_\_\_\_\_

AN ORDINANCE TO ADOPT THE BUDGET FOR THE UTILITY FUND FOR THE FISCAL YEAR OF JULY 1, 2022 THROUGH JUNE 30, 2023 FOR THE CITY OF WEST MONROE, LOUISIANA.

SECTION 1. BE IT ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that the Budget attached hereto and made a part hereof as Exhibit “A” for the fiscal year July 1, 2022 through June 30, 2023 for the City of West Monroe, Louisiana, be and same hereby is adopted as the budget for the Utility Fund for the City of West Monroe, Louisiana.

The above ordinance was introduced on May 10, 2022, in regular and legal session convened; notice of this ordinance was published in accordance with law; no opposition being filed, it is considered by sections, voted on by yea and nay vote, passed and adopted in legal session convened this 14<sup>th</sup> day of June, 2022, with the final vote being as follows:

YEA: \_\_\_\_\_

NAY: \_\_\_\_\_

NOT VOTING: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ATTEST:

APPROVED THIS 14TH DAY OF  
JUNE, 2022

\_\_\_\_\_  
RONALD S. OLVEY, CITY CLERK  
CITY OF WEST MONROE  
STATE OF LOUISIANA

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

**City of West Monroe  
2022-2023 Annual Budget**

**Utility Enterprise Fund Budget Summary**

	<b>2020-2021 Actual</b>	<b>2021-2022 Budgeted</b>	<b>2021-2022 YTD Actual</b>	<b>2021-2022 Projected</b>	<b>2022-2023 Proposed</b>
<b><u>REVENUES</u></b>					
Charges for Services	5,720,391.83	5,574,555	3,353,341.53	5,661,271.00	5,978,937
Fine & Fees	0.00	0	0.00	0.00	0
Investment, Rents & Contributions	0.00	0	0.00	0.00	0
Other Financing Sources	4,438.60	3,000	1,550.00	1,700.00	2,000
	<b>5,724,830.43</b>	<b>5,577,555</b>	<b>3,354,891.53</b>	<b>5,662,971.00</b>	<b>5,980,937</b>
<b><u>EXPENSES</u></b>					
Public Works Director's Office	370,780.64	405,732	262,801.65	429,540.94	430,285
Water Department	502,762.67	545,765	311,943.38	542,168.36	591,490
Water Treatment	778,063.08	773,255	500,468.67	815,761.99	802,300
Sewer Department	582,996.23	706,235	366,481.38	635,078.36	734,450
Sewer Treatment	2,514,314.59	2,549,109	1,656,028.34	2,695,702.45	2,712,875
Construction	10,191.98	11,950	8,159.29	14,406.17	14,300
Administrative Clearing	264,938.24	234,000	139,184.32	217,734.92	232,500
	<b>5,024,047.43</b>	<b>5,226,046</b>	<b>3,245,067.03</b>	<b>5,350,393.19</b>	<b>5,518,200</b>
Excess (Deficiency) Revenues / Expenses	<b>700,783.00</b>	<b>351,509</b>	<b>109,824.50</b>	<b>312,577.81</b>	<b>462,737</b>
Other Financing Sources (Uses)					
Operating Transfers In	0.00	0		0.00	0
Operating Transfers Out DEQ SRP Service Fd		(69,097)		(68,848.00)	(69,097)
Operating Transfers Out DEQ Resv		0		0.00	0
Operating Transfers Out Cap Additions	(1,000,000.00)	0		0.00	0
Operating Transfers Out Other		0		0.00	0
	<b>(1,000,000.00)</b>	<b>(69,097)</b>	<b>0.00</b>	<b>(68,848.00)</b>	<b>(69,097)</b>
Total Other Financing Sources (Uses)	<b>(1,000,000.00)</b>	<b>(69,097)</b>	<b>0.00</b>	<b>(68,848.00)</b>	<b>(69,097)</b>

**City of West Monroe  
2022-2023 Annual Budget**

**Utility Enterprise Fund Budget Summary**

	<b>2020-2021 Actual</b>	<b>2021-2022 Budgeted</b>	<b>2021-2022 YTD Actual</b>	<b>2021-2022 Projected</b>	<b>2022-2023 Proposed</b>
Excess (Deficiency)					
Revenues & Other Financing					
Sources / Expenses &					
Other Financing Uses	(299,217.00)	282,412	109,824.50	243,729.81	393,640
Retained Earnings Start of Year	1,043,123.00	743,906	743,906.00	743,906.00	987,636
Retained Earnings End of Year	743,906.00	1,026,318	853,730.50	987,635.81	1,381,276

STATE OF LOUISIANA  
CITY OF WEST MONROE

Item 8)

ORDINANCE NO. \_\_\_\_\_

MOTION BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

AN ORDINANCE TO AUTHORIZE THE CITY OF WEST MONROE, LOUISIANA, TO RENEW AN AGREEMENT WITH THE PICARD GROUP RELATING TO THE PROVISION OF STATE AND FEDERAL GOVERNMENTAL AFFAIRS AND ADVOCACY SERVICES FOR A ONE YEAR PERIOD; 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 Staci Albritton Mitchell, Mayor of the City of West Monroe, Louisiana, be and she is hereby authorized to renew the contract for services with The Picard Group to provide State and Federal governmental affairs and advocacy services which was originally approved May 17, 2021 in Ordinance #4907 for an additional period of one (1) year beginning May 15, 2022, all at the rate of FIVE THOUSAND AND NO/100 (\$5,000.00) per month. A copy of the original Engagement Proposal is attached as Exhibit “A” and the Renewal as Exhibit “B”.

SECTION 2. BE IT FURTHER ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that Staci Albritton Mitchell, Mayor of the City of West Monroe, Louisiana, be and she is hereby further authorized to negotiate any further terms and provisions relating to this engagement that she determines appropriate, and thereafter to execute the agreed upon renewal, and to execute any and all further documents she deems either necessary or proper to negotiate, prepare, execute and carry out the activities arising out of the engagement described above according to its terms and 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 10<sup>th</sup> day of May, 2022, the final vote being as follows:

YEA: \_\_\_\_\_

NAY: \_\_\_\_\_

NOT VOTING: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ATTEST:

APPROVED THIS 10TH DAY OF  
MAY, 2022

\_\_\_\_\_  
RONALD S. OLVEY, CITY CLERK  
CITY OF WEST MONROE,  
STATE OF LOUISIANA

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

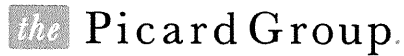


## Engagement Proposal

State & Federal Governmental Affairs & Advocacy Services

Expertise | Connection | Trust

We consistently support our clients in strategizing, navigating,  
and communicating complex issues and interests.



RESULTS.

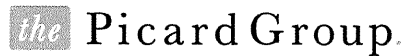
Dear Mayor Mitchell,

At the Picard Group, it is our mission to transform the lives of citizens and businesses we serve, delivering results which build bridges or remove obstacles for our clients and communities to prosper. As professionals with decades of experience, we possess unparalleled insight and influence on issues facing Louisiana and the nation. Our clients count on us to help amplify their political voice and influence in their industry.

Since 2011, The Picard Group has established itself as one of the leading governmental affairs firms in Louisiana and an effective advocate in Washington, D.C. With offices in Washington, D.C. and spanning across Louisiana in Lafayette, Lake Charles, and Baton Rouge, we provide full-service representation in governmental affairs, both vertically (local, state, and federal levels) and horizontally (regulatory, legislative and executive branch), as well as issue and association management, procurement, and strategic consulting services, representing prominent regional and Louisiana businesses, including thirteen FORTUNE 500 companies and two companies on INC. MAGAZINE'S "5000 Fastest Growing Businesses in America" list. We forecast, strategize, and execute a plan of action, all on your behalf.

We believe our proven record of client representation, coupled with our mission and key principles, creates a successful partnership. It would be our pleasure to represent the City of West Monroe.

Tyron Picard, Principal  
The Picard Group



RESULTS.

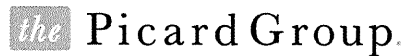
## OVERVIEW OF THE FIRM

**Results.** Our team of experienced governmental affairs professionals know that it is the most important word in a client's vocabulary and the only one that matters when measuring performance. The Picard Group is uniquely assembled to assist clients at multiple levels and in multiple areas. As your advocates, the firm is committed to producing the results that make a difference for your organization. The Picard Group represents local governments, businesses, associations, and institutions, primarily in the fields of health, energy, technology, and infrastructure.

Founded in January 2011, the firm's vision is based upon three key principles:

1. The Picard Group has the capacity to serve a **single client across multiple jurisdictions** from local to federal and to represent their interests in the legislative and executive branches of government.
2. The Picard Group is structured with **experienced associates** from both political parties and deliver quality, effective representation to clients. The firm strives to be known for the **quality of representation** delivered to clients rather than the volume of clients.
3. The Picard Group uses its talents and resources to **improve the quality of life for the citizens of Louisiana** through involvement in civic and charitable activities.





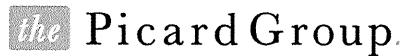
RESULTS.

## SCOPE OF WORK

The Picard Group (TPG) will provide state and federal government affairs and advocacy services for the City of West Monroe (City) through the following:

- TPG will work with the City on their legislative interests, including infrastructure, water resources, flood protection measures, and other federal and state funding priorities.
  - We will assist with funding for key infrastructure projects, including the passage of an infrastructure package which is likely to include funding for surface transportation projects and clean and drinking water projects, and other projects that could mitigate the risk of storms and flooding, and improve resiliency.
  - As Congress begins to focus on a WRDA reauthorization bill next year, TPG will work with City officials on additional authorization language needed for projects.
  - We will assist the City with Congressional support for various federal grant applications.
- TPG has strong relationships with members of the legislative and executive branches of government, experience working with House and Senate committees, and are well-known to members of the House and Senate, committee staff, and department officials. We will ensure City officials develop strong relationships with key members of Congress, not limited to the Louisiana Congressional Delegation and Northeast Louisiana members, to ensure interests are reinforced as widely as possible.
- TPG will facilitate meetings with the Louisiana Congressional Delegation members, including in-person visits and advocating for funding in Washington, D.C. and Baton Rouge, LA.
- TPG will provide guidance and recommendations regarding legislative actions, committee hearings, and the overall legislative agenda at state and federal levels.
- TPG will monitor and provide bill tracking for the City, as well as advise on issues before Congress and the Louisiana Legislature.
- TPG will provide regular updates and written reports in a frequency determined by TPG and the City. For bill tracking, reports will include a high-level overview of the legislature, status of legislation being tracked, and action taken and outcomes achieved or expected.

Our proactive approach leads to maintaining consistent communication and positive results for our clients. Because TPG staff has significant Capitol Hill experience, we can anticipate the needs for members of Congress and provide drafts on hearing questions, letters, statements, and press releases when seeking their support. We can move quickly to recruit legislative sponsors and co-sponsors and work closely with members to secure passage of bills or their inclusion in an appropriate legislative vehicle.



RESULTS.

## CASE STUDIES

TPG has a long history of advocacy efforts on behalf of parish and local governments, including in North Louisiana.

### City of Monroe

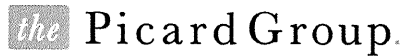
TPG works with the City of Monroe on several municipal issues, including grants, funding, and other initiatives in Washington, D.C. In the summer of 2019, the City of Monroe and the Airport Director approached TPG with a funding need at Monroe Regional Airport – \$12.9 million to fund the main runway extension and taxiway construction.

- TPG immediately held meetings with several members of the Louisiana Delegation to promote the importance of Monroe Regional Airport and the economic impact of 1) Delta Airlines exiting the market and 2) the airport closing for good. We convened meetings with the FAA to discuss these same issues and coordinated our messaging with the Congressional Delegation. Our efforts resulted in an expedited release of funds in the amount of \$12.9 million.

### Cameron Parish Police Jury

TPG works with Cameron Parish Police Jury to navigate the U.S. Army Corps of Engineers, FEMA, U.S. Department of Housing and Urban Development (HUD), Department of Transportation (DOT), and Federal Energy Regulatory Commission (FERC). For some projects, Cameron Parish Police Jury had an intense focus on the authorization and construction of projects approved by Congress, including:

- TPG worked with FEMA and HUD contacts to ensure recovery money flowed and to identify additional opportunities to use HUD Community Development Block Grant (CDBG) funds. Most recently, TPG and Cameron Parish held a meeting at HUD, where HUD staff discussed that CDBG funds can be used for “public services” such as job training. It was suggested that Cameron Parish reach out to the state to press on this issue.
- TPG facilitated a meeting with the Deputy Assistant Secretary of Transportation Policy and other key officials at DOT, as Cameron Parish navigates the Better Utilizing Investments to Leverage Development Program” (BUILD) grants process. TPG worked with Cameron Parish to create a narrative for the application that would be most appealing to the review panel and obtained letters of support from Louisiana’s Congressional Delegation.
- Simultaneously, TPG coordinated meetings between FERC staff and Cameron Parish officials to have a better understanding of the LNG permitting process.
- TPG strategically worked for approval of projects through legislation and administrative actions related to transportation and infrastructure, including DOT and BUILD grants.



RESULTS.

- BUILD grants are known previously as TIGER grants. The Consolidated Appropriations Act of 2018 appropriated \$1.5 billion to be awarded by DOT for national infrastructure investments. Like TIGER, BUILD grants are used for investments in surface transportation infrastructure, with a greater share of BUILD funding reserved for projects in rural areas.
- After solicitation was made public, TPG facilitated a meeting with DOT and Cameron Parish. DOT provided guidance to Cameron Parish on how to structure the grant application, and TPG drafted letters of support for Cameron Parish's delegation to submit.

### Lafayette Airport Commission

TPG has success in assisting local governments with DOT grants.

TPG works with the Lafayette Airport Commission (LFT) to ensure Airport Improvement Program discretionary funding for the terminal project. LFT received nearly \$49 million from the FAA to complete the project and were initially told by the FAA that funding was not available in Fiscal Year 2018.

- TPG convened several meetings with FAA headquarters on the issue. As a result, the FAA provided \$10 million in funds for Fiscal Year 2018. TPG continues to work with LFT and FAA, as LFT applies for the remaining funding in FY18 rather than waiting to apply over the course of multiple years. TPG has positioned LFT to compete well with the support of the delegation.



## PROJECT TEAM

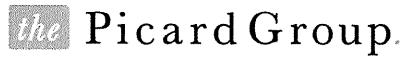
Tyron Picard, Principal

Congressman Rodney Alexander, Senior Director of Federal Affairs

Emily Bacque, Director of Federal Affairs

Nic Walts, Director of Policy

Hunter Hall, Deputy Director of Federal Affairs



RESULTS.

## FEE STRUCTURE & TERM

The Picard Group typically executes engagements on a monthly retainer with a one-year minimum term engagement:

The Picard Group proposes a one-year engagement for the outlined scope of services, commencing on May 11, 2021 and ending on May 10, 2022 at a rate of \$5,000 per month. Upon expiration of the original term, the agreement could be extended upon the written consent of The Picard Group and the City of West Monroe.

**the Picard Group.**

RESULTS.



**TYRON PICARD.**  
**PRINCIPAL**

O: 337.989.0071 | C: 337.278.0099  
E: [tpicard@thepicardgroup.com](mailto:tpicard@thepicardgroup.com)

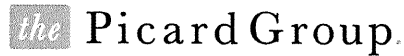
Tyron Picard is the founder and Principal of The Picard Group. Picard has developed a proven record of bipartisan legislative accomplishments on the state and federal levels. He was appointed to serve on the transition teams of two incoming Louisiana governors in 2003 and 2007 (Democrat and Republican).

Prior to founding The Picard Group in 2011, Picard served for 12 years as Executive Vice President and a Board member for the Acadian Companies, which includes Acadian Ambulance. During his 12-year tenure, Acadian grew from 600 employees to over 3,000 employees and from \$70 million in sales to \$350 million in sales.

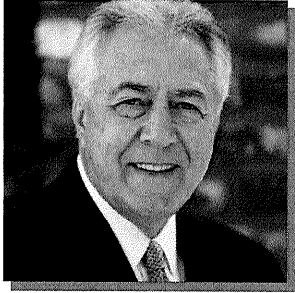
Since founding the 12-person firm with offices in Louisiana and Washington, DC, Picard has been active in developing the firm's full integration to meet client needs, both vertically (at local, state, and federal levels) as well as horizontally (regulatory, legislative and executive branch lobbying, as well as strategic business consulting). The firm represents over 60 clients, a dozen of which are Fortune 500 companies in the areas of healthcare, technology, energy, industrial construction, gaming, etc. Using his unique business background and political experience, the firm has represented a number of private equity firms that are invested in businesses which are highly regulated.

Picard currently serves as Chairman of the Board of Directors of the Council for A Better Louisiana (CABL). He is also active in numerous Louisiana civic organizations, including the Committee of 100 for Economic Development, Catholic Charities of Acadiana, and has been a longtime Board Member of the LSU Tiger Athletic Foundation. Most recently, he was selected as the 2021 Best Governmental Affairs Lawyer by Acadiana Profile magazine.

A native of Maurice, Louisiana, Picard is a graduate of Vermilion Catholic High School, LSU (B.A. Political Science), and Tulane University School of Law (Cum Laude, 1990). Outside the office, he enjoys being outdoors in Louisiana and Colorado (skiing, fishing, or playing tennis) or being involved with his thoroughbred horses. Picard is married to the former Elizabeth Guglielmo, and they have 2 sons, who both attend Wofford College in South Carolina.



RESULTS.



## **RODNEY ALEXANDER.**

### **SENIOR DIRECTOR OF FEDERAL AFFAIRS**

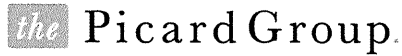
O: 202.347.3332 | C: 318.243.7810  
E: [ralexander@thepicardgroup.com](mailto:ralexander@thepicardgroup.com)

Congressman Rodney Alexander serves as **Senior Director of Federal Affairs** for The Picard Group. Alexander brings a wealth of experience and accomplishments from his 42 years in local, state, and federal government. He was a member of the Jackson Parish Police Jury for 16 years and a member of the Louisiana House of Representatives for 15 years, where he served as a member of the Appropriations Committee and seven years as Chairman of the Health & Welfare Committee. As Chairman of Health & Welfare Committee, he shepherded several important pieces of legislation to passage, such as the Rural Hospital Preservation Act, Louisiana Children's Health Insurance Program, and the transfer of control of the state charity hospitals to the LSU System.

Alexander was elected as a member of Congress in 2002 and served six terms representing the 5th District in Louisiana. As a member of the powerful Appropriations Committee, where he also served as Chairman of the Legislative Branch subcommittee, Alexander was highly recognized for returning money to Louisiana in vital areas such as water projects, infrastructure problems, and secured vital funding for rebuilding the state after the massive destruction from Hurricanes Katrina and Rita.

Alexander received favorable ratings and reviews from pro-life groups, business groups, and strong support from agricultural groups. Alexander was endorsed by Americans for Legal Immigration, Louisiana National Federation of Independent Business, National Federation of Independent Business, Chamber of Commerce, and the National Rifle Association. The National Federation for Independent Business named him a "Guardian of Small Business" to acknowledge his strong voting record in favor of small businesses. On January 30, 2010, Alexander was inducted into the Louisiana Political Museum and Hall of Fame in Winnfield, Louisiana.

A native of Quitman, Louisiana, Alexander graduated from Jonesboro-Hodge High School and earned his bachelor's degree from the University of Louisiana in Monroe. Alexander served in the U.S. Air Force Reserve from 1965 to 1971, owned a construction company from 1964 to 1988, and was a New York Life insurance agent prior to entering Congress. After leaving Congress, Alexander served the state of Louisiana as Secretary of the Louisiana Department of Veterans Affairs. He left public service in 2014 to join The Picard Group as Senior Director of Federal Affairs.



RESULTS.



**EMILY BACQUE.**  
**DIRECTOR OF FEDERAL AFFAIRS**

O: 202.347.3332 | C: 202.465.3000  
 E: ebacque@cj-lake.com

Through The Picard Group's affiliation with the Washington D.C. based firm, CJ Lake, Emily Bacque serves as **Director of Federal Affairs** for The Picard Group.

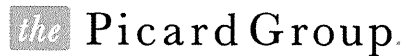
Bacque has represented local governments since 2005. She has worked with local government on annual appropriations efforts, infrastructure needs, on countless grant applications, and submission of comments to the federal docket. More recently, she has advocated on behalf of local governments' urgent need for additional federal funding to combat the impacts of the COVID-19 pandemic. She has developed annual legislative platforms and strategies to achieve those goals. She brings incredible experience, depth, and value to the firm's appropriations and budget practice. This experience has led to the development of successful federal advocacy agendas tailored to each client's unique federal needs.

Having worked in the Senate, Bacque has contacts and relationships with Republicans and Democrats alike in both the House and Senate and on the relevant committees. She has extensive contacts with Members and staff that go beyond the Louisiana Congressional Delegation. Additionally, she has contacts in the executive branch to include the Departments of Health, Housing, Justice, Transportation, Homeland Security, and Energy.

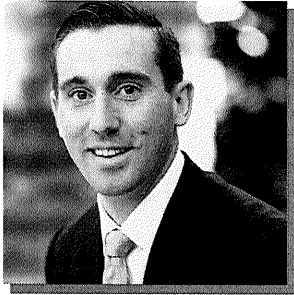
Bacque worked for Senator John Breaux (D-LA), a member of the Senate Commerce and Finance Committees, for six years where she served as Legislative Assistant responsible for handling Defense, Foreign Affairs, Veterans, and Homeland Security issues. In addition, Bacque was the appropriations coordinator for the office, responsible for coordinating the office efforts to secure federal funding for Louisiana programs and projects.

Bacque received her bachelor's degree in International Studies from Rhodes College in Memphis, Tennessee. She is married and has two children.





RESULTS.



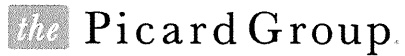
## NIC WALTS. DIRECTOR OF POLICY

O: 337.989.0071 | C: 337.278.9132  
E: [nwalts@thepicardgroup.com](mailto:nwalts@thepicardgroup.com)

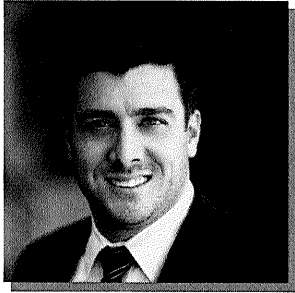
Nic Walts serves as **Director of Policy**. Prior to The Picard Group, he worked in the Louisiana State Senate, in particular with the Revenue & Fiscal Affairs Committee, who is charged with crafting the capital outlay budget responsible for funding projects throughout Louisiana each year. Walts also worked with the governor's office and on several congressional and gubernatorial campaigns. He brings a wealth of knowledge concerning the legislative process in Louisiana and an understanding of a multitude of both state and local issues.

Originally a native of California, Walts moved to Louisiana to attend Louisiana State University, where he graduated with a bachelor's degree in Business Administration. He is a former Civic Chairman of The705 Young Professionals, Executive Finance Committee member for Downtown Lafayette Unlimited, and mayoral appointee to the Lafayette Charter Transition. Walts is a graduate of Leadership Lafayette Class XXVIII and a 2017 The Daily Advertiser "20 Under 40" Award recipient. He sits on the Board for Junior Achievement of Acadiana and the political committee for One Acadiana.

He is married to Leah Walts and has two children.



RESULTS.



## HUNTER HALL.

### DEPUTY DIRECTOR OF FEDERAL AFFAIRS

O: 202.347.3332 | C: 225.247.8677  
E: hhall@thepicardgroup.com

Serving as the **Deputy Director of Federal Affairs**, Hunter Hall works with our team in the Washington, D.C. office on a wide variety of issues, including healthcare, transportation/infrastructure, agriculture, trade, and appropriations. He has helped secure over \$100 million in funding for hospitals, airports, highways, coastal restoration, and economic development projects. Along with funding, Hall has successfully navigated the halls of Congress to defend clients against funding cuts and regulations.

Prior to The Picard Group, he spent five years working as U.S. Special Assistant to the Secretary of Commerce, as an aide in the U.S. Senate, and on several statewide and national campaigns. His time in each position provides valuable insight into the many functions of government and politics.

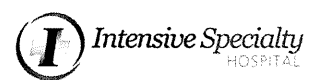
Hall holds a bachelor's degree in Communications with minors in English and Political Science from Louisiana State University.

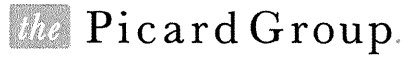
# the Picard Group.

RESULTS.

## CLIENTS

We are proud to represent many prestigious and influential businesses and organizations across all industries, including thirteen FORTUNE 500 companies and other prominent institutions.





RESULTS.

**THANK YOU.**

Expertise | Connection | Trust

**LAFAYETTE.**  
1200 Camellia Boulevard Suite 101  
Lafayette, LA 70508  
337.989.0071

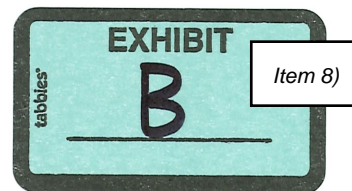
**BATON ROUGE.**  
638 State Capitol Drive  
Baton Rouge, LA 70802  
225.307.8080

**LAKE CHARLES.**  
1109 Python Street  
Lake Charles, LA 70601

**WASHINGTON DC.**  
525 9th Street NW Suite 800  
Washington, DC 20004  
202.347.3332



RESULTS.



## RENEWAL OF GOVERNMENTAL AFFAIRS & ADVOCACY SERVICES AGREEMENT

CITY OF WEST MONROE, represented herein by its Mayor, Staci Mitchell, and THE PICARD GROUP, LLC, represented herein by its Managing Partner, Tyron Picard, desire to renew and extend the terms of its existing agreement for Governmental Affairs and Advocacy services.

- A. The parties previously executed an agreement for Governmental Affairs and Advocacy services effective May 15, 2021, through May 14, 2022;
- B. The parties herein wish to extend the terms and conditions of said agreement for an additional 1- year period, commencing May 15, 2022, through May 14, 2023.

AGREED this \_\_\_\_ day of \_\_\_\_\_ 2022 by:

**Tyron D. Picard**

*Managing Partner, The Picard Group*

**Staci Mitchell**

*Mayor, City of West Monroe*

LAFAYETTE.  
309 Settlers Trace Blvd. Ste 200  
Lafayette, LA 70508  
337.989.0071

BATON ROUGE.  
638 State Capitol Drive  
Baton Rouge, LA 70802  
225.307.8080

WASHINGTON, D.C.  
525 9th Street NW Ste 800  
Washington, DC 20004  
202.347.3332

LAKE CHARLES.  
1109 Pithon Street  
Lake Charles, LA 70601  
337.989.0071

RUSTON.  
1503 Goodwin Road Ste 201  
Ruston, LA 71270  
318.202.5600

CITY OF WEST MONROE

ORDINANCE NO. \_\_\_\_\_ MOTION BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

AN ORDINANCE TO AUTHORIZE THE CITY OF WEST MONROE, LOUISIANA TO ENTER INTO AN AGREEMENT FOR CERTAIN CONSULTING SERVICES WITH FONTENOT BENEFITS & ACTUARIAL CONSULTING, RELATING TO PROVIDING ACTUARIAL AND RELATED SERVICES IN ORDER TO COMPLY WITH GASB 75 BY THE CITY OF WEST MONROE, LOUISIANA, AND OTHERWISE TO 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 the City of West Monroe, Louisiana, be and it is hereby authorized to enter into an agreement for certain consulting services with Fontenot Benefits & Actuarial Consulting in order relating to providing actuarial and related services in order, with for the City of West Monroe, Louisiana to comply with GASB 75, the terms and conditions of this engagement to be as outlined on that proposal 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, as Mayor of the City of West Monroe, Louisiana, be and she is hereby authorized to further negotiate and agree to such changes to that agreement as are non-material in scope or nature, and thereafter to execute that agreement on behalf of the City of West Monroe, Louisiana, and to take any and all other action deemed by her either necessary or appropriate to effectuate the receipt of these services pursuant to the terms of that 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, passed and adopted the 10<sup>th</sup> day of May, 2022, the final vote being as follows:

YEA: \_\_\_\_\_

NAY: \_\_\_\_\_

NOT VOTING: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ATTEST:

APPROVED THIS 10TH DAY OF  
MAY, 2022

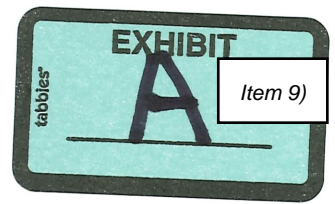
\_\_\_\_\_  
RONALD S. OLVEY, CITY CLERK  
CITY OF WEST MONROE  
STATE OF LOUISIANA

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



Fontenot Benefits & Actuarial Consulting

www.FBACLLC.com



April 27, 2022

Scott Olvey  
Finance Director and City Clerk  
City of West Monroe  
2305 N. 7th Street  
West Monroe, LA 71291

Re: Government Accounting Standards Board (GASB)  
Statements 75 Calculations on Other Postemployment Benefits (OPEB)

I am writing this engagement letter for providing the necessary actuarial calculations as required by the published GASB 75.

This engagement would involve the following steps:

1. Preparation of a written actuarial valuation report setting forth results of the calculations and the information required by GASB Statement 75.
2. Assist in the development of the required financial statement reports and assumptions required by GASB 75 for two years.
3. Complete an actuarial review of assumptions.

Our annual professional fee for this engagement will be \$3,000 for the GASB 75 valuation and footnotes for June 30, 2022 and 2023.

#### ACCEPTANCE:

The terms and conditions for this engagement letter correctly state the scope of work to be performed and are accepted by us.

Accepted By:  
Title

Date:



STATE OF LOUISIANA  
CITY OF WEST MONROE

ORDINANCE NO. \_\_\_\_\_

MOTION BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

AN ORDINANCE TO AMEND SECTION 3-2001 TO SECTION 3-2006 , OF THE CODE OF ORDINANCES, CITY OF WEST MONROE, LOUISIANA, RELATING TO THE GRANT OF A FRANCHISE TO ATMOS ENERGY CORPORATION TO PROVIDE FOR GAS SERVICE THROUGHOUT THE CITY; TO DECLARE THE SECTIONS AND PROVISIONS SEVERABLE; TO PROVIDE FOR AN EFFECTIVE DATE; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, upon the request of Atmos Energy Corporation (hereinafter “Atmos”), a Texas and Virginia corporation with its principal office in the City of Dallas, Dallas County, Texas, and pursuant to the home rule charter of the City of West Monroe and other constitutional and statutory authority, and in order to protect the health, safety, and welfare of the public, the City of West Monroe, Louisiana, (the “City”) has been requested to grant and/or renew to Atmos, its successors and assigns, a franchise, right, and privilege for a period of ten (10) years subject to certain terms and provisions; and

WHEREAS, the City believes that the grant and/or renewal of such a franchise is of benefit to the City and its inhabitants;

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 Section 3-2001 to 3-2006 are hereby amended, all as follows:

**“Sec. 3-1001. Franchise granted.**

Subject to the terms and conditions hereinafter set forth in this chapter, Atmos Energy Corporation, a Texas and Virginia corporation with its principal office in the City of Dallas, Dallas County, Texas (hereinafter referred to as “Atmos”), be, and hereby is, granted the non-exclusive franchise and rights to conduct in the City the business of acquiring (by purchase, lease, or otherwise), maintaining, constructing, laying, repairing, removing, replacing, installing, operating, and disposing of (by sale, lease, or otherwise) a Gas System, hereinafter defined, for the sale, transportation, and distribution of natural gas within and beyond the municipal boundaries of the City and to the residents and business located therein for light, heat, power, and any other purpose during the term set forth below. Such franchise and rights shall include, but not be limited to, the right to use the present and future streets, roads, highways, alleys, bridges, public ways, and other immovable property owned by or under the control of the City, though subject to the uniform construction standards established from time to time by the City, for purposes of maintaining, constructing, laying, repairing, removing, replacing, installing, and operating any and all components of the Gas System, together with access, at all times and from time to time, to such streets, roads, highways, alleys, bridges, public ways, and other immovable property during the term provided in Section 3-1003.



### **Sec. 3-1002. Definitions.**

For purposes of this Ordinance, the following terms shall have the meanings set forth below:

A. Gas System. The term “Gas System” shall mean any and all pipelines, as hereinafter defined, regulators, meters, valves, compressors, anti-corrosion items, facilities, structures, machinery, equipment, and appurtenances of any kind that Atmos, in its sole discretion, may deem necessary or advisable for the exercise of the franchise and rights granted to Atmos in this chapter.

B. Pipelines. The term “pipelines” shall mean any and all above-ground and below-ground pipes, including but not limited to, mains, distribution lines, secondary lines, laterals, and other pipes, that have been, are being, or are intended to be used at any time in, or in connection with, the sale, transportation, or distribution of natural gas within and beyond the City limits.

### **Sec. 3-1003. Term.**

The term of the franchise and rights hereby granted to Atmos shall be for a period of ten (10) years, commencing on May 15, 2022.

### **Sec. 3-1004. Grant of Specific Rights.**

In addition to the franchise and rights granted herein to Atmos, the City acknowledges that Atmos has and will exercise, and the City does not object to that exercise, of the following rights and powers:

A. Reconnection Charges. In addition to any and all other proper charges, Atmos charging and collecting from any consumer whose service has been discontinued by Atmos a reasonable reconnection fee or similar charge for recommencing service to such consumer.

B. Adoption of Rules. From time to time during the term hereof, and subject to any and all valid and applicable statutes, ordinances, rules, and regulations of any federal or state governmental authority or agency, Atmos making and enforcing reasonable rules pertaining to Atmos’ business and operations, including, but not limited to, requiring payment on or before a specified day each month for all services furnished during the preceding month with the right to disconnect and discontinue service to delinquents.

C. Removal of Gas System. Atmos may remove all or any portion of the Gas System upon the expiration or termination of the franchise and rights granted hereby.

D. Right of Use. Atmos is hereby specifically granted a right of use on all present and future streets, roads, highways, alleys, bridges, public ways, and other immovable property owned by or under the control of the City for purposes of maintaining, constructing, laying, repairing, replacing, installing, and operating any and all components of the Gas System, though subject to the uniform construction standards established from time to time by the City, together with access, at all times and from time to time, to such streets, roads, highways, alleys, bridges, public ways, and other immovable property during the term provided in Section 3-1003.

### **Sec. 3-1005. Franchise and other obligations of Atmos.**

#### **A. Franchise Fee.**

(a) As consideration for the grant of the franchise and rights herein and for the use by Atmos of the streets, roads, highways, alleys, bridges, public ways, and other immovable property owned or controlled by the City, Atmos shall pay to the City, within thirty (30) days after the end of each calendar quarter, a franchise fee equal to two percent (2%) of Atmos’ gross receipts derived from the sale, transportation, and distribution by Atmos of natural gas at retail to residential and commercial consumers located within the City limits during the preceding calendar quarter.

(b) Should the City levy any new taxes, of any nature whatsoever, subsequent to the date of this franchise, or increase the rates of any taxes in existence on the date of this franchise (other than uniform ad valorem taxes now authorized by Article VII, Section 18 of the Constitution of the State of Louisiana or other taxes that are generally applicable to all businesses in the City), then the payments herein provided to be made by Atmos to the City will be reduced in an amount equal to the sum of such new and increased taxes, if any.

(c) The City shall have the right, upon reasonable notice, to review the available data and calculations upon which the franchise fee calculations are based; provided that as to any period to be reviewed, such notice must be received within three (3) years from the expiration of the period during which the City receives the franchise fee payments applicable to the period to be reviewed.

B. No Obstruction of Public Property. Atmos shall not unnecessarily or for any unreasonable period of time obstruct or interfere with the public use of any of the streets, roads, highways, alleys, bridges, public ways, or other immovable property owned or controlled by the City, nor unnecessarily damage or impair those streets, roads controlled by the City.

C. Repair of Damages. Atmos shall at its own expense repair any and all damages caused by Atmos to any streets, roads, highways, alleys, bridges, public ways, or other immovable property owned or controlled by the City and shall restore, as nearly as practicable, such property to substantially its condition immediately prior to the incident causing such damage, all in accordance with the appropriate state construction and other code standards. Atmos shall commence such repairs immediately upon completion of the work or activity in which Atmos was involved at the time the damage occurred and shall complete such repairs as promptly as possible. Atmos shall not unnecessarily or unreasonably damage, impair or obstruct the streets, roads, highways, alleys, sidewalks, and public grounds, and the Atmos shall at its own expense, without unreasonable delay, make all necessary repairs to remedy any damage or remove any obstruction caused by its operations hereunder, all in accordance with the appropriate state construction and other code standards. Atmos shall obtain all necessary permits or approvals for construction, maintenance, and operations; provided, however, that this provision shall not apply to any requirements for such permits or approvals that are adopted or amended subsequent to the date of this enactment and that, as so adopted or amended, have a material effect on Atmos' rights or obligations pursuant to this franchise or on Atmos' cost of providing service pursuant to this Franchise, and further provided that Atmos shall not be required to pay any fee or charge to the City in connection with any such permit or approval.

D. Conduct of Work and Activities. Atmos shall use reasonable care and precautions in conducting its work and activities in order to avoid and prevent damage or injury to persons or property, and shall hold, save harmless, and indemnify the City from all damages, losses, and/or expense, including cost of defense, attributable to the negligence or fault of Atmos, its agents or employees, while exercising any of the rights and privileges granted in this chapter.

E. Extension of Gas System. Atmos shall, at its sole expense, extend its Gas System in order to serve additional consumers in accordance with the Standard Terms and Conditions for Natural Gas Service as now approved or as may hereafter be approved by the Louisiana Public Service Commission.

F. Service to New Areas. If during the term of this franchise the boundaries of the City are expanded, the City will promptly notify Atmos in writing of any geographic areas annexed by the City during the term hereof ("Annexation Notice"). Any such Annexation Notice shall be sent to Atmos by certified mail, return receipt requested, and shall contain the effective date of the annexation, maps showing the annexed area and such other information readily available to City as Atmos may reasonably require in ascertaining whether there exist any customers of Atmos receiving natural gas service in such annexed area. To the extent there are such Atmos customers therein, then the gross revenues of Atmos derived from the sale and distribution of

natural gas to such customers shall become subject to the franchise fee provisions hereof effective on the first day of Atmos' billing cycle immediately following Atmos' receipt of the Annexation Notice. The failure by the City to advise Atmos in writing through proper Annexation Notice of any geographic areas which are annexed by the City shall relieve Atmos from any obligation to remit any franchise fees to City based upon gross revenues derived by Atmos from the sale and distribution of natural gas to customers within the annexed area until City delivers an Annexation Notice to Atmos in accordance with the terms and provisions above.

G. Access to information. Upon request, Atmos will make available at Atmos' offices (i) current maps for specific areas showing all of Atmos Gas System components (ii) construction manuals that show the typical structural configurations used by Atmos; provided, however, that the provision of such information by Atmos shall not relieve the City of any obligations that it may have pursuant to title 40, section 1749.11 et seq. or any related or successor statutes; and provided that such information shall be provided by Atmos without any warranty as to its accuracy. This provision shall not obligate Atmos to provide copies of any maps not previously prepared and currently in the possession of Atmos.

### **Sec. 3-1006. General provisions.**

A. Force Majeure. Notwithstanding anything expressly or impliedly to the contrary contained in this chapter, in the event Atmos is prevented, wholly or partially, from complying with any obligation or undertaking contained herein by reason of any event of force majeure, then, while so prevented, compliance with such obligations or undertakings shall be suspended. The term "force majeure," as used herein, shall mean any cause not reasonably within Atmos' control and includes, but is not limited to, acts of God, strikes, lock-outs, wars, terrorism, riots, orders or decrees of any lawfully constituted federal, state, or local body, contagions or contaminations hazardous to human life or health, fires, storms, floods, wash-outs, explosions, breakages or accidents to machinery or lines of pipe, inability to obtain or the delay in obtaining rights-of-way, materials, supplies, or labor permits, temporary failures of gas supply, or necessary repair, maintenance, or replacement of facilities used in the performance of the obligations contained in this chapter.

B. Amendments. The provisions of this chapter, the ordinance by which they are adopted, and the franchise and rights granted herein may be amended only by written agreement of the City and Atmos to such amendment.

C. Repeal of Conflicting Ordinances. All other ordinances of the City or portions thereof that are in conflict or inconsistent with any of the terms or provisions of this Chapter or the ordinance by which they are adopted are hereby repealed to the extent of such conflict or inconsistency.

D. Binding Effect. The provisions of this chapter shall extend to, be binding upon, and inure to the benefit of, the parties hereto and their respective successors and assigns.

E. Section and Other Headings. The section and other headings contained in this chapter are for reference purposes only and shall not affect in any way the meaning or interpretation of the provisions of this chapter."

**SECTION 2.** BE IT FURTHER ORDAINED, by the Mayor and the 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 good cause and in the best interests of the City of West Monroe and its residents, this amendment shall be effective May 15, 2022.

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 10<sup>th</sup> day of May, 2022, the final vote being as follows:

YEA: \_\_\_\_\_

NAY: \_\_\_\_\_

NOT VOTING: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ATTEST:

APPROVED THIS 10TH DAY OF  
MAY, 2012

\_\_\_\_\_  
RONALD S. OLVEY, CITY CLERK  
CITY OF WEST MONROE  
STATE OF LOUISIANA

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

ACCEPTED:

ATMOS ENERGY CORPORATION

By: \_\_\_\_\_  
Oric Walker  
President (Louisiana Division)

Date: \_\_\_\_\_



## CITY OF WEST MONROE

ORDINANCE NO. \_\_\_\_\_

MOTION BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

AN ORDINANCE TO AUTHORIZE THE CITY OF WEST MONROE, LOUISIANA TO ENTER INTO AN AGREEMENT FOR PURCHASE AND SALE FOR THE SALE OF CERTAIN DESCRIBED IMMOVABLE PROPERTY WHICH IS NOT NEEDED FOR ANY PUBLIC PURPOSE BY THE CITY OF WEST MONROE, LOUISIANA, AND THEREAFTER TO SELL TO MARION STATE BANK OR ITS ASSIGNS FOR THE CASH SUM OF \$497,000.00; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

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

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

WHEREAS, it is beneficial to the City of West Monroe and Marion State Bank that they first enter into an Agreement To Purchase And Sale to set forth the terms and provisions as the closing of the actual sale will be deferred until the subdivision in which the property is located has been more fully developed.

NOW, THEREFORE:

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

Lot 2 of Highland Park Commercial Subdivision, being a subdivision of parcel “A” situated in Sections 37 & 38, T18N, R3E, Ouachita Parish, Louisiana, that plat of which is of record in Plat Book \_\_\_\_, page \_\_\_\_, records of Ouachita Parish, Louisiana

to MARION STATE BANK or its approved successors or assigns (“BUYER”) for and in consideration of the cash sum of FOUR HUNDRED NINETY-SEVEN THOUSAND AND NO/100 (\$497,000.00) DOLLARS, subject to the following conditions:

- a) Subject to any and all subdivision or development restrictions of record, and all rights-of-way and/or servitudes of record or of use;
- b) CITY reserves and excludes from this conveyance any and all right, title and interest in and to any and all oil, gas and other minerals in, on or under the property, all of such interests being expressly reserved by CITY without any warranty whatsoever from or by BUYER; provided, however, that CITY expressly waives any and all surface rights in and to the Property resulting from this reservation; and CITY may not exercise any rights it may have in

and to such oil, gas and other minerals in such a fashion that CITY's right to the use of the surface of the property is disturbed so as to have a substantial negative impact on the operation of any business located upon the property;

- c) All other terms, condition and provisions, all set forth in that Agreement For Purchase And Sale attached as Exhibit "A", as may hereafter be modified or amended pursuant to Section 2 below.

SECTION 2. BE IT FURTHER ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that Staci Albritton Mitchell, Mayor of the City of West Monroe, Louisiana, be and she is hereby authorized to thereafter execute an Agreement For Purchase And Sale on behalf of the City of West Monroe, Louisiana, reflecting the price and terms set forth above, and any other terms, conditions or provisions which she determines necessary or appropriate a draft of which is attached as Exhibit "A", and to take any other action or execute any and all other documents deemed by her either necessary or appropriate in order to effectuate the commitment and ultimately the transfer the above described immovable property as set forth above, including but not limited to provisions, whether included in the deed or in an unrecorded supplemental agreement or agreements, that limit the nature of the initial construction and operation of the business to be located on that property to a certain types of activity, that requires a certain construction and design requirements; that require the construction to be initiated within a certain time and/or pursued in a commercially reasonable manner through to completion by a certain date, together with any and all such other requirements and provisions as she deems appropriate, together with including a provision that provides for a right and option in favor of the City of West Monroe to re-acquire the property at the same price if such conditions are not timely met, or to provide for liquidated damages or other consideration payable to the City of West Monroe in lieu of such reacquisition, the terms, conditions or provisions of all of such conditions to be as determined appropriate by the Mayor.

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 Staci Albritton Mitchell, Mayor of the City of West Monroe, Louisiana, be and she is hereby authorized to thereafter execute a Deed on behalf of the City of West Monroe, Louisiana, reflecting the price and terms set forth above, and to take any other action or execute any and all other documents deemed by her either necessary or appropriate in order to transfer the above described immovable property as set forth above, including but not limited to provisions, whether included in the deed or in an unrecorded supplemental agreement or agreements, that limit the nature of the initial construction and operation of the business to be located on that property to a certain types of activity, that requires a certain construction and design requirements; that require the construction to be initiated within a certain time and/or pursued in a commercially reasonable manner through to completion by a certain date,

together with any and all such other requirements and provisions as she deems appropriate, together with including a provision that provides for a right and option in favor of the City of West Monroe to re-acquire the property at the same price if such conditions are not timely met, or to provide for liquidated damages or other consideration payable to the City of West Monroe in lieu of such reacquisition, the terms, conditions or provisions of all of such conditions to be as determined appropriate by the Mayor.

SECTION 4. The above ordinance was introduced on May 10, 2022, in regular 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 14<sup>th</sup> day of June, 2022, with the final vote being as follows:

YEA: \_\_\_\_\_

NAY: \_\_\_\_\_

NOT VOTING: \_\_\_\_\_

ABSENT: \_\_\_\_\_

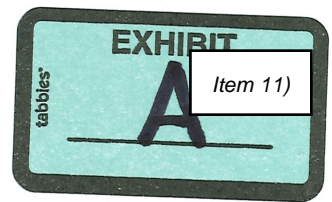
ATTEST:

APPROVED THIS 14TH DAY OF  
JUNE, 2022

\_\_\_\_\_  
RONALD S. OLVEY, CITY CLERK  
CITY OF WEST MONROE  
STATE OF LOUISIANA

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





## AGREEMENT FOR PURCHASE AND SALE

THIS AGREEMENT FOR PURCHASE AND SALE (the "Agreement") is entered into and effective as of the date of the last signature of the parties below (the "Effective Date") by and between **THE CITY OF WEST MONROE**, a Louisiana municipality, represented by its mayor Staci Albritton Mitchell, duly authorized by Ordinance No. \_\_\_\_ (hereinafter referred to as "Seller"), and **MARION STATE BANK**, a Louisiana banking corporation, represented by its president and chief executive officer Scott G. Jones, duly authorized by that Corporate Resolution on file and of record at Book \_\_\_\_ Page \_\_\_\_ File Number \_\_\_\_ of the official records of the Clerk of Court of Ouachita Parish, Louisiana (hereinafter referred to as "Purchaser").

Seller owns certain immovable property located within the city limits of West Monroe, Ouachita Parish, Louisiana, consisting of approximately (1.739) acres, more or less. The property is more particularly described on Exhibit A annexed hereto and made a part hereof (the "Property").

Purchaser desires to purchase the Property, and Seller is willing to sell the Property, all based upon the consideration and the terms and conditions set forth herein.

Therefore, in consideration of the mutual considerations, terms and conditions, and provisions herein set forth, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser hereby agree:

### 1. Sale and Purchase.

1.1 **Sale of Property.** Seller will sell, convey, and assign to Purchaser and Purchaser will purchase, accept, and assume from Seller, all of Seller's right, title, and interest in and to the Property. The Purchase Price for the Property is Four Hundred Ninety-Seven Thousand and No/100 Dollars (\$497,000.00).

1.2 **Deposit.** At the Effective Date, Purchaser shall deliver to the agent for the Seller a check for the sum of One Thousand and No/100 Dollars (\$1,000.00) as a deposit (the "Deposit"). The Deposit shall be returned to Purchaser at Closing.

### 2. Representations and Warranties of Seller. Seller hereby represents and warrants to Purchaser as follows:

2.1 **Status.** Seller is a Louisiana municipality duly organized and validly existing under the laws of the state of Louisiana, and as of the Closing will be qualified to do business in all the state of Louisiana.

2.2 **Authority.** Seller has full power and authority to execute and perform this Agreement and all actions necessary to confirm such authority have been duly and lawfully taken. At the Effective Date, this Agreement shall constitute a valid and legally binding obligation of Seller, subject to approval by the Board of Aldermen of the City of West Monroe in accordance with R.S. 33:4712, and other applicable law. With such compliance, neither the execution nor performance of this Agreement will violate the terms or provisions of Seller's

charter, bylaws, ordinances, resolutions, or any other authorizing documents, or of any other material contract or agreement to which Seller is a party.

**2.3 Environmental.** Seller, to the best of its knowledge, information, and belief, represents and warrants that there are no hazardous substances or materials, as defined in federal and state laws, existing or being stored on or under the Property, and no violations of environmental laws regarding the Property. Further, Seller, to the best of its knowledge, information, and belief, represents and warrants that it has received no notice, citation, inquiry, or complaint of any alleged violation of environmental laws regarding the Property, and that, after inquiry, no hazardous substances or materials, as defined in federal and state laws, have existed or have been stored on or under the Property.

**2.4 Representations at Closing.** The representations and warranties contained in this Section 2 shall be true in all material respects as of Closing as though made on and as of Closing.

**3. Representations and Warranties of Purchaser.** Purchaser hereby represents and warrants to Seller as follows:

**3.1 Status.** Purchaser is duly organized, validly existing, and in good standing under the laws of the state of Louisiana, and as of the Closing it will be qualified or licensed to do business in the state of Louisiana.

**3.2 Authority.** Purchaser has full power and authority to execute and perform this Agreement and all actions necessary to confirm such authority have been duly and lawfully taken. At the Effective Date, this Agreement shall constitute a valid and legally binding obligation of Purchaser. Neither the execution nor performance of this Agreement will violate the terms or any provision of Purchaser's charter, articles, bylaws, resolutions, or any other authorizing documents, or of any other material contract or agreement to which Purchaser is a party.

**3.3 Representations True at Closing.** The representations and warranties contained in this Section 3 shall be true in all material respects as of Closing as though made on and as of Closing.

**4. Title and Condition of Property.**

**4.1 Warranty of Title.** Seller hereby warrants that it has good and merchantable title to the Property free and clear of all liens, claims, and encumbrances, except for the liens, claims, and encumbrances currently shown on the public records of Ouachita Parish, or an official survey of the Property, which existing liens, claims, and encumbrances will be cancelled at or prior to Closing.

**4.2 Limit on Warranties.** Except with respect to the warranties set forth in this Agreement and in the Act of Cash Sale, the Property will be conveyed by Seller to Purchaser "AS IS - WHERE IS" with all faults and without representation or warranty of any kind express or implied except the warranty of title conveyed by the Act of Cash Sale. Purchaser may perform a title exam of the premises. Seller agrees to make available to Purchaser its

existing title policies and/or copies of all plats or surveys of the Property, and Seller shall not permit any liens or other encumbrances to exist against the Property at Closing. If there are any defects in the title found which make the Property unmerchantable, then Purchaser may terminate this Agreement and be entitled to a refund of the Deposit.

4.3 **Minerals.** Seller reserves all oil, gas and other fugacious minerals in, on and under the above described Property, but Seller, on behalf of itself, its successors, lessees and assigns, expressly waives the right to enter upon, utilize or occupy any portion of the above described Property for any mineral exploration or development.

4.4 **Infrastructure.** Seller shall develop, provide, and install infrastructure, including but not limited to, roads and access points in accordance with the plat of the Property now filed of record in Conveyance Book \_\_\_\_ page \_\_\_\_, records of Ouachita Parish, Louisiana, with water, sewer, electricity, natural gas, and other necessary utilities for commercial development (the "Infrastructure") to the boundary of the Property. In the event that the development, provision, and installation of the Infrastructure is commenced but not completed as of Closing, Purchaser may

(i) terminate this Agreement and recover the Deposit,

(ii) purchase the Property but have the right to require the repurchase of the Property by Seller at the same Purchase Price if the Infrastructure is not substantially complete by [DATE], or

(iii) extend the term of this Agreement to allow the Infrastructure to be completed. In the event that the road and access points are not developed, provided, and installed in accordance with the plat of the Property by [DATE], then Purchaser may terminate this Agreement and recover the Deposit.

4.5 **Further Assurances.** After the Effective Date of this Agreement, and notwithstanding the required development and provision of the required Infrastructure, Seller agrees not to execute any servitude, grant any lease or other interest, or cause any lien, claim or encumbrance, to affect or burden all or a portion of the Property, other than to establish the Development Standards attached as Exhibit "C" and the Design Guidelines to be established between Seller and Purchaser, or do anything to alienate all or a portion of the Property.

## 5. Indemnities.

5.1 **Seller.** Seller agrees to hold harmless, indemnify, and defend Purchaser from and against any and all loss, claim, damage, liability, or expense arising out of or occurring as the result of

(i) any breach by Seller of any of its covenants, representations, or warranties hereunder, or

(ii) any liability or obligation of Seller, other than those liabilities and obligations of Seller which Purchaser has agreed to assume.

Any claim against Seller under this Section 5.1 must be brought, if at all, within one year from the Closing; provided however, that this one-year limitation shall not be applicable to warranties of title contained in Section 4 or the Act of Cash Sale to be delivered to Purchaser.

**5.2 Purchaser.** Purchaser agrees to hold harmless, indemnify, and defend Seller from and against any and all loss, claim, damage, liability, or expense arising out of or occurring as the result of

(i) any breach by Purchaser of any of its covenants, representations, or warranties hereunder, or

(ii) any liability or obligation of Purchaser, other than those liabilities and obligations of Purchaser which Seller has agreed to assume.

Any claim against Purchaser under this Section 5.2 must be brought, if at all, within one year from the Closing.

## **6. Closing Costs.**

**6.1 Recording Fees, Broker's Commissions, Title Work, and Other Costs.** All commissions due and owing to real estate broker(s), and all curative work and costs required to convey a good and merchantable title to the Property shall be paid by Seller at Closing. Any title work, title opinion, title commitment or title insurance, and all other closing costs shall be at paid by Purchaser at Closing. Each party shall bear its own attorney's fees and costs.

**6.2 Prorations.** Property taxes and special assessments for the year of Closing, and other appropriate items as agreed by the parties, shall be prorated or adjusted as of the Closing.

**7. Closing.** Closing of the transaction contemplated under this Agreement shall occur on or before one (1) year from the Effective Date of this Agreement. The Closing may be extended as provided in this Agreement or upon the mutual written agreement of the parties.

**8. Conditions Precedent to Purchaser's Duty to Close.** Purchaser shall have no duty to purchase the Property unless and until each and every one of the following conditions precedent have been fully and completely satisfied:

**8.1 Continued Truth of Warranties.** All of the representations and warranties of Seller contained herein shall continue to be true and correct at Closing in all material respects;

**8.2 Performance of Obligations.** Seller shall have substantially performed or tendered substantial performance of each and every one of its obligations hereunder, particularly the development, provision, and installation of the Infrastructure under Section 4.4 above, which by their terms are capable of performance before Closing;

**8.3 Delivery of Closing Documents.** Seller shall have tendered delivery to Purchaser of all the documents required to be delivered to Purchaser by Seller at Closing; and

8.4 **No Litigation.** No lawsuit, arbitration, administrative proceeding, or other legal action shall have been filed which seeks to restrain or enjoin the sale or acquisition of the Property or any material part thereof.

9. **Conditions Precedent to Seller's Duty to Close.** Seller shall have no duty to Close this transaction unless and until each and every one of the following conditions precedent have been fully and completely satisfied:

9.1 **Continued Truth of Warranties.** All of the representations and warranties of Purchaser contained herein shall continue to be true and correct at Closing in all material respects;

9.2 **Performance of Obligations.** Purchaser shall have substantially performed or tendered substantial performance of each and every one of its obligations hereunder which by its terms are capable of performance before Closing;

9.3 **Delivery of Closing Documents.** Purchaser shall have tendered delivery to Seller of the Purchase Price and all the documents required to be delivered to Seller by Purchaser at Closing; and

9.4 **No Litigation.** No lawsuit, arbitration, administrative proceeding, or other legal action shall have been filed which seeks to restrain or enjoin the sale or acquisition of the Property or any material part thereof.

10. **Items to be Delivered at Closing by Seller.** At Closing, Seller shall deliver to Purchaser the following:

10.1 **Deed.** An Act of Cash Sale executed by Seller conveying the Property to Purchaser;

10.2 **Possession.** Possession of the Property; and

10.3 **Prorations.** Any amounts due Purchaser for prorations as set forth in this Agreement.

11. **Items to be Delivered at Closing by Purchaser.** At Closing, Purchaser shall deliver to Seller in immediately available funds the sum of the Purchase Price (less any prorations) plus any other amounts due Seller by Purchaser in this Agreement.

12. **Miscellaneous.**

12.1 **Further Assurances.** Each party shall, at any time after Closing, execute and deliver to the other party all such additional instruments of conveyance and assignments, certificates, or similar documents as such other party may reasonably request in furtherance of the terms and conditions of this Agreement.

12.2 **No Other Agreements.** This Agreement constitutes the entire understanding and agreement between the parties with respect to its subject matter. All prior and contemporaneous negotiations, proposals, and agreements between the parties are included in this Agreement. Any changes to this Agreement must be agreed to in writing by both

parties.

**12.3 Waiver.** Any party may waive the performance of any obligation owed to it by the other party hereunder for the satisfaction of any condition precedent to the waiving party's duty to perform any of its covenants, including its obligations to sell or purchase the Property. Any such waiver shall be valid only if contained in a writing signed by the party to be charged.

**12.4 Public Announcements.** Except as may otherwise be required by law, no public announcements of this Agreement shall be made unless Seller and Purchaser have mutually agreed on the timing, distribution, and contents of such announcements.

**12.5 Notices.** Any notice required or allowed in this Agreement shall be effective three days after it is placed in a sealed envelope, postage prepaid, and deposited in the United States mail, registered or certified, addressed as follows, or the next business day if hand delivered to the address set out below.

To Seller:

The City of West Monroe  
Attention: Staci Albritton Mitchell, Mayor  
2305 North 7<sup>th</sup> Street  
West Monroe, LA 71291

To Purchaser:

Marion State Bank  
Attention: Scott G. Jones, President/CEO 345 Main Street  
Marion, Louisiana 71260  
318-292-4576 (facsimile)

**12.6 Assignment.** Purchaser shall not assign this Agreement without the prior written consent of Seller, which consent cannot be unreasonably withheld. Any attempt to assign this Agreement without prior written consent shall be void.

**12.7 Governing Law; Jury Trial; Venue.** This agreement shall be governed by and interpreted in accordance with the laws of the State of Louisiana. Each party hereby waives all rights it may have to trial by jury in any proceeding between them arising out of this Agreement. Exclusive venue for any dispute hereunder shall lie either with the State or Federal courts of Louisiana and each party waives its right to claim that a more convenient forum can be found.

**12.8 Third-Party Beneficiary.** Nothing contained herein shall create or give rise to any third-party beneficiary rights for any person as a result of the terms and provisions of this Agreement.

**12.9 Default.** The failure of either party to comply with its obligations hereunder in any material respect within a period of 30 days following written notice shall constitute a default. In the event of a default by Seller, Purchaser may either (i) seek specific performance of this Agreement, **[insert changes when ready]**, or (iii) terminate this Agreement and recover the Deposit. In the event of a

default by Purchaser, Seller may either (i) seek specific performance of this Agreement, or (ii) terminate this Agreement and retain the Deposit.

**12.10 Time is of the Essence.** Time is of the essence for the Closing of the transaction contemplated under this Agreement.

**12.11 Counterparts.** This Agreement may be executed in any number of counterparts and all such counterparts shall for all purposes constitute one instrument, notwithstanding that all parties are not signatories to the same counterpart, and further, the pages of the counterparts on which appear the signatures of the parties may be detached from the respective counterparts of the Agreement and attached to one counterpart which shall represent the final instruments.

**12.12 Attorney's Fees/Costs.** The prevailing party in any dispute to enforce one or more of the terms of this Agreement shall be entitled to recover its reasonable attorney's fees and costs from the non-prevailing party.

IN WITNESS WHEREOF the parties have executed this Agreement by and through their proper and duly authorized representatives on the dates set forth below.

Seller:

Purchaser:

THE CITY OF WEST MONROE

MARION STATE BANK

By: Staci Albritton Mitchell

By Scott G. Jones

Its: Mayor

Its: President/CEO

Date:

Date:

C:\Users\2016\Dropbox\CITY\MISCELLANEOUS WEST MONROE FILES\Trenton St. - former Highland Park Golf Course - Development of Property (1082)\Marion State Bank\AGREEMENT FOR PURCHASE AND SALE V2.wpd



## ***SUPPLEMENTAL DEVELOPMENT STANDARDS***

### ***HIGHLAND PARK COMMERCIAL SUBDIVISION***

### ***CITY OF WEST MONROE, LOUISIANA***





### ***Purpose and Intent***

These development standards are established for the purpose of promoting a more consistent, aesthetically-please building and site design within the Highland Park Commercial Subdivision. The intent is to convey the City's vision for the development as reflected in specific and general quality standards. They are intended to establish and maintain high standards in order to promote community pride and foster private investment. These guidelines reference and supplement applicable sections of the City's Code of Ordinances, which can be found at [https://library.municode.com/la/west\\_monroe/codes/code\\_of\\_ordinances](https://library.municode.com/la/west_monroe/codes/code_of_ordinances).

### ***Applicability***

These standards apply to development within the Highland Park Commercial Subdivision. The standards in this manual are supplemental to other adopted local, state and federal requirements. All standards in the City's Code of Ordinances and other building & development regulations shall be met. In the case of conflict, provisions for health, safety and welfare shall be the higher standard. Petitioners seeking an interpretation of these standards regarding the intent, applicability or need, shall make a written request to Building and Development Department.

### ***Process***

All development within Highland Park Commercial Subdivision shall be for reviewed for design and development standards according to these guidelines and City Codes prior to construction. Please contact the City's Department of Building and Development at (318)396-2600 for more information.

### ***Identity and Theme***

The general theme of the overall development is that of "Natural Wetlands". This property has a long history of connecting our citizens with the natural beauty contained within its wetlands. For over fifty years, it was operated as a municipal golf course. The property has now been transformed into a multi-use development that preserves the wetlands, while adding beneficial flood storage detention basin, a residential subdivision, and this commercial subdivision. This development exemplifies the successful co-habitation of commerce, community, recreation and nature.

Development should promote the natural wetland theme through use of design, colors, and vegetation. Site design shall result in functional and visual harmony with this theme, preserving site lines to the wetlands and nature trails whenever possible.

## ***Architectural Styles***

The buildings within the Highland Park Commercial Subdivision should be of traditional architectural styles befitting a neighborhood activity center and reflecting through colors and accents its place amongst the natural wetlands. The following styles are provided for general guidance. Developers should coordinate with the City for approval. Site plan submittals shall include elevations and renderings for all sides, and identification and photo samples of all exterior materials, including roofs. Any special style features and treatments shall be identified and shown. High-contrast, high-intensity, and metallic colors are prohibited.

**Colonial Revival**—Entrance stairs typically centered on the main façade, porches may be portico/simple entry porches, simple classic columns spaced evenly across the front façade, simple railings and balusters, symmetrical façade, gable, hip or gambrel roof, with roof over porch. Dormers with hip or gable are to be a defining characteristic, horizontal wood or asphalt shingles or material with similar look, defining chimney lines, windows are paired double-hung with upper sash being divided and lower is a single pane. Windows are detailed with simple surrounds and sometimes framed by wooden or wrought iron grills. Doors are often flanked by fixed glass sidelight, surrounded by simple classical trim. Shutters may or may not be used.

**Southern Small Town** – *\*By special approval only. This design is to be used where multiple businesses are located on a single tract with zero or minimal distance between buildings.\** Asymmetrical in shape with multiple facades. Each storefront shall be distinguished with a different façade of distinct brick or smooth masonry with or without a parapet. Medallions are to be used at building corners as a distinguishing feature. Casement or double hung windows with ornamental surround, picture windows with awnings, or bay windows shall be used. Entryways are to be recessed with one or two panel glass door or full glass door, and side or top lights/windows may be used. Roofs are to be flat or gable or a combination. Alternating eaves widths with plain fascia or boxed cornice shall define the roof. Awnings of coordinating color, shape and size are to be used. No shutters

**Contemporary Commercial** – *\*In locations approved by the City.\** Straight lines, asymmetrical or symmetrical in design. Brick or stucco façade. Windows shall be symmetrical picture windows. Colors and accents should be used to reflect the overall theme and maintain consistency with the other buildings in the development.

## ***Building height***

Buildings shall be a maximum of 35 feet in height. If a building is three (3) stories or more, a fire sprinkler system throughout.

## ***Colors***

Building and signage colors should be of natural colors that are harmonious with the “wetland” theme of the overall development. Corporate colors on signs and logos are permitted. Otherwise, high-contrast, high-intensity, and metallic colors are prohibited.

## ***Connectivity***

Where applicable, site design shall include connection to streets and sidewalks located within City right-of-way. These improvements must safely accommodate pedestrians, non-motorized and motorized vehicles moving across, to, and through the private development. ADA guidelines must be met at all connections and transitions to public streets and sidewalks.

## ***Control of Access***

There shall be no access permitted across areas designated as “Control of Access” on the property plat. No driveways or other connections will be permitted directly onto North 7<sup>th</sup> Street (La Highway 143). Restricted access may be permitted along the following segments of City right-of-way: Otis Street, from North 7<sup>th</sup> Street to Highland Park Drive; Arkansas Road, from North 7<sup>th</sup> Street to Highland Park Drive; Pinecone Drive (both sides), and Firecracker Drive (both sides). Restricted access will be considered on a case-by-case basis and can include “right-in, right-out” or “one-way” access. Permitting of drives within restricted access areas may require a traffic study, or other data relevant to the property use, to be supplied by the developer.

## ***Driveways***

See “Control of Access”.

## ***Dumpsters***

See “Service Areas”.

## ***Exterior Facade***

All sides including the rear of buildings shall have an enhanced façade which reflects the architectural design of the front of the building.

## ***Fences***

Fences shall be consistent with the building design. Stained wood and coated chain link fences may be used in areas not visible from the street and black decorative wrought iron fences may be used in approved areas. Split rail, stockade or similar

type fencing is prohibited.

### ***Frontage Lots***

Lots along North 7<sup>th</sup> Street shall be developed in such a manner as to present a finished building front facing North 7<sup>th</sup> Street, as well as signage, entrance and parking configurations that accommodate vehicular entrance into the property via Highland Park Drive.

### ***Landscaping***

See Code of Ordinances, Chapter 5, Article J – Landscaping Requirements. Certain types of trees and grasses may be approved by the City, if they are reflective of the overall theme of the development. All greenspace on private property shall be maintained on all sides.

### ***Outdoor Sales and Storage***

Permanent, long-term or seasonal outdoor sales are permitted by Special Exception only. Outdoor storage is prohibited.

### ***Parking Lots***

Parking requirements can be found in the Code of Ordinances, Chapter 12, Article E – Off-Street parking. All designated parking areas within the development shall be paved (asphalt or concrete), with parking spaces and vehicle lanes permanently identified with pavement markings and other common traffic devices. Parking spaces located near the property lines shall be provided with adequate security and lighting, and wheel stops to avoid encroachment of vehicles onto the right-of-way.

### ***Service Areas***

Service areas, including dumpsters shall be visually screened from public view by a solid masonry wall, which is minimum height of six (6) and maximum of eight (8) feet, measured from finished grade. The wall shall be decoratively finished concrete masonry, brick, stucco, or other material matching the exterior of the principal building. No part of a dumpster or materials stored within any service area shall extend above the required masonry wall. Chain link, unpainted block walls, barbed wire and wood are prohibited as part of a wall. Dumpster areas shall have an access gate that latches, pursuant to the Department of Public Work's approval.

Service areas proposed to locate adjacent to any roadway are not permitted unless the area is enclosed such that all sides appear as a primary façade similar to the principal building, including design, detail, finished material and landscaping. Service and dumpster areas shall be directed away from any adjacent residential development or pedestrian thoroughfare.

By special approval, screening plants/trees may be used in conjunction with, or instead of a wall, per Code of Ordinances, Section 12-

5096 (h).

### ***Signage***

To ensure coordinated signage throughout the commercial subdivision, a site signage plan shall be included in the development review packet. This plan shall include the location and material of signage for buildings, monuments, directional, information, kiosks, wayfinding, etc. Building signage will be limited to primary buildings and may include perpendicular (or hanging) storefront signs with the bottom of the sign measuring 8 feet from the ground. Site signage will be limited to monument signs. Pole signs, billboards, off-site signs, neon and banner signage are prohibited.

Signage material shall match or complement the material and architectural style of the main building. To prevent a proliferation of individual signs, signage is limited to one monument sign per parcel with a minimum separation of 50 feet from adjacent property signage, and building wall signage only. Lots with frontage on North 7<sup>th</sup> Street may be allowed (by permit) a second monument sign on Highland Park Drive. Upon request, electronic message boards may be permitted for use on monument and wall signs, with a maximum area of 8 sq. ft.

### ***Stormwater Management***

Site grading and drainage facilities should be designed to capture and divert stormwater into the public drainage system. Connections to the City system should be made at existing catch basins located nearest the site. Where multiple catch basins are available on the site perimeter, the flow should be distributed approximately equally to each basin. Runoff should not be allowed to leave the developed site via overland flow, except for within the immediate vicinity of driveways connecting to a public street. Runoff shall not leave the site as concentrated stream flow onto adjacent (public or private) property. Stormwater that flow across the property in its pre-developed condition shall be accommodated without impoundment or other adverse impact to adjacent properties. A Drainage Impact Statement and Drainage Plan shall be submitted for approval prior to construction. Also reference the Code of Ordinances, Part 12, Chapter 6 – Flood Damage Prevention.

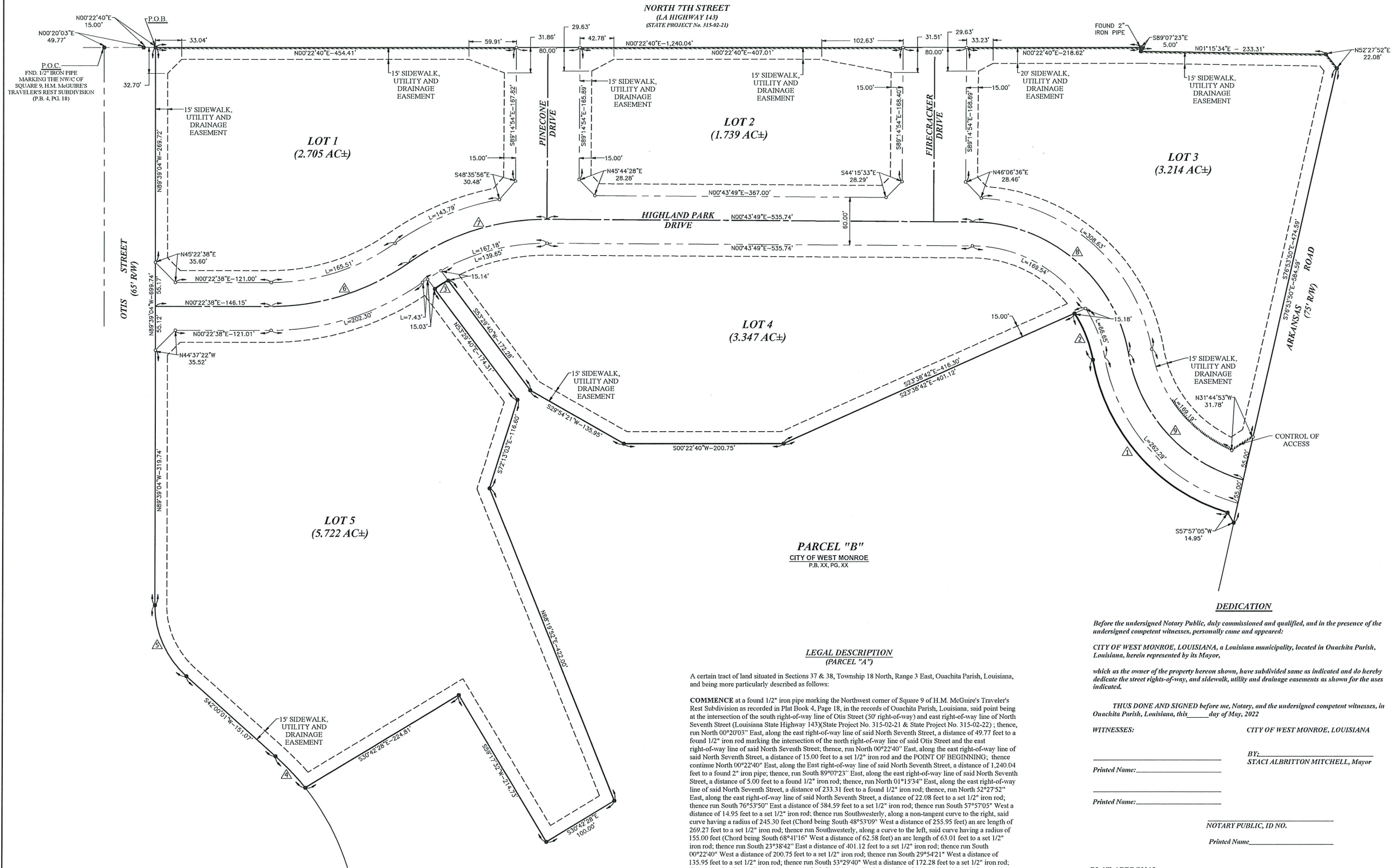
### ***Utilities***

All utility lines shall be placed underground.





LAND DISTRICT NORTH OF RED RIVER  
SECTIONS 37 & 38, T18N-R3E OF THE LOUISIANA MERIDIAN  
OUACHITA PARISH, LOUISIANA



LEGAL DESCRIPTION  
(PARCEL "A")

A certain tract of land situated in Sections 37 & 38, Township 18 North, Range 3 East, Ouachita Parish, Louisiana, and being more particularly described as follows:

COMMENCE at a found 1/2" iron pipe marking the Northwest corner of Square 9 of H.M. McGuire's Traveler's Rest Subdivision as recorded in Plat Book 4, Page 18, in the records of Ouachita Parish, Louisiana, said point being at the intersection of the south right-of-way line of Otis Street (50' right-of-way) and east right-of-way line of North Seventh Street (Louisiana State Highway 143)(State Project No. 315-02-21 & State Project No. 315-02-22); thence, run North 00°20'03" East, along the east right-of-way line of said North Seventh Street, a distance of 49.77 feet to a found 1/2" iron rod marking the intersection of the north right-of-way line of said Otis Street and the east right-of-way line of said North Seventh Street; thence, run North 00°22'40" East, along the east right-of-way line of said North Seventh Street, a distance of 15.00 feet to a set 1/2" iron rod and the POINT OF BEGINNING; thence continue North 00°22'40" East, along the East right-of-way line of said North Seventh Street, a distance of 1,240.04 feet to a found 2" iron pipe; thence, run South 89°07'23" East, along the east right-of-way line of said North Seventh Street, a distance of 5.00 feet to a found 1/2" iron rod; thence, run North 01°15'34" East, along the east right-of-way line of said North Seventh Street, a distance of 233.31 feet to a found 1/2" iron rod; thence, run North 52°27'52" East, along the east right-of-way line of said North Seventh Street, a distance of 22.08 feet to a set 1/2" iron rod; thence run South 76°53'50" East a distance of 584.59 feet to a set 1/2" iron rod; thence run South 57°57'05" West a distance of 14.95 feet to a set 1/2" iron rod; thence run Southwesterly, along a non-tangent curve to the right, said curve having a radius of 245.30 feet (Chord being South 48°53'09" West a distance of 255.95 feet) an arc length of 269.27 feet to a set 1/2" iron rod; thence run Southwesterly, along a curve to the left, said curve having a radius of 155.00 feet (Chord being South 68°41'16" West a distance of 62.58 feet) an arc length of 63.01 feet to a set 1/2" iron rod; thence run South 23°38'42" East a distance of 401.12 feet to a set 1/2" iron rod; thence run South 00°22'40" West a distance of 200.75 feet to a set 1/2" iron rod; thence run South 29°54'21" West a distance of 135.95 feet to a set 1/2" iron rod; thence run South 53°29'40" West a distance of 172.28 feet to a set 1/2" iron rod; thence run Southeasterly, along a curve to the left, said curve having a radius of 255.00 feet (Chord being South 30°42'50" East a distance of 20.10 feet) an arc length of 20.11 feet to a set 1/2" iron rod; thence run North 53°29'40" East a distance of 174.31 feet to a set 1/2" iron rod; thence run South 72°13'03" East a distance of 116.60 feet to a set 1/2" iron rod; thence run North 68°19'52" East a distance of 422.00 feet to a set 1/2" iron rod; thence run South 30°42'28" East a distance of 100.00 feet to a set 1/2" iron rod; thence run South 59°17'32" West a distance of 214.73 feet to a set 1/2" iron rod; thence run South 30°42'28" East a distance of 224.81 feet to a set 1/2" iron rod; thence run Southwesterly, along a non-tangent curve to the left, said curve having a radius of 313.69 feet (Chord being South 46°56'58" West a distance of 54.13 feet) an arc length of 54.20 feet to a set 1/2" iron rod; thence run South 42°00'01" West a distance of 151.07 feet to a set 1/2" iron rod; thence run Southwesterly, along a curve to the right, said curve having a radius of 118.96 feet (Chord being South 66°10'29" West a distance of 97.43 feet) an arc length of 100.38 feet to a set 1/2" iron rod; thence run North 89°39'04" West a distance of 699.74 feet back to the POINT OF BEGINNING, and containing 19.723 acres, more or less, and being subject to any and all rights-of-ways, servitudes, or easements that may exist upon the above-described property.

Before the undersigned Notary Public, duly commissioned and qualified, and in the presence of the undersigned competent witnesses, personally came and appeared:

CITY OF WEST MONROE, LOUISIANA, a Louisiana municipality, located in Ouachita Parish, Louisiana, herein represented by its Mayor,

which as the owner of the property hereon shown, have subdivided same as indicated and do hereby dedicate the street rights-of-way, and sidewalk, utility and drainage easements as shown for the uses indicated.

THUS DONE AND SIGNED before me, Notary, and the undersigned competent witnesses, in Ouachita Parish, Louisiana, this \_\_\_\_ day of May, 2022

WITNESSES: CITY OF WEST MONROE, LOUISIANA

BY: STACI ALBRITTON MITCHELL, Mayor

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

DEDICATION

NOTARY PUBLIC, ID NO. \_\_\_\_\_

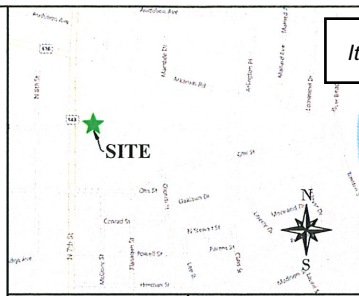
Printed Name: \_\_\_\_\_

PLAT APPROVAL:  
APPROVED FOR FILING IN THE RECORDS OF  
OUACHITA PARISH

BY: \_\_\_\_\_

CITY ENGINEER  
CITY OF WEST MONROE, LOUISIANA

PLANNING COMMISSION



VICINITY MAP SCALE: 1"=1000'

- LEGEND:
- = SET 1/2" IRON ROD
  - = FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
  - P.O.C. = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING
  - Δ = CURVE NUMBER
  - = RIGHT-OF-WAY LIMITS
  - - - = LIMITS OF EASEMENT
  - ////// = CONTROL OF ACCESS

FLOOD ZONE:  
This property is located within an area having Zone Designation "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 22075C0145F, with a date of identification of January 20, 2016, for Community Panel No. 220135, in the Ouachita Parish Unincorporated Areas, State of Louisiana, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

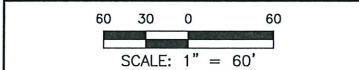
REFERENCE:  
Plat of survey of Highland Park by Daniel L. Edgar, PLS #5169, dated May, 2022, as recorded in the records of Ouachita Parish, Louisiana.



SURVEYOR'S CERTIFICATE  
I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME AND CONFORMS TO THE REQUIREMENTS FOR THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:XL, CHAPTER 29 FOR A CLASS B SURVEY.

PRELIMINARY  
DANIEL L. EDGAR  
Registered Louisiana Professional

CURVE TABLE				
CURVE NO.	RADIUS	ARC LENGTH	CHORD	
			BEARING	DISTANCE
1	245.30'	269.27'	S48°53'09"W	255.95'
2	155.00'	63.01'	S68°41'16"W	62.58'
3	255.00'	20.11'	S30°42'50"E	20.10'
4	313.69'	54.20'	S46°56'58"W	54.13'
5	118.96'	100.38'	S66°10'29"W	97.43'
6	300.00'	183.91'	N17°11'04"W	181.04'
7	300.00'	185.75'	N17°00'28"W	182.80'
8	200.00'	277.87'	N40°31'55"E	256.05'
9	200.30'	227.09'	N47°51'16"E	215.12'



BY	CITY OF WEST MONROE		
REVISION	HIGHLAND PARK COMMERCIAL SUBDIVISION BEING A SUBDIVISION OF PARCEL "A" situated in SECTIONS 37 & 38, T18N-R3E OUACHITA PARISH, LOUISIANA <b>S. E. Huey Co.</b> Engineering • Architecture • Surveying 1111 N. 19th ST. MONROE, LA. 71201 PH. 318-325-1791		
DATE	SCALE: 1"=60'	DRAWN BY: JDK	CHECKED BY: DLE
NO	DATE: 05/06/2022	TRACED BY:	APPROVED BY:
	DRAWING NO. 225283-3		0

## 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 902 MONTGOMERY AVENUE, WEST MONROE, LOUISIANA, AS MORE PARTICULARLY DESCRIBED ON THE ATTACHED EXHIBIT “A”, PURSUANT TO THE APPLICATION OF LAND FARM PROPERTIES, LLC, SO AS TO RE-ZONE SAID PROPERTIES FROM A R-1 (SINGLE FAMILY) DISTRICT TO A R-2 (MULTI FAMILY) 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 902 Montgomery Avenue, West Monroe, Louisiana, as more particularly described on the attached

Exhibit "A", from a R-1 (Single Residential) District to a R-2 (Multi Family) District, pursuant to the application of Land Farm 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 10<sup>th</sup> day of May, 2022, the final vote being as follows:

YEA: \_\_\_\_\_

NAY: \_\_\_\_\_

NOT VOTING: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ATTEST:

APPROVED THIS 10TH DAY OF  
MAY, 2022

\_\_\_\_\_  
RONALD S. OLVEY, CITY CLERK  
CITY OF WEST MONROE  
STATE OF LOUISIANA

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



**EXHIBIT "A"**

MUNICIPAL ADDRESS: 902 MONTGOMERY AVENUE  
WEST MONROE, LOUISIANA

A certain lot or parcel of ground in BLOCK FIVE (5) OF ZIEGIN'S SUBDIVISION OF THE RANSOM ESTATE, as per plat of record in Plat Book 1 Page 30 of the records of Ouachita Parish, Louisiana, and more particularly described as beginning one hundred sixty-five (165) feet West of the Southeast corner of said Square Five (5); running thence in a Westerly direction along the South line of said Square Five (5) a distance of one hundred fifteen (115) feet; thence Northerly between parallel lines, both of which are parallel to the East and West lines of said square a distance of four hundred thirty (430) feet.

STATE OF LOUISIANA  
CITY OF WEST MONROE

RESOLUTION NO. \_\_\_\_\_

MOTION BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

A RESOLUTION TO ACCEPT THE CITY OF WEST MONROE, LOUISIANA, CITYWIDE MASTER PLAN PREPARED BY CHM, LLC dba ATLAS COMMUNITY STUDIOS, DEVELOPED THROUGH A RURAL BUSINESS DEVELOPMENT GRANT - BUSINESS OPPORTUNITY PROGRAM FROM THE USDA-RURAL DEVELOPMENT, STATE OF LOUISIANA; TO ACKNOWLEDGE SUBSTANTIAL COMPLETION OF WORK UNDER THE AGREEMENT WITH CHM, LLC dba ATLAS COMMUNITY STUDIOS; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, the City of West Monroe, Louisiana (“City”) applied for and was subsequently awarded a Rural Business Development Grant - Business Opportunity Program from the USDA-Rural Development, State of Louisiana; and

WHEREAS, with the additional financial contribution provided by the City, the City was able to contract with CHM, LLC dba ATLAS COMMUNITY STUDIOS to provide professional services regarding the planning and preparation of a Citywide Master Plan.

WHEREAS, after many months of efforts including obtaining public input and involvement, online surveys, focus groups, one-on-one interviews, reviews of past and existing community and regional plans, and many other activities and efforts, Atlas has produced the City of West Monroe, Louisiana Citywide Master Plan, that provides the direction and focus to make West Monroe a vibrant community.

NOW, THEREFORE,

SECTION 1. BE IT RESOLVED, by the Mayor and the Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that the City of West Monroe, Louisiana Citywide Master Plan, a copy of which is attached, are hereby accepted by the City of West Monroe, Louisiana, subject only to appropriate adjustments of such incidental corrections or modifications which may be later noted, with the obligations of Atlas under its Professional Services Agreement with the City of City of West Monroe, Louisiana now having been fulfilled.

SECTION 2. BE IT FURTHER RESOLVED 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 authorized to execute any and all further documents as she determines necessary or appropriate in order to acknowledge this

acceptance and fulfillment of the obligations of Atlas, or to reflect completion and fulfillment of the obligations of the City under the USDA grant, or as otherwise determined necessary or appropriate.

The above resolution was read and considered by Sections at a public meeting of the Mayor and Board of Aldermen, in regular and legal session convened on the 10<sup>th</sup> day of May, 2022, voted on by yea and nay vote, passed and adopted, the final vote being as follows:

YEA:\_\_\_\_\_

NAY:\_\_\_\_\_

NOT VOTING:\_\_\_\_\_

ABSENT:\_\_\_\_\_

ATTEST:

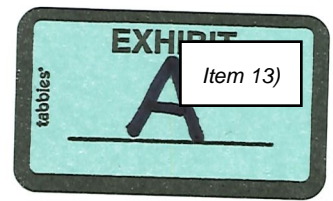
APPROVED THIS 10TH DAY OF  
MAY, 2022

\_\_\_\_\_  
RONALD S. OLVEY, CITY CLERK  
CITY OF WEST MONROE  
STATE OF LOUISIANA

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



**\*DRAFT\***



# west monroe, louisiana

## *citywide master plan*

*This plan was funded by the U.S. Department of Agriculture –  
Rural Development and the City of West Monroe.*



**\*DRAFT\***

## **acknowledgements**

Atlas Community Studios would like to thank the following individuals and organizations for their participation in the strategic planning process:

### ***CITY OF WEST MONROE***

- Mayor Staci Albritton Mitchell
- Courtney Hornsby, Chief of Staff
- Jonathan Kaufman, Director of Building & Development
- Vicki Hilbun, Director of Community Services
- Stuart Hodnett, Director of Parks and Recreation
- Ronnie Turner, Director of Public Works
- Adrienne LaFrance-Wells, Main Street Director
- Patti Thurmon, Picture This Campaign Director
- Robbie George, City Engineer (SE Huey)

### ***WEST MONROE BOARD OF ALDERMAN***

- James D. "Polk" Brian
- Morgan Lowe Buxton
- Thom Hamilton
- Trevor Land
- Ben Westerburg

***STEERING COMMITTEE***

- Mayor Staci Albritton Mitchell
- Courtney Hornsby, Chief of Staff, City of West Monroe
- Adrienne LaFrance, Main Street Director, City of West Monroe
- Stuart Hodnett, Parks & Recreation Director, City of West Monroe
- Jonathan Kaufman, Building & Development Director, City of West Monroe
- Ronnie Turner, Public Works, City of West Monroe
- Robbie George, S.E. Huey Co.
- Krista Rushing, West Monroe Housing Authority
- Doug Mitchell, North Delta Regional Planning & Development District
- Dean Baugh, Graphic Packaging
- Brian Bendily, John Rea Realty/Planning Commission
- Kelsey Bohl, University of Louisiana Monroe
- Morgan Buxton, Chase Bank/Board of Alderman
- Gus Campbell, Property Owner
- Robby Compton, American Mattress Outlet
- Blair David, University of Louisiana Monroe
- Pastor Carey Davis, Mt. Gilead Baptist Church
- Daylan Davis, Mayor's Youth Council
- Cody Futrell, Crescent City Sports
- Rick Guillot, Origin Bank
- Ann Hayward, Atmos Energy
- Tracy Hilburn, fmr. Office of Homeland Security & Emergency Preparedness
- Scooter Howell
- Dan Lane, West Monroe High School
- Anja Lyles, FloorWorks
- Kevin Marcantel, Cardiovascular Diagnostic Center
- Pastor Christopher Miller, The Assembly West Monroe
- Don O'Toole, Newk's Eatery
- Don Ross, Marshal's Office
- Sheila Snow, Convention & Visitors Bureau
- Jeremy Tinnerello, Glenwood Regional Medical Center

**\*DRAFT\***

## **about atlas community studios**

Atlas Community Studios was founded in 2020 by a small, diverse group of creative problem-solvers and entrepreneurs looking for the opportunity to advance the economic prosperity of small and rural communities across the country. With more than 40 years of combined experience spanning both the public and private sectors, the Atlas team specializes in strategic planning, economic development, and creative placemaking. Atlas' portfolio of work includes more than 30 action-oriented plans in communities across 22 states and one Canadian province, including a town as small as 80 people and a state with nearly 3 million residents.







Office of the Mayor  
Staci Albritton Mitchell

April 12, 2022

On behalf of the City of West Monroe and its Board of Aldermen, I am pleased to present the final City of West Monroe Master Plan. This plan was made possible through a grant awarded to the City of West Monroe in 2020 by the U.S. Department of Agriculture – Rural Development.

The City of West Monroe engaged Atlas Community Studios to lead the community through the process of developing a vision, guiding principles and priority initiatives for the community, focusing on six key areas:

- Community Character and Land Use
- Housing and Neighborhoods
- Transportation
- Parks and Recreation
- Economic Development
- Infrastructure Improvements

I believe it is vital to the health and vibrancy of any city to have a comprehensive plan that guides its direction and focus. The completion of the City of West Monroe Master Plan is a true example of community-based economic development and placemaking. This plan provides the needed direction to make the City of West Monroe a vibrant place for people to live and to do business and outlines bold strategic initiatives that will guide the City of West Monroe as it moves forward with ongoing projects and tackles new projects that will greatly improve the quality of life for everyone.

This plan would not have been possible without tremendous support from the community. Thank you to everyone who time took to be involved in the planning process, particularly members of the Master Plan Steering Committee, City of West Monroe Department Heads and employees and the City of West Monroe Planning and Zoning Commission. Guiding principles and priority initiatives identified in this plan are a direct result of community feedback and engagement received through numerous public meetings, surveys and direct feedback from residents, business owners and civic leaders.

I encourage all residents, business and property owners to review this plan and find ways to actively engage in the community. By working together, we can all truly “Take West Monroe to the Next Level.”

Sincerely,

A handwritten signature in black ink that reads "Staci Albritton Mitchell". The signature is written in a cursive, flowing style.

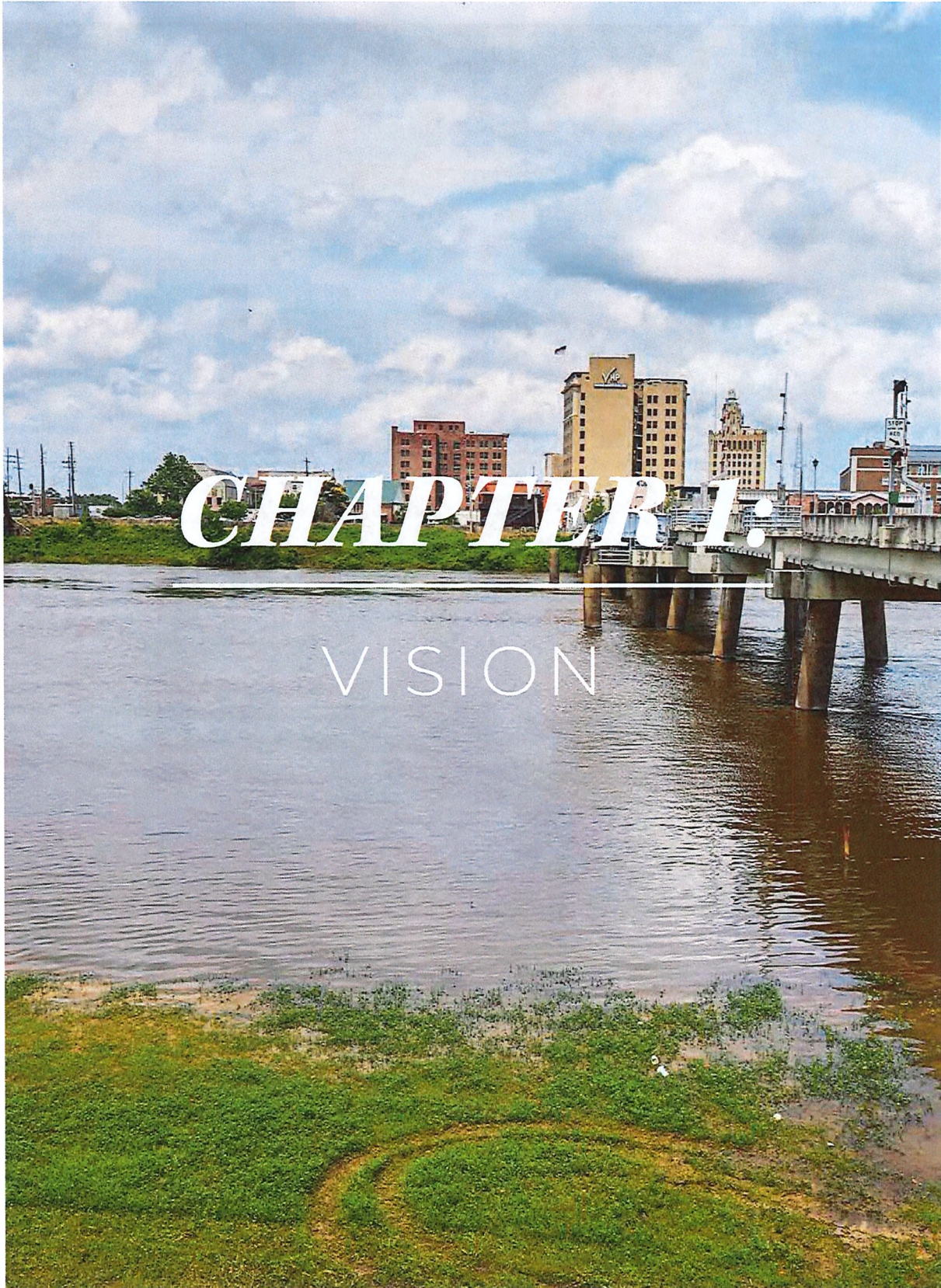
Staci Albritton Mitchell  
Mayor, City of West Monroe



## table of contents

<b>Chapter 1</b>	<b>1</b>
Vision	
<b>Chapter 2</b>	<b>9</b>
About the Plan	
<b>Chapter 3</b>	<b>16</b>
Historical Trends & Projections	
<b>Chapter 4</b>	<b>36</b>
Community Character and Land Use	
<b>Chapter 5</b>	<b>44</b>
Housing and Neighborhoods	
<b>Chapter 6</b>	<b>49</b>
Transportation	
<b>Chapter 7</b>	<b>55</b>
Parks and Recreation	
<b>Chapter 8</b>	<b>60</b>
Economic Development	
<b>Chapter 9</b>	<b>65</b>
Public Infrastructure	
<b>Chapter 10</b>	<b>71</b>
Strategic Implementation Plan	









## background

In July 2020, the City of West Monroe was awarded a \$76,000 Rural Business Development Grant (RBDG) by the U.S. Department of Agriculture – Rural Development. The purpose of the RBDG program is to provide economic development training and technical assistance to communities with a population of 50,000 or less. The City of West Monroe leveraged this federal grant program to develop a citywide master plan by engaging [Atlas Community Studios](#), a firm specializing in collaborative strategic planning and place-based economic development.

## introduction

The West Monroe Citywide Master Plan process includes a holistic analysis of key trends, future projections, strategic opportunities, and pressing challenges the city faces to achieve a prosperous economic and social future. Quantitative research is combined with comprehensive stakeholder outreach to ensure that West Monroe's strategic priorities reflect the community's vision and guiding principles.

### *Planning Process*

#### **Steering Committee**

- The City of West Monroe assembled a project steering committee comprised of 31 individuals with backgrounds ranging from the public, private, and nonprofit sectors.
- The steering committee convened quarterly for meetings to assist with oversight of the planning process and to ensure the development of the master plan was community-centered and in alignment with citywide priorities.
- The Atlas team convened the steering committee for its first official meeting in December 2020 to provide an overview of the scope of work for the master planning process before facilitating a discussion related to the key elements for each focus area included in the plan. Due to concerns around the coronavirus pandemic, the first steering committee was conducted virtually via Zoom.
- During the Atlas team's first site visit in February 2021, the steering committee was convened for its second meeting to provide input related to the Strengths, Weaknesses, Opportunities, and Threats (SWOT) for each focus area.
- During the Atlas team's second site visit in April 2021, the steering committee was convened for its third meeting to discuss the proposed guiding principles for each focus area. Additionally, the Atlas team was joined at the meeting by their partners at Civil & Environmental Consultants, Inc. (CEC) who facilitated a land use workshop for steering committee members to provide specific input related to zoning and potential growth areas.
- During the Atlas team's third site visit in October 2021, the steering committee was convened for its fourth meeting to discuss and provide feedback on the proposed goals and strategies for each focus area. Additionally, the CEC team joined the meeting virtually via Zoom to review the proposed future land use map they developed and solicit feedback for changes and improvements.

#### **Public Input**

- The Atlas team facilitated two open-invitation public visioning sessions during their first site visit in February 2021.



- The Atlas team provided a project update to the Board of Alderman at their public meetings in February and April 2021, and stayed through the conclusion of both meetings to host a meet and greet with residents interested in learning more about the process.
- During their second site visit in April 2021, the Atlas team hosted two open-invitation public input meetings to solicit feedback on the proposed guidelines principles. Additionally, CEC facilitated a land use workshop during both public meetings to gather diverse perspectives on the historic and future development of the community.
- An online community survey was released in February 2021 and closed in June 2021. The survey generated 431 total responses.

### **Subcommittees**

- Before their second visit in April 2021, the Atlas team collaborated with the City of West Monroe to establish five subcommittees composed of community leaders who are either practitioners, subject matter experts, or concerned residents.
- The subcommittee members were commissioned to help inform the development of the goals, strategies, and actions for each focus area included in the master plan.
- Overall, more than 35 individuals participated in the subcommittee meetings.

### ***Existing Reports & Studies***

The following reports and studies helped inform the development of the citywide master plan:

- [West Monroe Downtown Master Plan](#) (2020)
- North Delta Regional Planning & Development District's [Comprehensive Economic Development Strategy](#) (2020-2025)
- Ouachita Council of Governments [Metropolitan Transportation Plan](#) (2020)

### **Data Sources**

The citywide master plan utilizes a variety of data indicators to examine West Monroe's competitiveness as a place to live, work, and do business. The Atlas team sourced data primarily from the U.S. Census Bureau and other public sources including the U.S. Bureau of Labor Statistics (BLS) and the U.S. Bureau of Economic Analysis (BEA).

### **Census Estimates**

The U.S. Census Bureau's American Community Survey (ACS) is a nationwide survey that collects and produces information on social, economic, housing, and demographic characteristics for communities throughout the United States. While the survey is annual, data indicators for communities with fewer than 65,000 residents are typically provided as five-year averages in order to increase statistical reliability and reduce



margins of error. The tradeoff is that ACS 5-Year Estimates are less current. For instance, 5-Year Estimates from the 2019 ACS are derived from 60 months of data collected between 2015 and 2019. Because West Monroe has a population of fewer than 65,000 residents, this assessment exclusively uses 5-Year Estimates for ACS data indicators.

### **Comparison Geographies**

West Monroe is the primary geographic unit of analysis in this report. However, to provide additional context, data indicators for West Monroe are benchmarked against Ouachita Parish, the State of Louisiana, and the United States. Comparison areas are intended to provide context and perspective on West Monroe trends but did not influence the goals, strategies, and actions for each focus area.



## guiding principles

Guiding principles reflect core values of the community, and they are developed through substantial citizen involvement to ensure the goals, actions and priorities identified in the master plan reflect their collective desires for the future of West Monroe. Understanding these guiding principles will help ensure that, if implemented, the master plan will move the city towards these collective goals.

The following guiding principles are grouped into six topic areas: Community Character and Land Use, Housing and Neighborhoods, Transportation, Parks and Recreation, Economic Development, and Public Infrastructure. Each guiding principle speaks to a specific component of the community and as such they are not presented in any particular order of importance. When viewed together, these guiding principles illustrate the vision for West Monroe now, over the next five years, and into the future.

### **01. *Community Character and Land Use***

- Promote quality new development that is balanced to cultivate a healthy, livable community
- Protect and improve existing neighborhoods
- Maintain consistent, equitable, and transparent land use decisions
- Preserve and enhance downtown cultural and historic districts
- Foster a safe and clean environment

### **02. *Housing and Neighborhoods***

- Offer diverse housing types for people of all socioeconomic backgrounds
- Maintain design standards for quality residential development
- Develop walkable neighborhoods with connectivity to public amenities
- Ensure residential properties and neighborhoods are properly maintained
- Proactively prepare for residential growth

### **03. *Transportation***

- Ensure streets are safe and navigable to accommodate all modes of transportation
- Improve traffic flow and vehicular mobility throughout the community
- Maintain and enhance existing road infrastructure
- Increase pedestrian facilities throughout the existing road network

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#### **04. Parks and Recreation**

- Maintain and enhance existing parks, trails, and recreation facilities
- Design new and improved recreational amenities on and along the Ouachita River
- Expand opportunities for youth sports and other forms of recreation
- Improve connectivity between parks and recreation facilities throughout the community

#### **05. Economic Development**

- Promote and support local small businesses
- Create and retain high quality jobs for working-age individuals
- Provide job training opportunities for job seekers, incumbent workers, and new entrants to the workforce
- Foster a business friendly environment for existing industry and new prospects
- Strengthen partnerships between government, industry/businesses, and academic institutions to align and collectively pursue strategic priorities

#### **06. Public Infrastructure**

- Maintain and improve existing water, wastewater, and drainage systems throughout the community
- Maintain and enhance the existing road network and bridges
- Prepare for anticipated capital improvements
- Increase investment in disaster mitigation efforts





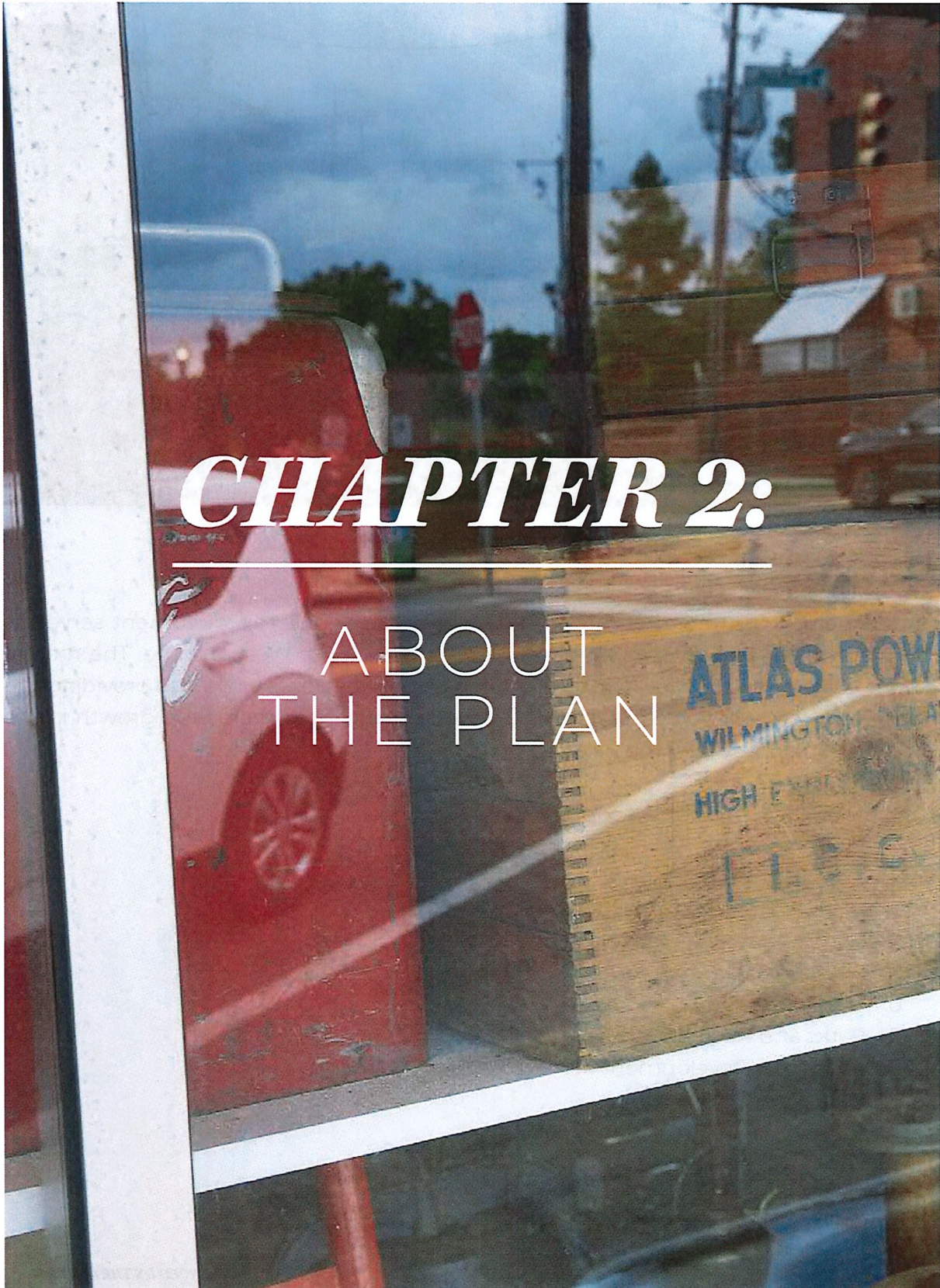
## the future of west monroe

The purpose of West Monroe's vision statement is to inform and shape future investment, policies, programs, and planning efforts to ensure the will of its residents is represented in the decision-making process.

During the entirety of the master planning process, the public was provided the opportunity to share their perspectives on future development and growth of the community. As supported by the collective sentiment of its citizens, the City of West Monroe adopted the following vision statement:

***West Monroe exemplifies progress, innovation, and resiliency to ensure its residents and visitors experience a community that is culturally diverse and economically viable.***









## summary

Under the administration of Mayor Staci Albritton Mitchell, this document serves as the first master plan ever to be developed for the City of West Monroe. The master plan was designed to reflect the future vision of local residents while also providing the framework that will guide public policy, development, investment, and growth in the City of West Monroe over the next ten years.

*The Citywide Master Plan is organized into the following chapters:*

1. Vision
2. About the Plan
3. Historic Trends & Projections
4. Community Character and Land Use
5. Housing and Neighborhoods
6. Transportation
7. Parks and Recreation
8. Economic Development
9. Public Infrastructure
10. Strategic Implementation Plan

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### ***How to use the plan***

According to the American Planning Association (APA), a master plan is the foundational policy document for local governments. It establishes a framework to guide public and private decisions about future growth, preservation, and change within a municipality for one to three decades. A master plan is an important resource for coordinating local decision making, and legitimizes development and regulatory decisions. Most importantly, the master plan represents the collective vision and goals of local residents.

Ultimately, the City of West Monroe will use the goals, objectives, and strategies identified in the master plan to inform future decisions as it relates to community character and land use, housing and neighborhoods, transportation, parks and recreation, economic development, and public infrastructure. Each year, the City of West Monroe will reevaluate the master plan, and as strategic initiatives are completed, the city will incorporate new initiatives that align with the master plan's vision and goals. Every five years, the City of West Monroe will revise the master plan to ensure its contents are relevant and appropriate for the present day.

### ***Goals, Objectives, and Strategies***

Each chapter identifies Goals that reflect the community's overall vision for the future. Additionally, each goal is followed by Objectives and Strategies that, if followed, will move West Monroe towards this vision in the years to come.

**Goals** are the big ideas that support the community's vision.

**Objectives** are specific and measurable, contextualize the community's goals, and guide implementation.

**Strategies** delineate the actions and tasks needed to fiscally or physically implement the objectives that achieve the community's goals.

## strategic initiatives

The following strategic initiatives are derived from the City of West Monroe's guiding principles as well as its goals, objectives, and strategies described throughout the master plan. Each year, the City of West Monroe will revisit each initiative to assess its progress towards achievement.

The City of West Monroe recognizes the limitations of its municipal budget and human capital. To advance many of the strategic initiatives listed below, the City of West Monroe will have to pursue federal and state grants, solicit private capital investment, and build a regional coalition of public and private partners who are committed to taking West Monroe to the next level.

*Note: The strategic initiatives are not listed in order of priority.*

### ***Community Character and Land Use***

1. Improve existing city zoning ordinance
2. Revise land use map to align with future vision map
3. Establish ordinance to regulate short-term rentals (ex. Airbnb)
4. Establish architectural and landscaping standards for commercial properties and newly constructed residential units
5. Pursue annexation of nearby areas when and where the majority of residents support it
6. Develop a Parks and Recreation master plan

### ***Housing and Neighborhoods***

1. Establish a home ownership program in the South Riverbend Cultural District and throughout other parts of the city
2. Leverage private funding to develop incentive program(s) that catalyze rehabilitation of residential structures within West Monroe's two cultural districts



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3. Capitalize a Revolving Loan Fund (RLF) for new housing development and/or rehabilitation of existing units
4. Develop new residential area in Highland Park
5. Establish a land bank program to stimulate development throughout the city

### ***Transportation***

1. Complete the multimodal transportation improvements as identified by the multicomponent [Trenton Street Corridor Project](#), including:
  - a. Highland Park
  - b. Trenton Street Corridor
  - c. Downtown (as identified in the [Downtown West Monroe Streetscape Master Plan](#))
  - d. Stella/Mill Gateway
  - e. Natchitoches Street
  - f. Coleman Corridor
2. Complete multimodal connectivity projects at:
  - a. Highland Park, including walking trails and parking areas
  - b. Kiroli Park (i.e. Kiroli Road/Kiroli Road Bridge), including bridge replacement, new sidewalks along Kiroli Road from Post Oak Apartments to Arkansas Road, and installation of pedestrian crossing (signals, signs, and striping) at Kiroli Elementary School
3. Develop a multimodal connectivity plan for the entire city to identify specific locations for shared use paths and wider sidewalks for pedestrians, cyclists, and other non-vehicular traffic
4. Improve transportation infrastructure throughout the city, including the following projects:

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**\*DRAFT\*****Chapter 2: About the Plan****14**

- a. Realignment of Coleman Avenue at the Endom Bridge intersection
- b. Otis Street: mill and overlay and bike/pedestrian path
- c. Natchitoches Street: mill and overlay, drainage, and bike lane
- d. Downtown: additional parking spaces and central garbage drop location
- e. Coleman Avenue and Montgomery Avenue: new railroad signals
- f. Mane Street: mill and overlay from Downing Pines to interchange
- g. Constitution Drive: pulverize and rebuild road base and pavement
- h. Arlene Street: construct sidewalks near Highland Elementary School area
- i. Tupawek Drive: construct sidewalks near Kiroli Elementary School area

***Parks and Recreation***

- 1. Develop downtown riverfront park
  - a. Install a marina
  - b. Build a fishing dock
  - c. Facilitate river activities, such as kayaking and stand up paddle boarding
  - d. Rehabilitate existing structure on site to incentivize private enterprise on the riverfront
  - e. Construct an amphitheater for events
- 2. Make improvements to Kiroli Park
  - a. Repave trails
  - b. Enhance conservatory
  - c. Renovate dog park
  - d. Construct additional park entrance
- 3. Continue development of Highland Park
  - a. Construct a parking lot, install public bathroom facilities, and build more recreational amenities surrounding the wetland trails
- 4. Make improvements to Lazarre Park
  - a. Leverage the South Riverfront Cultural District to explore various uses and programming at Lazarre Park
- 5. Make improvements to Gator Park
  - a. Install additional lights and cameras
  - b. Develop and facilitate recreational programming, such as the addition of basketball hoops
- 6. In collaboration with community champions, make improvements to all neighborhood parks, including:
  - a. A.C. Facen Memorial Park
  - b. Brian Smith Memorial Park
- 7. Make improvements to Brady Field
  - a. Enhance existing facilities
  - b. Construct more practice fields for soccer and baseball

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8. Offer new recreational programming (indoor and outdoor) for people of all ages and abilities

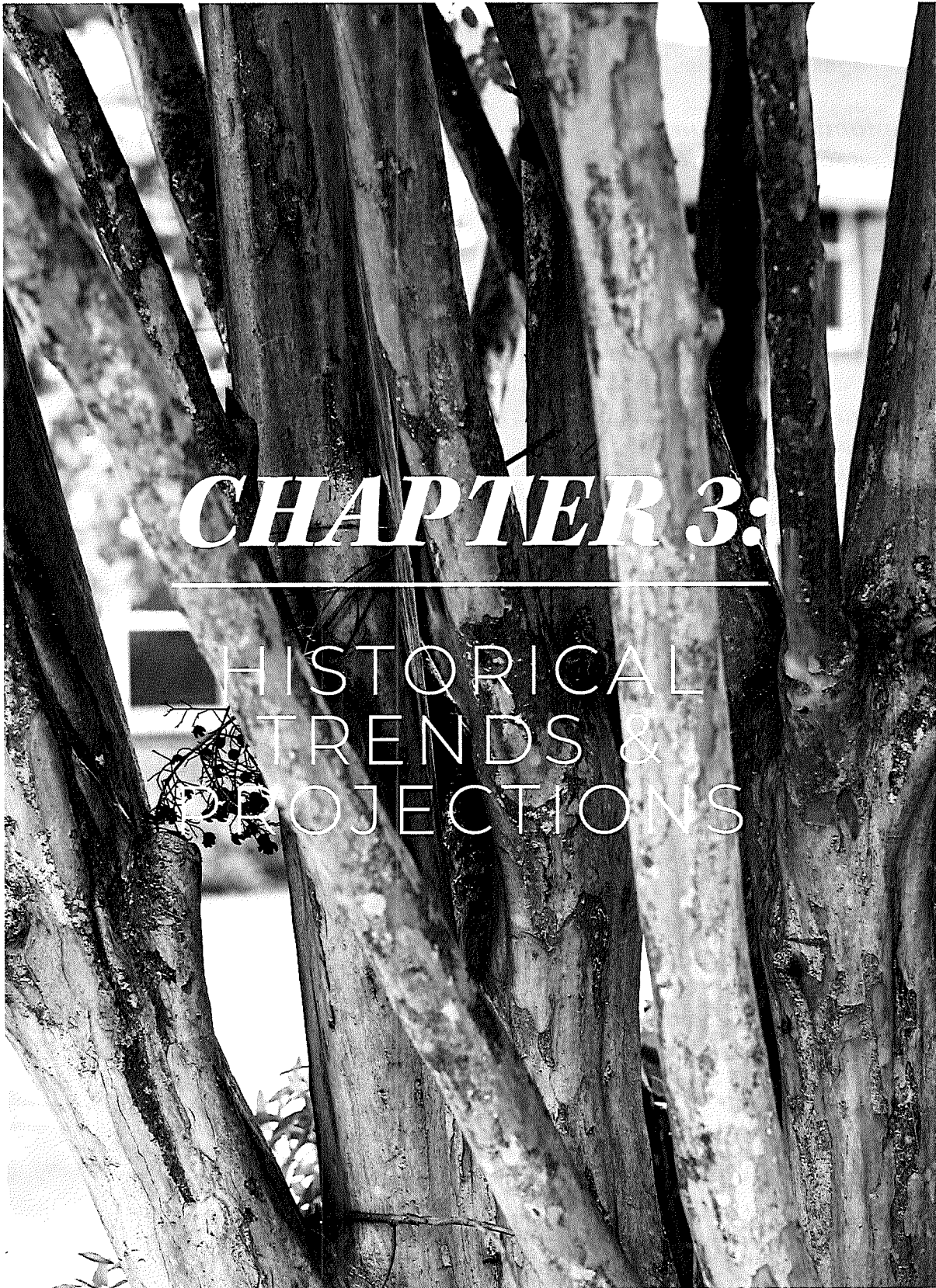
### ***Economic Development***

1. Improve land to catalyze new commercial development in Highland Park
2. Develop Pointe West to incentivize development of new businesses
3. Complete construction of the indoor sports complex
4. Partner with the West Monroe-West Ouachita Chamber of Commerce to develop a one-stop shop for small businesses and entrepreneurs
5. Promote available incentives online to catalyze industrial and commercial development
6. Establish a fast track permitting program.
7. Partner with economic development organizations and institutions of higher education to support job seekers and dislocated workers with workforce training and job opportunities
8. Construct gateway signage to attract more customers to shop and dine downtown

### ***Public Infrastructure***

1. Develop a Capital Improvement Plan (CIP) to prepare for the construction, maintenance, and replacement of public infrastructure and facilities
2. Improve water, sewer, and drainage infrastructure throughout the city, including the following projects:
  - a. Update data in city's water system model for use in fire rating analysis
  - b. Rehabilitate the sanitary sewer lift stations on Drago Street and Austin Street
  - c. Make improvements to the Black Bayou Canal (including cleaning, widening, and armoring portions of the canal south of I-20)
  - d. Improve drainage (including cross drains, piping, and ditches) at the industrial park
3. Enhance the city's existing street overlay program
4. Implement the ADA Sidewalk Transition Plan
5. Complete the utility improvements as identified by the multicomponent [Trenton Street Corridor Project](#), including:
  - a. Highland Park
  - b. Trenton Street Corridor
  - c. Downtown (as identified in the [Downtown West Monroe Streetscape Master Plan](#))
  - d. Stella/Mill Gateway
  - e. Natchitoches Street
  - f. Coleman Corridor
6. Develop a broadband deployment and connectivity plan





# *CHAPTER 3:*

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## HISTORICAL TRENDS & PROJECTIONS





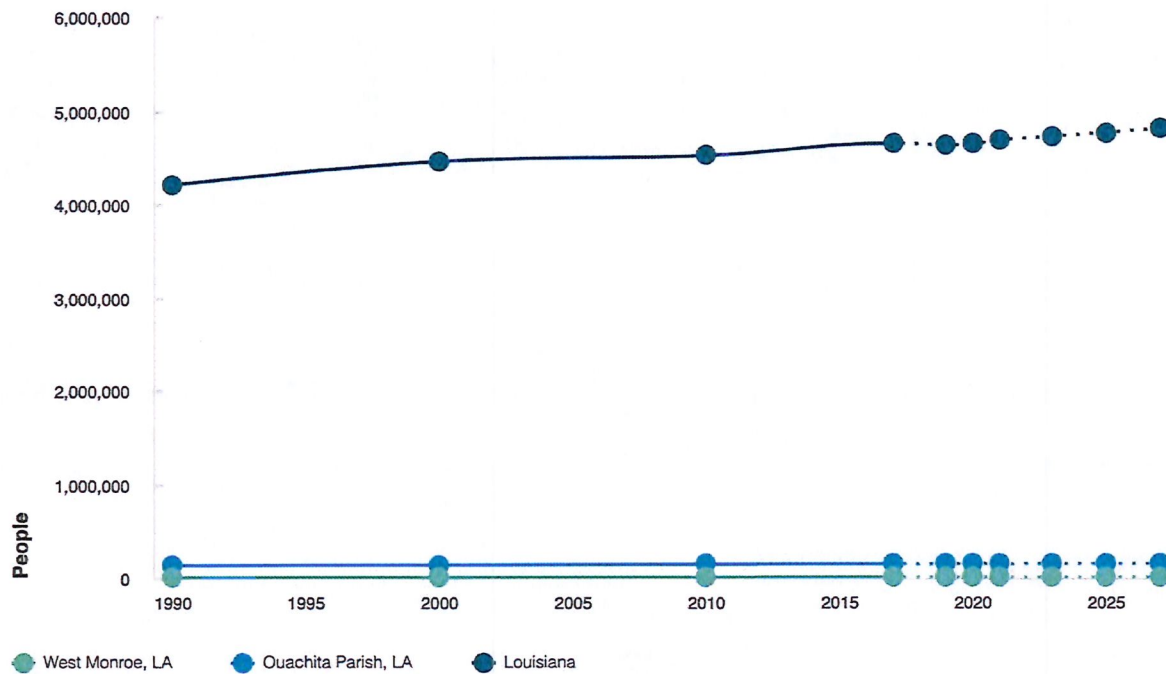
## overview

To better understand West Monroe's current position and how the city might change in the future, this chapter provides an analysis of demographic and socioeconomic indicators compared to regional (i.e. parish), state, and national trends. Ultimately, these factors will affect West Monroe's land use, housing, transportation, and infrastructure now and into the future.

## population

### Total Population

**West Monroe has a declining population.** According to the U.S. Census Bureau there are 12,583 people living in West Monroe as shown in the 2015-2019 American Community Survey 5-year estimates. Between 1990 and 2019, West Monroe's population decreased by 1,132 people or 8.25 percent. During this period, West Monroe's average annual growth rate was -0.28 percent; however, Ouachita Parish (0.32 percent) and Louisiana (0.36 percent) both experienced slight annual growth during this same period and all lagged behind the United States (1.05 percent) as a whole.



Sources: US Census Bureau; US Census Bureau ACS 5-year

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## ***Median Age***

**West Monroe has a higher median age than the parish and state.** According to the U.S. Census Bureau's 2015-2019 American Community Survey 5-year estimates West Monroe's median age is 38.5, which is higher than Ouachita Parish (35.7), Louisiana (36.9), and United States (38.1).

## **Median Age**

**39.7**

**Years**

West Monroe, LA

---

**36.2**

**Years**

Ouachita Parish, LA

---

**37.2**

**Years**

Louisiana

---

**38.2**

**Years**

United States of America

Sources: US Census Bureau ACS 5-year 2016-2020

## ***Population by Age***

**West Monroe's population is slowly growing older.** According to the U.S. Census Bureau West Monroe's 55 and older population increased from 27.7 percent in 1990 to 31.3 percent in the 2015-2019 American Community Survey 5-year estimates. Although West Monroe's 55 and older population increased slightly (3.6 percent) during this period, it didn't grow nearly as much as Ouachita Parish (7.3 percent) and Louisiana (8.5 percent). Consistent with parish and state trends, West Monroe's largest age cohort has been and continues to be people ages 25 to 34. Between 1990 and 2019 this age group increased from 15.9 percent to 18.2 percent in West Monroe while the parish (-1.6 percent) and state (-2.4 percent) experienced a decrease.

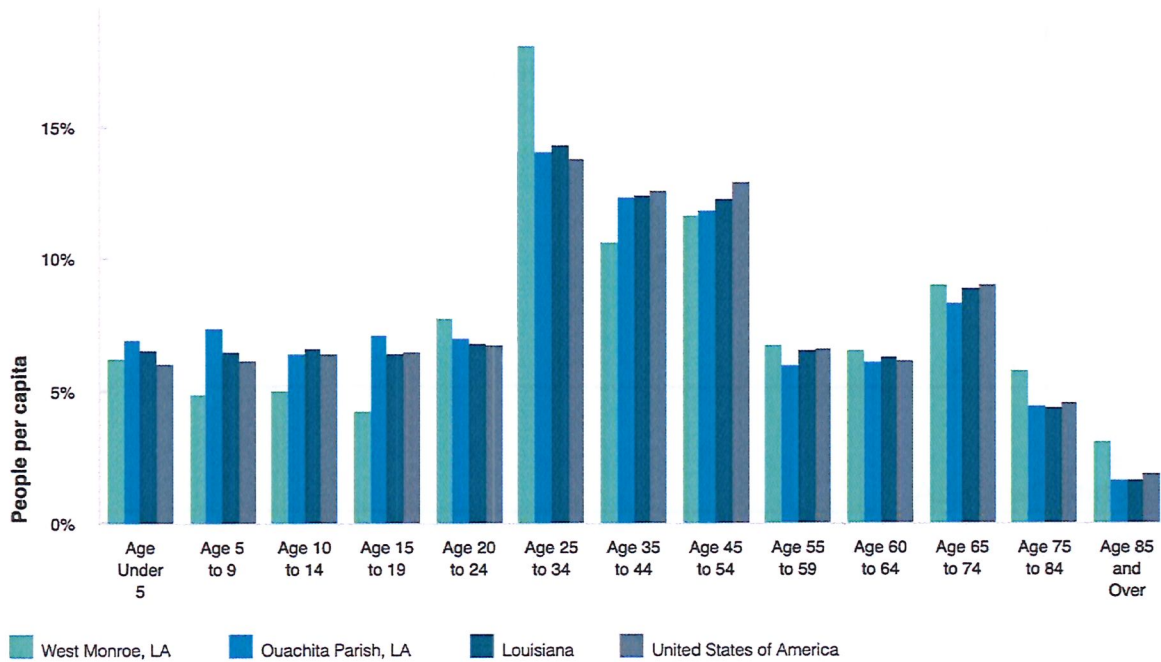
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Chapter 3: Historical Trends & Projections

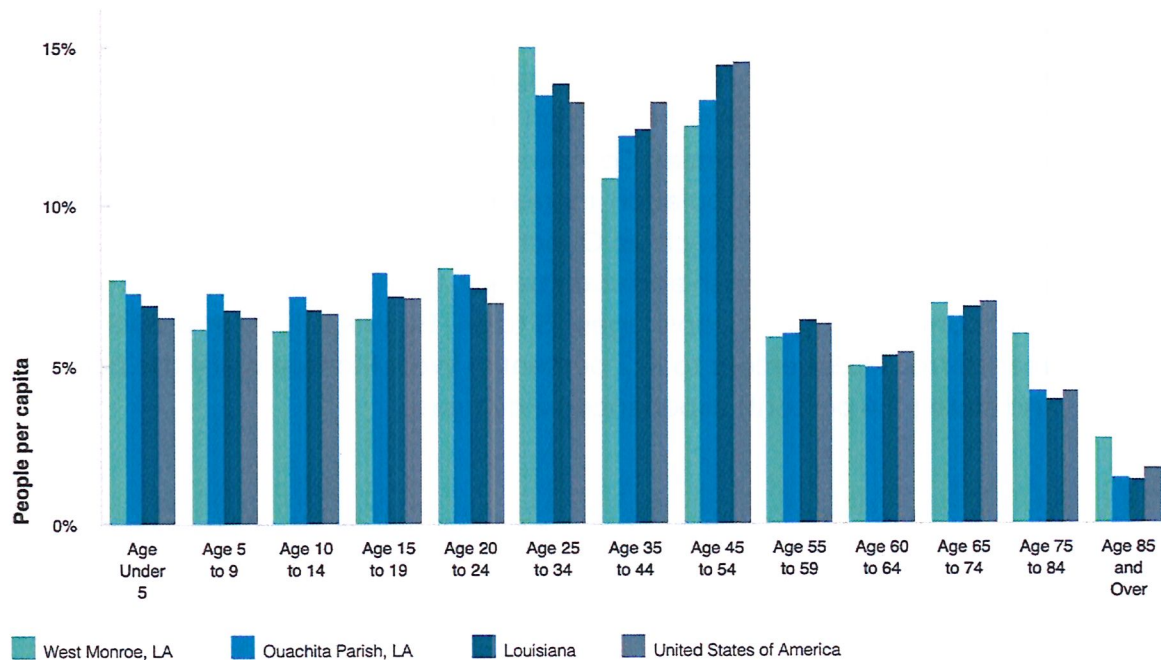
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Age Totals



Sources: US Census Bureau ACS 5-year 2016-2020

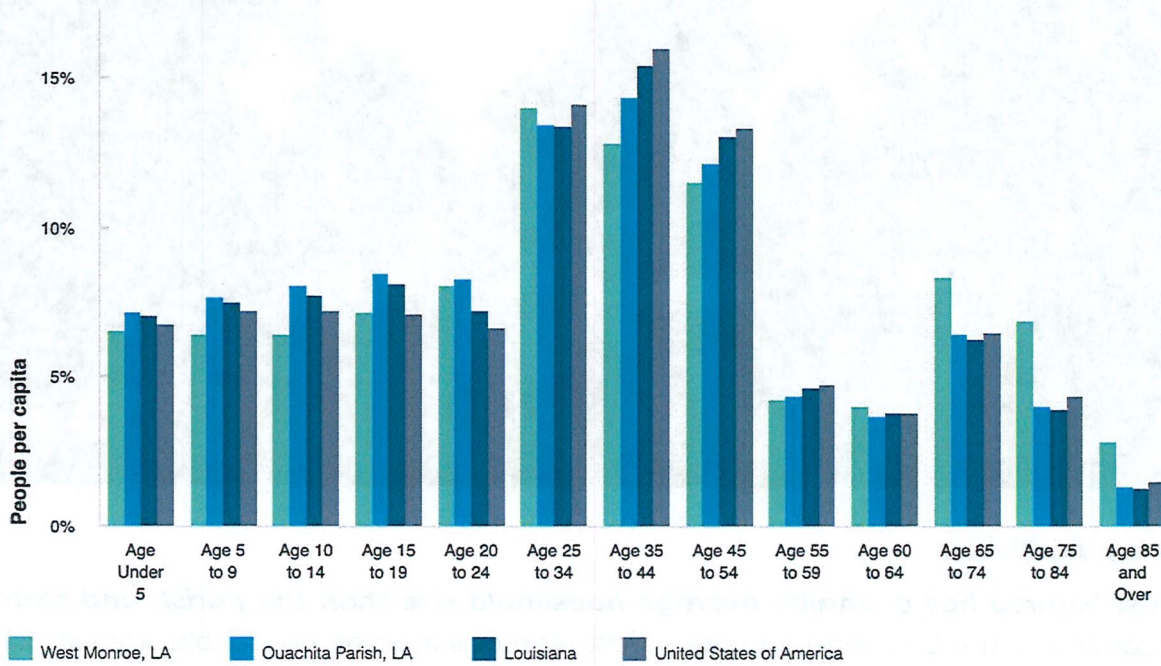
Age Totals



Sources: US Census Bureau 2010

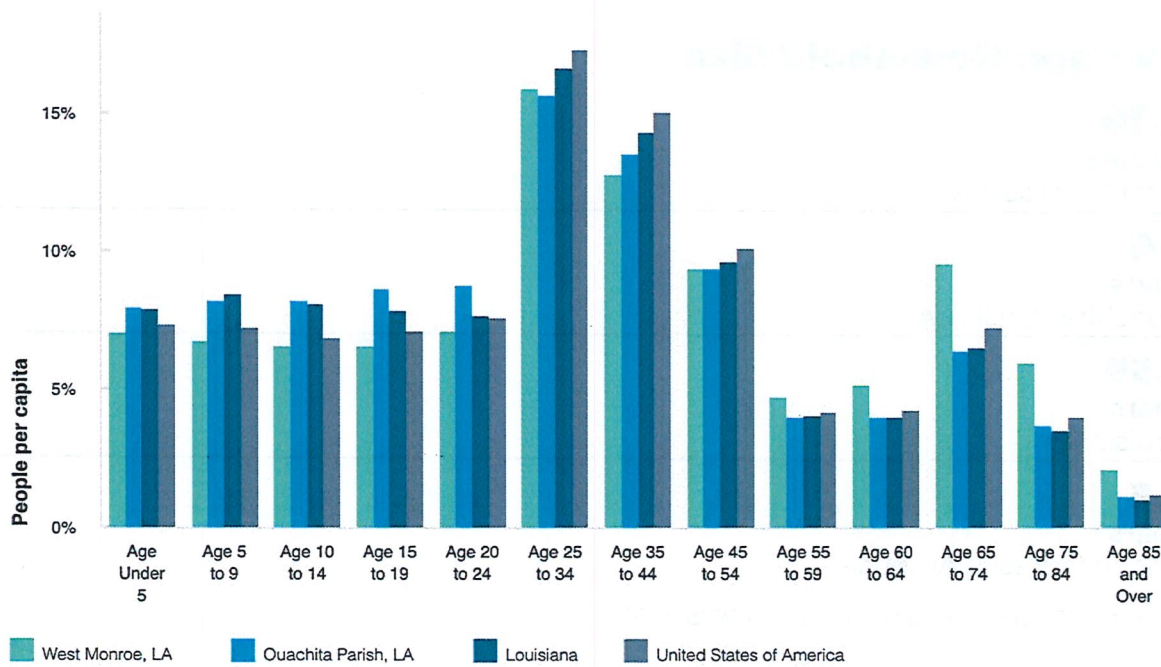
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### Age Totals



Sources: US Census Bureau 2000

### Age Totals



Sources: US Census Bureau 1990



**\*DRAFT\******Household Size***

***West Monroe has a smaller average household size than the parish and state.***

According to the U.S. Census Bureau West Monroe's average household size was 2.17 in the 2015-2019 American Community Survey 5-year estimates, which is substantially lower than Ouachita Parish (2.63), Louisiana (2.61), and the United States (2.62). Between 1990 and 2019 West Monroe's average household size decreased from 2.36 people in 1990 to 2.17 in 2019. During this same period, the average household size in the parish and state remained relatively stable.

**Average Household Size****2.16****People**

West Monroe, LA

**2.6****Years**

Ouachita Parish, LA

**2.59****Years**

Louisiana

**2.6****Years**

United States of America

Sources: US Census Bureau ACS 5-year 2016-2020

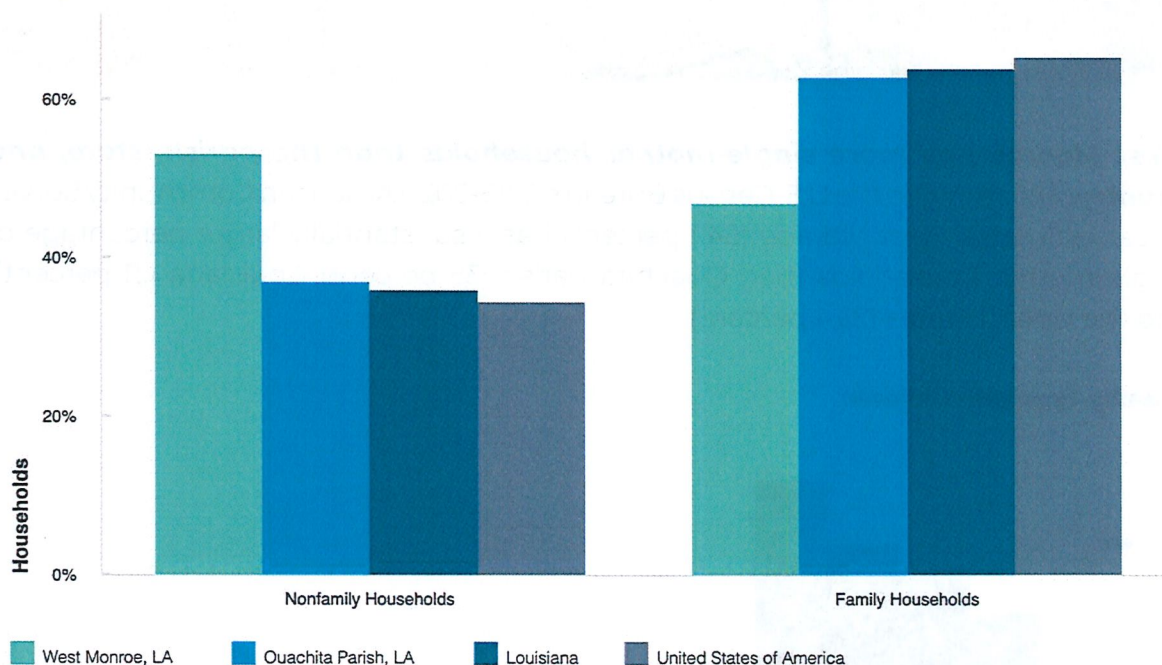
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## Household Type

### **West Monroe has more non-family households than the parish, state, and country.**

According to the U.S. Census Bureau's 2016-2020 American Community Survey 5-year estimates West Monroe (51.9 percent) has a substantially larger percentage of non-family households than Ouachita Parish (38.2 percent), Louisiana (36.3 percent), and the United States (34.7 percent). A family household has at least two people and is defined by the U.S. Census Bureau as "a householder and one or more other people related to the householder by birth, marriage, or adoption". A non-family household may be either a single person or unrelated people living together.

### Family vs Nonfamily Households



Sources: US Census Bureau ACS 5-year 2016-2020

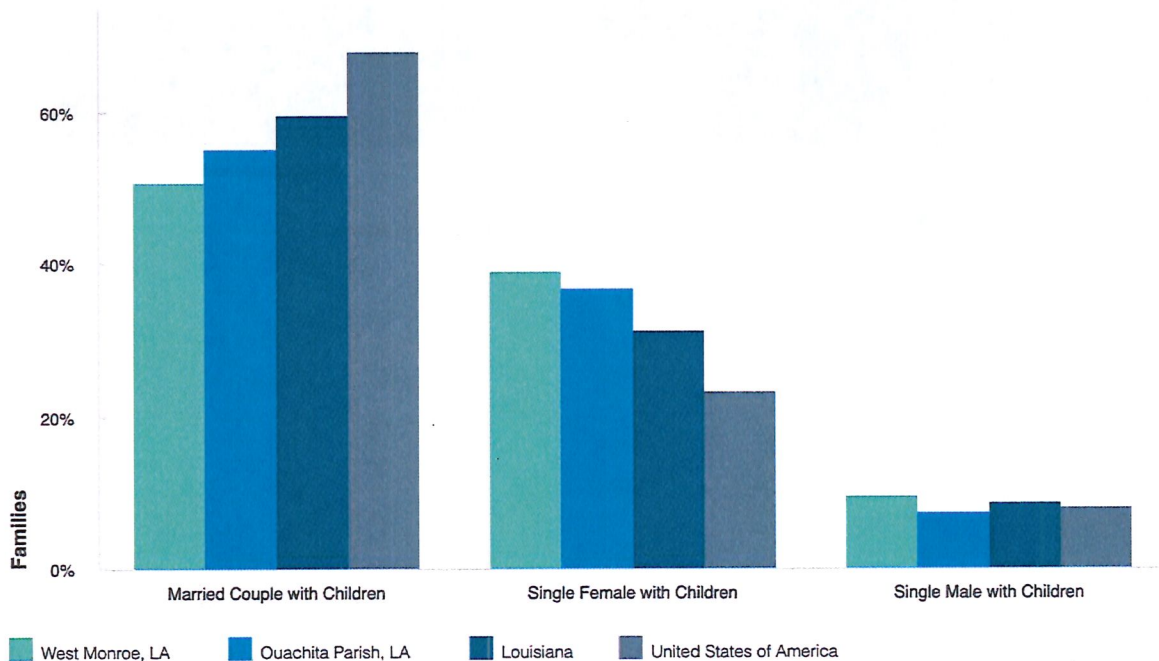
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**West Monroe has more single-mother households than the parish, state, and country.** According to the U.S. Census Bureau's 2016-2020 American Community Survey 5-year estimates West Monroe (54.1 percent) has a substantially larger percentage of single-mother households than Ouachita Parish (35 percent), Louisiana (31 percent), and the United States (23.4 percent).

### Family Type with Children

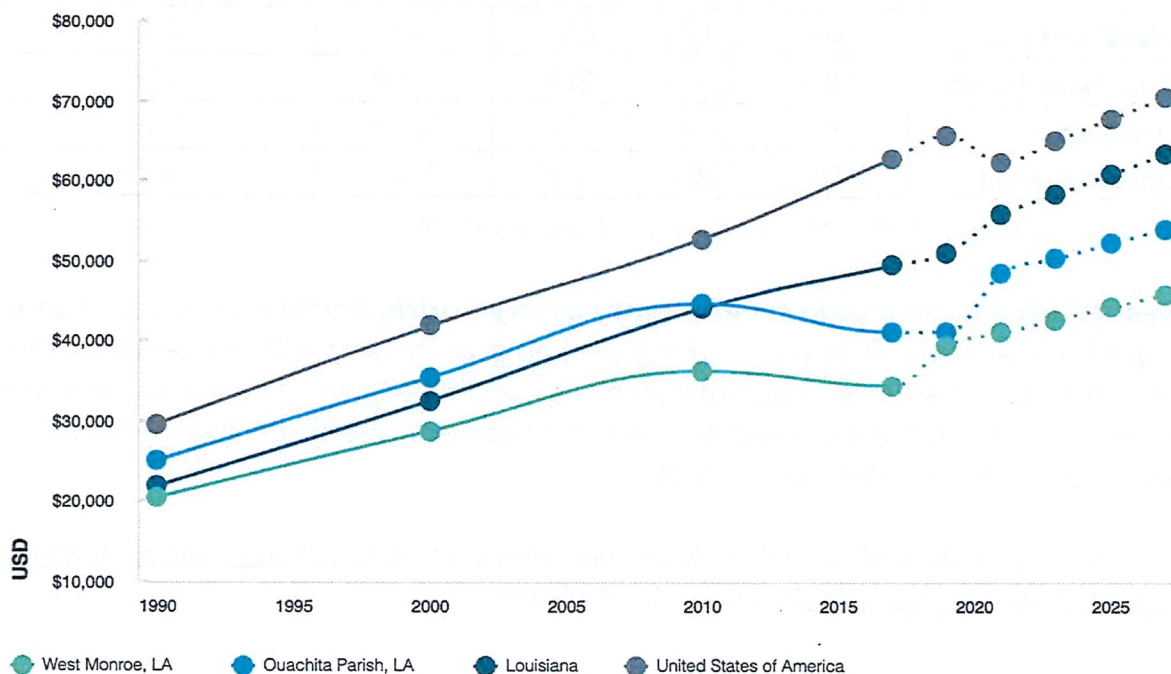


Sources: US Census Bureau ACS 5-year 2016-2020

## income

### *Median Household Income*

**West Monroe's median household income is substantially lower compared to the parish and state.** According to the U.S. Census Bureau West Monroe's median household income has increased from \$20,530 in 1990 to \$34,454 in 2019. However, Ouachita Parish (\$25,129 in 1990 to \$41,121 in 2019) and Louisiana (\$21,949 in 1990 to \$49,469 in 2019) experienced significantly greater growth during this same period. Between 2010 and 2019, West Monroe's median household income decreased 5.34 percent, yet the state's grew 10.88 percent during the same period.



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## Poverty

**West Monroe has more residents living at or below the poverty line than the parish and state.** According to the U.S. Census Bureau nearly a quarter (24.3 percent) of West Monroe's population is living at or below the poverty line, which is \$12,880 for a single individual and \$26,500 for a family of four. Between 2010 and 2019, West Monroe realized a 4.2 percent increase in this population segment at a greater rate than Ouachita Parish (2.5 percent) and Louisiana (1 percent) during the same period.

	People Below Poverty Line				
	1990	2000	2010	2015-2019	Percent Change (2010 to 2019)
<b>West Monroe</b>	21.0%	20.7%	20.1%	24.3%	4.2%
<b>Ouachita Parish</b>	23.8%	20.0%	21.1%	23.6%	2.5%
<b>Louisiana</b>	22.9%	19.0%	17.7%	18.7%	1.0%
<b>United States</b>	12.8%	12.0%	13.8%	13.1%	-0.7%

Sources: US Census 1990, 2000, 2010; US Census ACS 5-year 2015-2019

**West Monroe is located in a persistent poverty parish.** Persistent poverty counties (or parishes) are counties/parishes that have had poverty rates of 20 percent or greater for at least 30 years. Since Ouachita Parish has maintained a poverty rate of 20 percent or greater since 1990, it is considered a persistent poverty parish which also designates West Monroe a persistent poverty area.

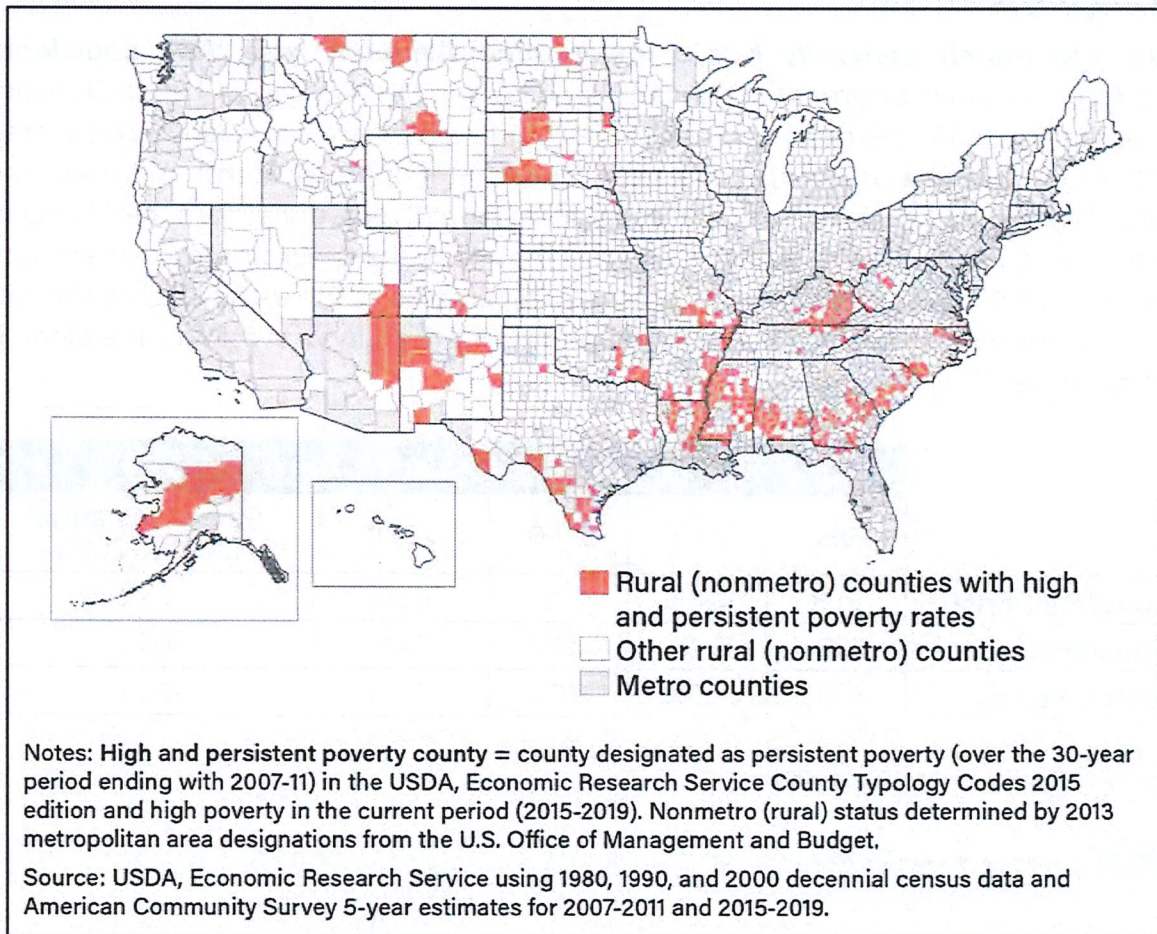
See the Congressional Research Service's report titled "[The 10-20-30 Provision: Defining Persistent Poverty Counties](#)" for more information.

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## High and persistent poverty rates in U.S. rural counties, 2019

USDA Economic Research Service  
U.S. DEPARTMENT OF AGRICULTURE



## employment

### Unemployment Rate

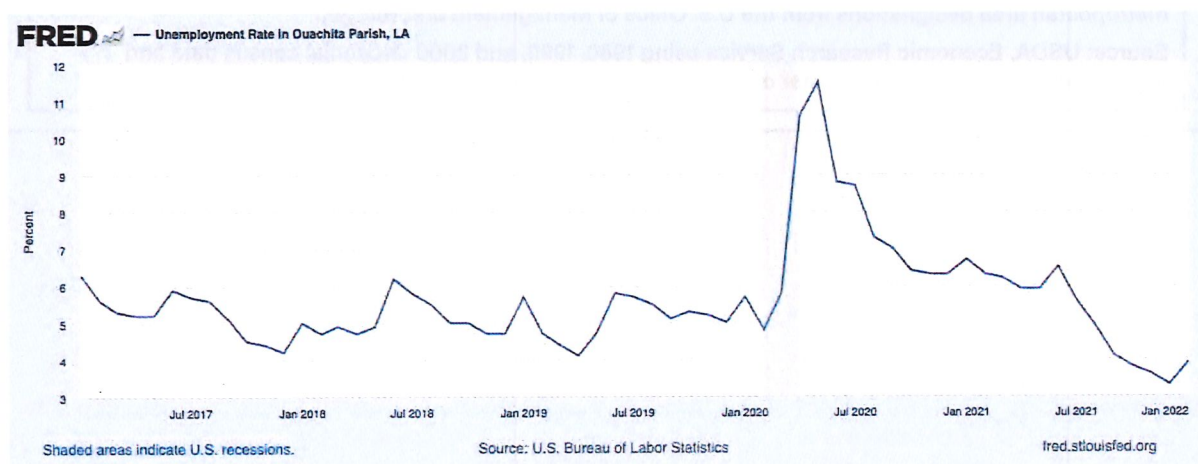
**Ouachita Parish generally has a lower unemployment rate than Louisiana.**

According to unemployment rates calculated by the U.S. Bureau of Labor Statistics Ouachita Parish (7.7 percent) and Louisiana (7.5 percent) were not nearly as impacted by the Great Recession compared to the United States (9.6 percent). Although the national economy and state and local economies are still recovering from the COVID-19 pandemic, Ouachita Parish (6.3 percent) has maintained a lower unemployment rate than Louisiana (7.4 percent) and, as of May 2021, remains at the same level as the rest of the country (6.3 percent). Unemployment data for the City of West Monroe alone is not available.

	Unemployment Rate				
	1990	2000	2010	2021*	Percent Change (2010 to 2021)
<b>Ouachita Parish</b>	5.5%	4.6%	7.7%	6.3%	-1.4%
<b>Louisiana</b>	6.2%	5.2%	7.5%	7.4%	-0.1%
<b>United States</b>	5.6%	4.0%	9.6%	6.3%	-3.3%

\*Data includes January-April 2021 only based on availability

Sources: US Bureau of Labor Statistics



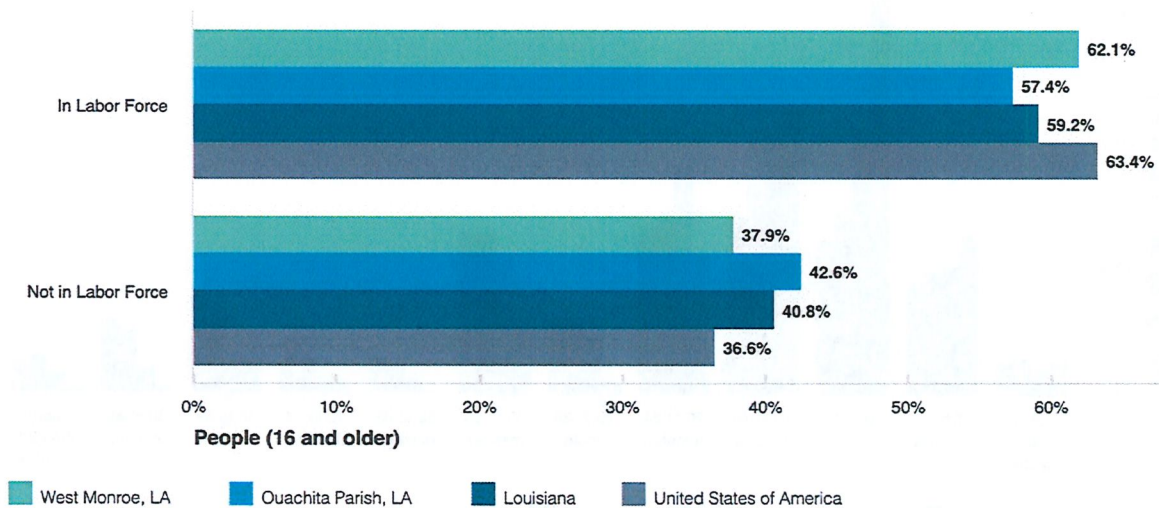
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## Labor Force Participation Rate

**West Monroe's labor force participation rate is nearly on par with the rest of the country.** According to the U.S. Bureau of Labor Statistics (BLS), the labor force participation rate is defined as "the percentage of the civilian non-institutional population 16 years and older that is working or actively looking for work". It is an important labor market measure because it represents the relative amount of labor resources available for the production of goods and services. In comparison to Ouachita Parish (57.4 percent) and the state (59.2 percent), West Monroe has the highest labor force participation rate with 62.1 percent of its population (16 years and older) either working or actively looking for work. However, West Monroe's labor force participation rate falls below the nation (63.4 percent) slightly which demonstrates some inefficiencies in the local labor market.

### Participation in Labor Force



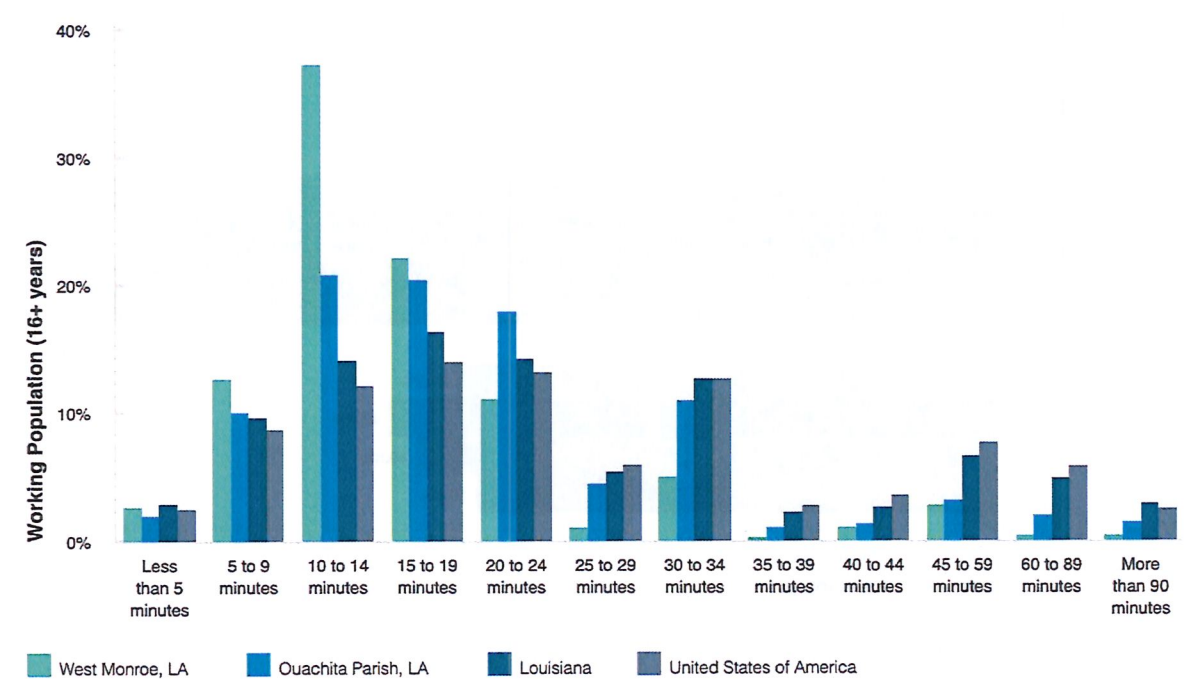
Sources: US Census Bureau ACS 5-year 2016-2020

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**Commute Times**

**West Monroe residents experience shorter commutes to work than those who live in the parish and state.** More than half of West Monroe's working population commutes less than 15 minutes to their workplace, which is significantly more than the parish (33.2 percent), state (26.9 percent), and country (23.7 percent). Only four percent of West Monroe's working population commutes to work for 45 minutes or longer, which is substantially less compared to the parish (6.9 percent), state (14.7 percent), and country (16.3 percent).

**Commute Time to Work**



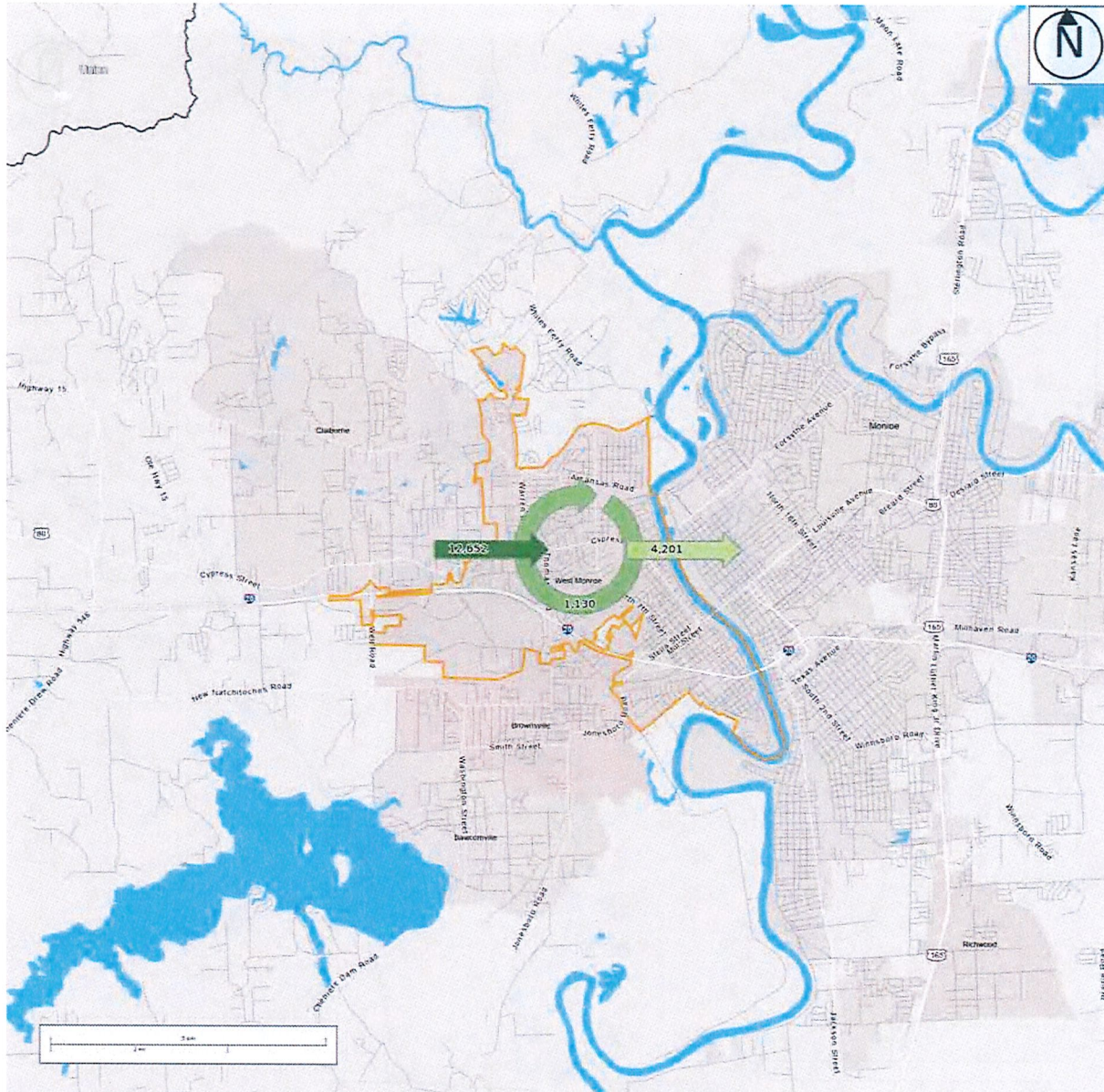
Sources: US Census Bureau ACS 5-year 2016-2020

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## ***Inflow and Outflow***

**West Monroe has more people that commute to work in the city than leave to work elsewhere.** According to the U.S. Census Bureau's OnTheMap tool West Monroe has a net inflow of workers. 12,652 people that live outside of West Monroe are employed in the city, and an additional 1,130 people are both living and employed in West Monroe. There are only 4,201 people who live in West Monroe but are employed elsewhere.

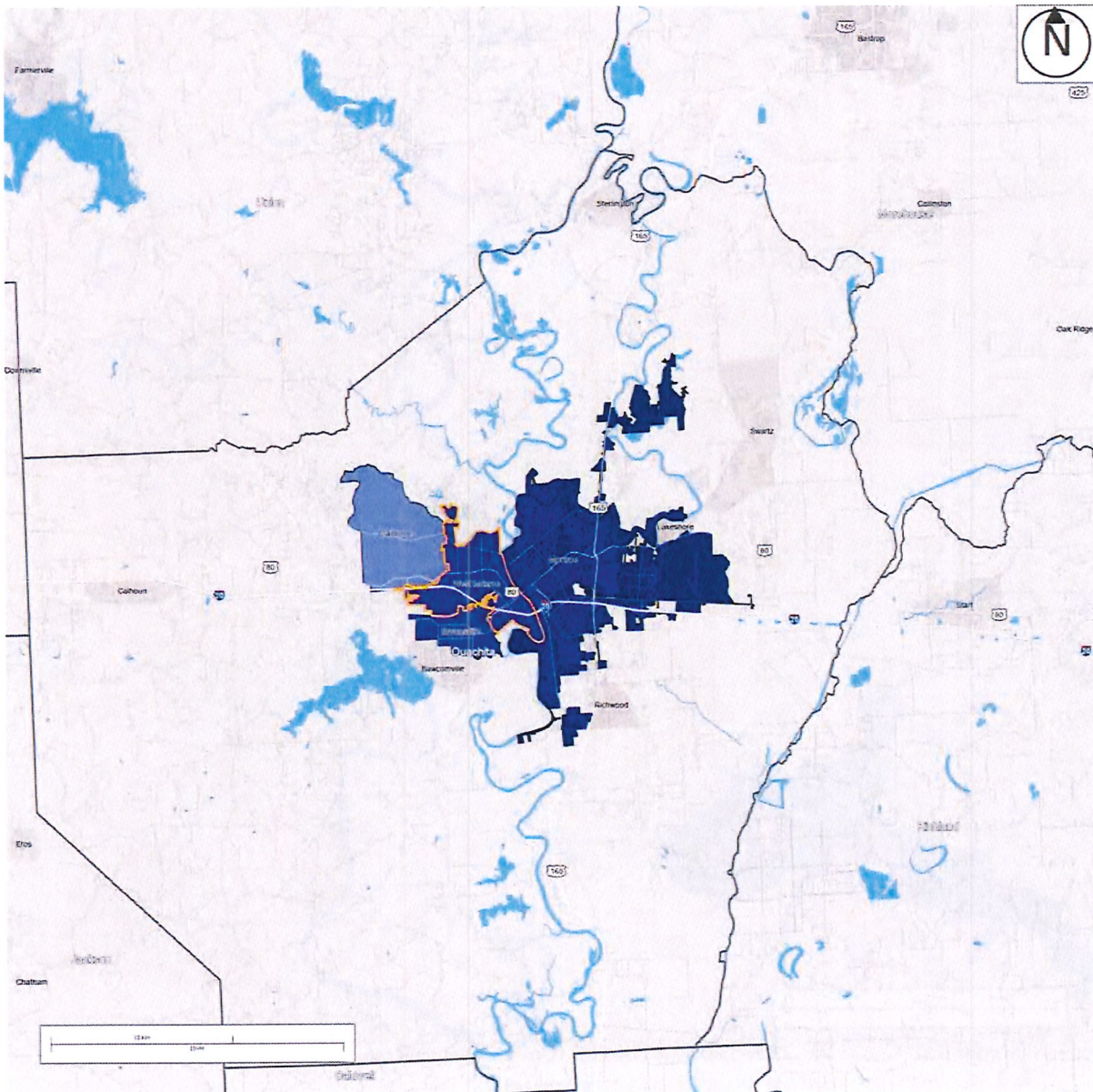


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**\*DRAFT\*****Work Destinations**

**West Monroe residents work primarily in Ouachita Parish.** According to the U.S. Census Bureau's OnTheMap tool 72.8 percent of West Monroe residents who work do so in Ouachita Parish. Approximately 38.6 percent of those residents work in the City of Monroe and 21.2 percent work in the City of West Monroe. Additionally 13 percent of West Monroe residents work in other counties/parishes and 27 percent work in other cities beyond the top 10 listed, respectively.



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Work Destinations by County/Parish (2018)		
County/Parish	Number	Percent
Ouachita Parish, LA	3,878	72.8%
Lincoln Parish, LA	170	3.2%
Caddo Parish, LA	122	2.3%
East Baton Rouge Parish, LA	117	2.2%
Richland Parish, LA	70	1.3%
Bossier Parish, LA	60	1.1%
Morehouse Parish, LA	57	1.1%
Lafayette Parish, LA	55	1.0%
Harris County, TX	55	1.0%
Jefferson Parish, LA	52	1.0%
All Other Counties/ Parishes	695	13.0%
<b>Total</b>	<b>5,331</b>	<b>100.0%</b>

Work Destinations by City		
County/Parish	Number	Percent
Monroe, LA	2,055	38.6%
West Monroe, LA	1,130	21.2%
Brownsville CDP, LA	154	2.9%
Ruston, LA	135	2.5%
Shreveport, LA	115	2.2%
Claiborne CDP, LA	96	1.8%
Baton Rouge, LA	77	1.4%
Bossier City, LA	50	0.9%
Lafayette, LA	44	0.8%
Houston, TX	35	0.7%
All other cities	1,440	27.0%
<b>Total</b>	<b>5,331</b>	<b>100.0%</b>



## housing

### *Owner vs. Renter Occupied*

**Homeownership has decreased substantially in West Monroe since 1990.** According to the U.S. Census Bureau's 2015-2019 American Community Survey 5-year estimates, 39.7% of West Monroe residents own their home and 60.3% of residents rent their dwelling. These figures are vastly different in comparison to Ouachita Parish (58.4% owner / 41.6% renter), Louisiana (65.6% owner / 34.4% renter), and the United States (64.0% owner / 36.0% renter) overall.

	Renter vs. Owner Occupancy							
	Owner (1990)	Renter (1990)	Owner (2000)	Renter (2000)	Owner (2010)	Renter (2010)	Owner (2015-2019)	Renter (2015-2019)
<b>West Monroe</b>	58.3%	42.3%	57.2%	47.9%	46.7%	53.7%	39.7%	60.3%
<b>Ouachita Parish</b>	64.8%	35.2%	64.1%	35.9%	61.2%	38.8%	58.4%	41.6%
<b>Louisiana</b>	65.9%	34.1%	67.9%	32.1%	67.2%	32.8%	65.6%	34.4%
<b>United States</b>	64.2%	35.8%	66.2%	33.8%	65.1%	34.9%	64.0%	36.0%

### *Median Home Value*

**West Monroe's median home value is less than the parish, state, and country.**

According to the U.S. Census Bureau's 2015-2019 American Community Survey 5-year estimates, West Monroe's median home value is \$133,100. In the 2010 Census, West Monroe's median home value was \$106,285, which is a 20.15 percent increase compared to the 2015-2019 estimates. West Monroe realized the greatest percentage change in median home value between 2010 and 2019 compared to the state and country, and was only behind Ouachita Parish by 1.67 percent.

	Renter vs. Owner Occupancy				
	1990	2000	2010	2015-2019	Percent Change (2010 to 2019)
<b>West Monroe</b>	\$48,991.00	\$74,549.00	\$106,285.00	\$133,100.00	20.15%
<b>Ouachita Parish</b>	\$54,987.00	\$82,799.00	\$114,695.00	\$146,700.00	21.82%
<b>Louisiana</b>	\$58,000.00	\$85,000.00	\$135,400.00	\$163,100.00	16.98%
<b>United States</b>	\$79,100.00	\$111,800.00	\$186,200.00	\$217,500.00	14.39%

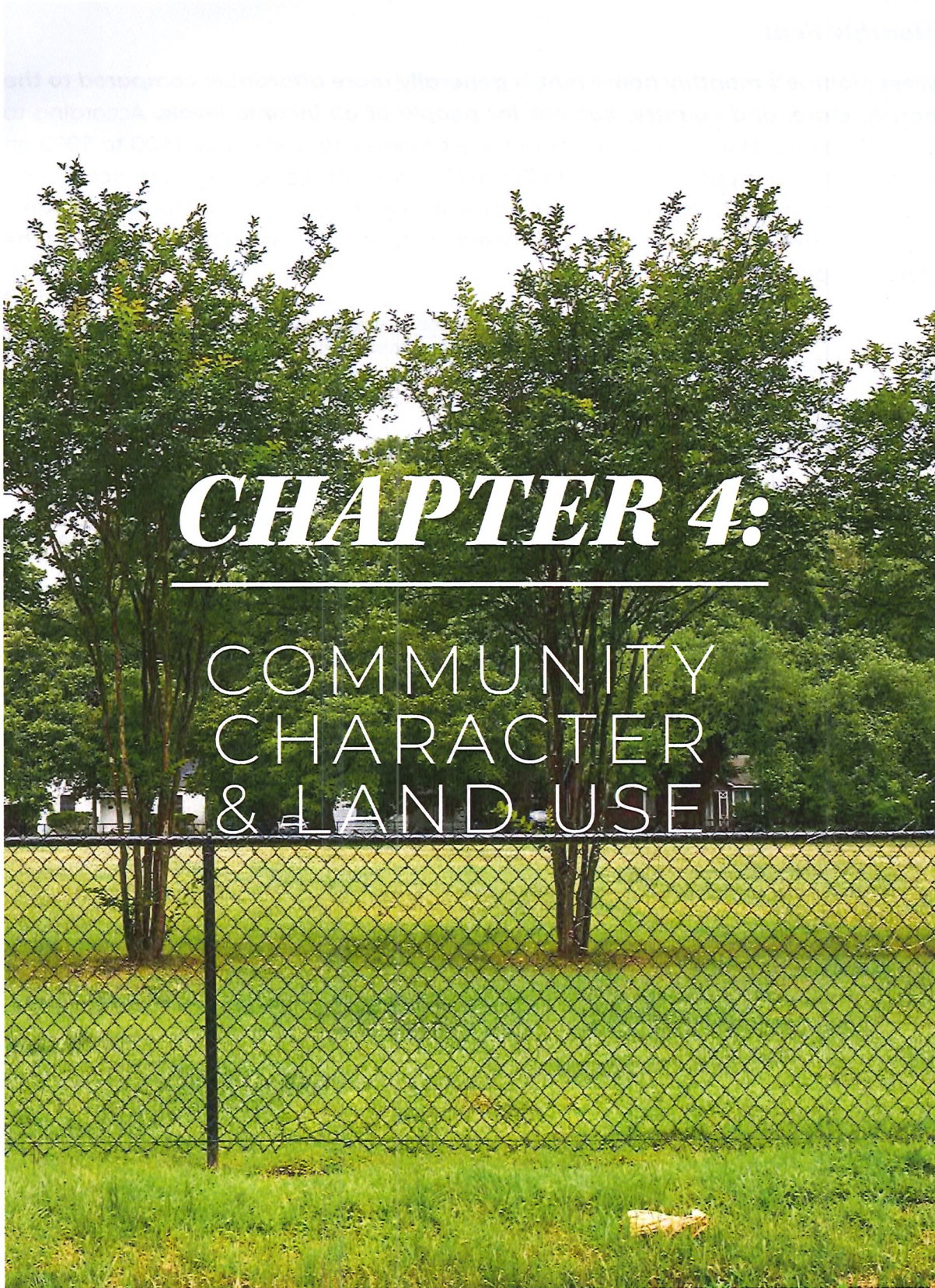
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## Monthly Rent

**West Monroe's monthly home rent is generally more affordable compared to the parish, state, and country, but not for people of all income levels.** According to the U.S. Census Bureau 64.5 percent of West Monroe residents pay \$500 to \$999 on monthly rent, compared to Ouachita Parish (55.6 percent), Louisiana (45.9 percent), and the United States (34.4 percent). However, only 11.4 percent of West Monroe residents pay \$499 or less on monthly rent compared to Ouachita Parish (17.4 percent) and the state (12.5 percent).

	Renter vs. Owner Occupancy							
	\$200 or less	\$200 to \$299	\$300 to \$499	\$500 to \$749	\$750 to \$999	\$1,000 to \$1,499	\$1,500 to \$1,999	\$2,000 or more
<b>West Monroe</b>	0.0%	1.7%	9.4%	36.7%	27.8%	12.3%	2.1%	3.7%
<b>Ouachita Parish</b>	1.0%	3.7%	12.7%	26.1%	29.5%	15.9%	1.0%	1.4%
<b>Louisiana</b>	1.2%	3.7%	7.6%	19.2%	26.7%	23.2%	5.5%	2.0%
<b>United States</b>	1.0%	2.7%	5.2%	14.3%	20.1%	28.5%	13.3%	9.9%

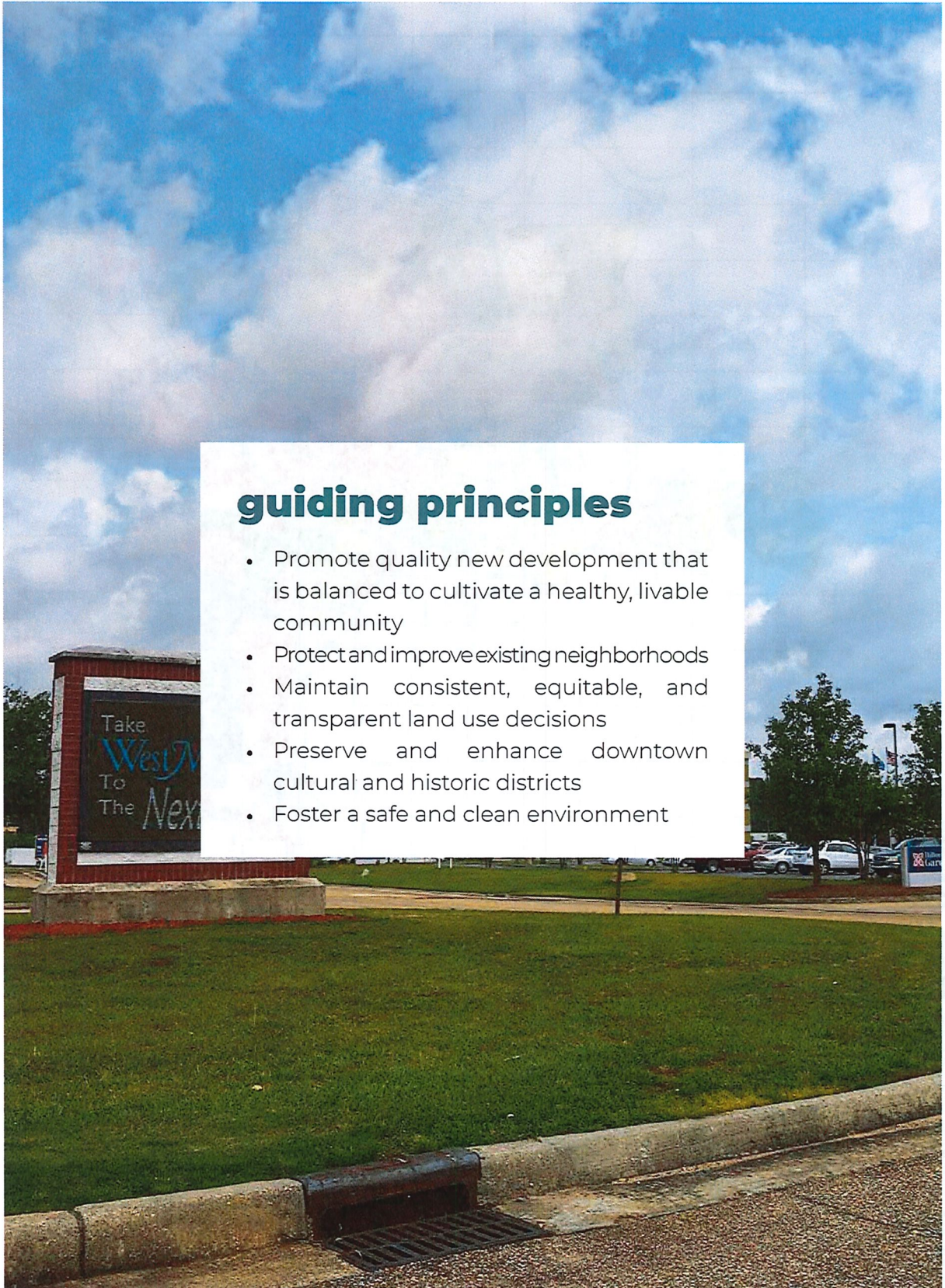






## guiding principles

- Promote quality new development that is balanced to cultivate a healthy, livable community
- Protect and improve existing neighborhoods
- Maintain consistent, equitable, and transparent land use decisions
- Preserve and enhance downtown cultural and historic districts
- Foster a safe and clean environment















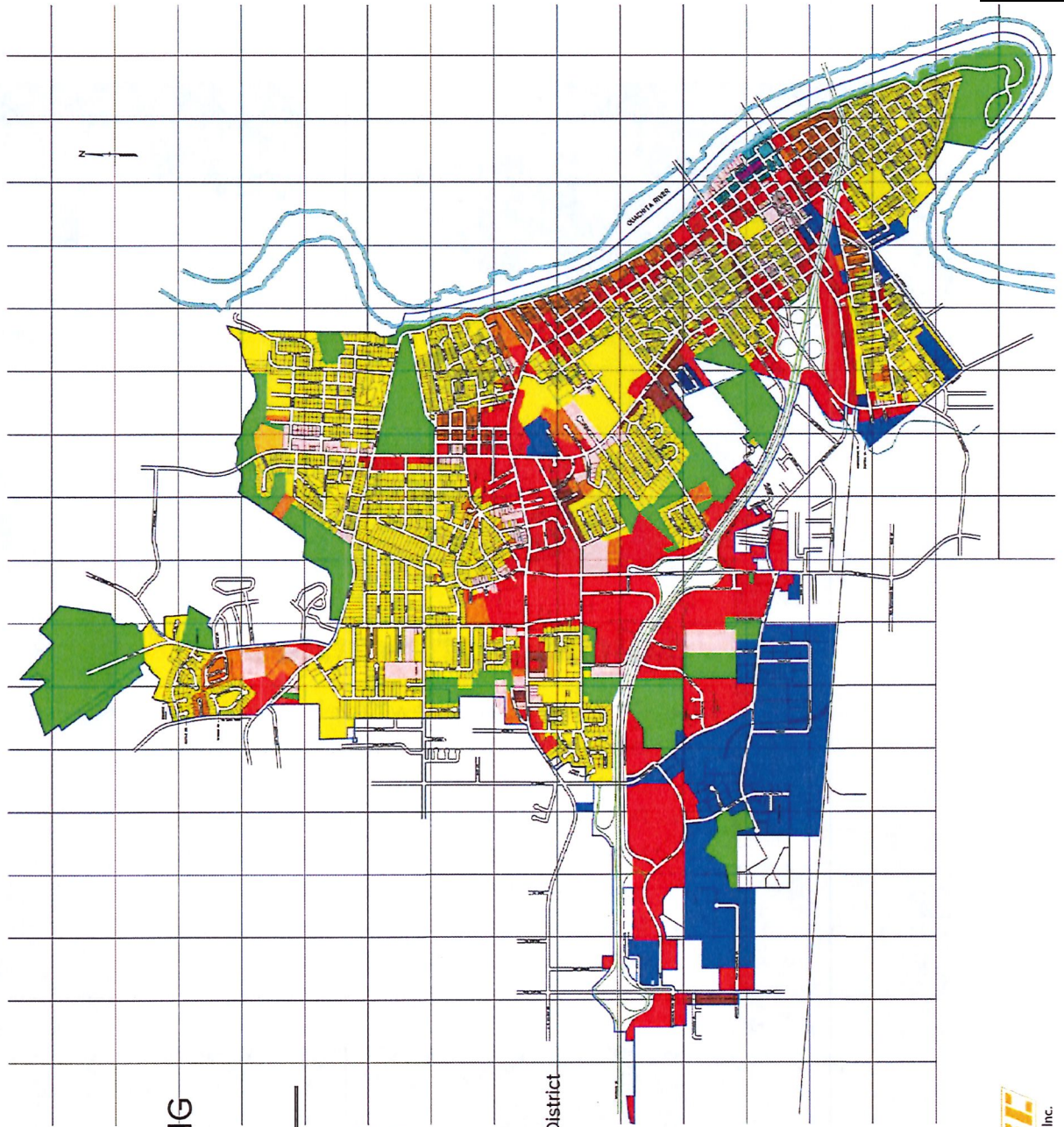
**DRAFT**  
**existing land use map**



**EXISTING LAND USE AND ZONING  
PLAN, JULY 2021**

**MAP LEGEND**

	R-1 One Family Residential District
	R-2 Multiple Family Residential District
	R-1H Higher Density Residential District
	B-1 Traditional Business District
	B-2 Business Park District
	B-3 General Business District
	B-4 Downtown Development District
	CB-4 Central Downtown Development District
	I-1 Light to Heavy Industrial District
	O-L Open Land Districts






















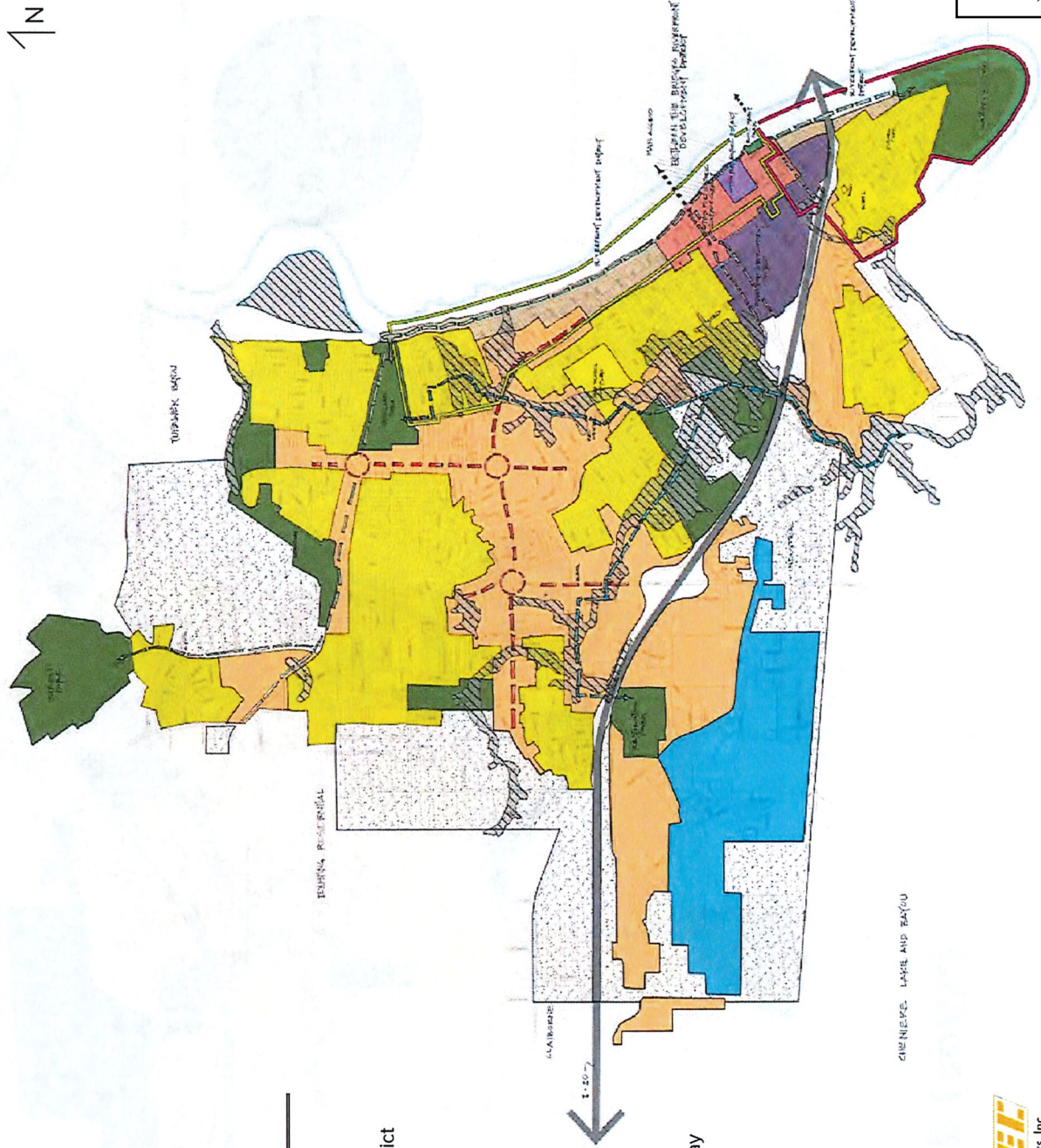
# DRAFT future vision map



## PROPOSED LAND USE AND ZONING CONCEPT

### MAP LEGEND

-  Cotton Port Historic District
-  Cotton Port Historic District Overlay
-  Between the Rivers Development District
-  Downtown Development District
-  Riverfront Development District
-  Commercial Districts
-  Neighborhoods
-  Industrial District
-  Park and Pedestrian Bike Linkages
-  Floodplain / Floodzone
-  Opportunities for Future Growth
-  Central Business Development District
-  South Riverfront Cultural District Overlay
-  West Monroe Cultural District Overlay
-  Proposed Pedestrian Linkage
-  Proposed Black Bayou Canal
-  Recreation Trail





# DRAFT future vision map (cont.)



LAND USE AND ZONING CONCEPT  
PREPARED FOR WEST MONROE, LA



Cotton Port Historic District



Residential Neighborhoods



Downtown Development District



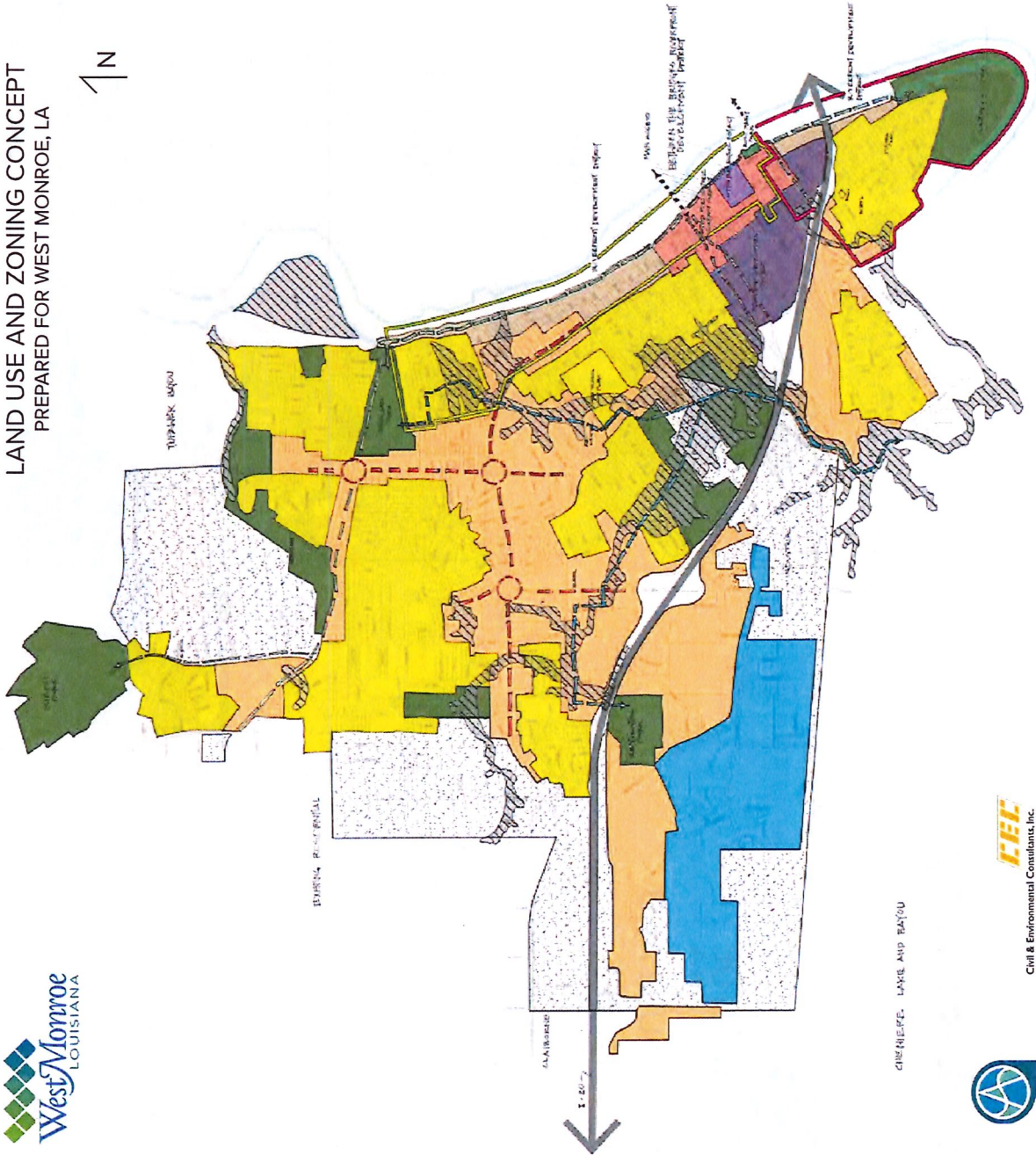
Between the Rivers Development Zone



Transitional Commercial District



Proposed Black Bayou Canal Recreation



**FEL**  
Civil & Environmental Consultants, Inc.



## goals, objectives & strategies

### Goal 1: West Monroe creates and maintains unified zoning districts that protect the intended, distinct character of each district.

**Objective 1:** Clarify and refine the existing land use plan to align with the collective needs of the public and city.

- **Strategy 1:** Analyze the existing land use and zoning plan to identify areas needing further clarification from both a government and public perspective.
- **Strategy 2:** Create a revised land use and zoning plan containing unified zoning districts\*.

*\*The boundaries of these districts must be clearly defined and permitted land uses within each district expanded upon.*



### Goal 2: West Monroe leverages its cultural and historic districts to promote similar development and growth in neighborhoods throughout the city.

**Objective 1:** Develop and sustain vibrant and unique Cultural and Historic Districts that attract visitors and foster economic development.

- **Strategy 1:** In phases, implement the downtown and riverfront park master plans to revitalize the historic downtown area and add unique attractions.
- **Strategy 2:** Analyze existing public amenities (i.e. roads, sidewalks, lighting, plantings, parks, etc.) and identify strategic improvements to support the Cultural and Historic Districts.

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- **Strategy 3:** Implement identified improvements from the previous Strategy 2.
- **Strategy 4:** Collaborate with appropriate organizations to organize new and existing public events to further promote the Cultural and Historic Districts.

**Objective 2:** Capitalize on the development occurring within the Cultural and Historic Districts to support other areas of the city.

- **Strategy 1:** Create a unified architectural theme throughout West Monroe that draws upon the Cultural and Historic Districts; encourage new development to follow this identified theme.
- **Strategy 2:** Identify opportunities of development and amenities needed in other areas of the city to support the Cultural and Historic Districts.
- **Strategy 3:** Work with appropriate organizations to create an action plan around the opportunities identified in the previous Strategy 2 to sustain an integrated system of development and amenities that support and expand upon activity occurring in the Cultural and Historic Districts.

### **Goal 3: West Monroe uses its available natural resources to foster and sustain a multimodal trail network connecting residential neighborhoods to recreational amenities and the rest of the city.**

**Objective 1:** Assess the existing pedestrian circulation network and address deficiencies in the system.

- **Strategy 1:** Conduct an analysis of the existing pedestrian circulation routes in the city, being sure to identify any barriers that prevent pedestrian use, such as safety concerns.
- **Strategy 2:** Based on the existing circulation analysis, investigate missed connection opportunities to essential locations within the city and identify areas where a new pedestrian path would be feasible and beneficial.
- **Strategy 3:** As needed, continually update and revise the city's Bicycle and Pedestrian Plan to address areas of concern (identified in Strategy 1) and the implementation of new pedestrian-centric routes (identified in Strategy 2).

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**Objective 2:** Develop and maintain a system of water recreational opportunities to support the pedestrian circulation network.

- **Strategy 1:** Conduct an analysis of possible recreational opportunities along the Ouachita River, based on ideas discovered during past community visioning meetings.
- **Strategy 2:** Collaborate with appropriate organizations to implement and maintain desired water recreation activities.
- **Strategy 3:** Integrate the water recreation network with the pedestrian circulation network to create a fully integrated transportation system that emphasizes safety and connects residential neighborhoods to key locations within the city.

**Objective 3:** Develop and maintain a system of parks throughout the city that are integrated within the pedestrian circulation system.

- **Strategy 1:** Conduct an analysis of existing parks and identify opportunities for improvements, including new park development.
- **Strategy 2:** Collaborate with appropriate organizations to create a Parks and Recreation master plan for the city, including public input and professional recommendations.
- **Strategy 3:** Identify strategic priorities within the Parks and Recreation master plan and collaborate with appropriate organizations to implement these projects throughout the city.

## strategic initiatives

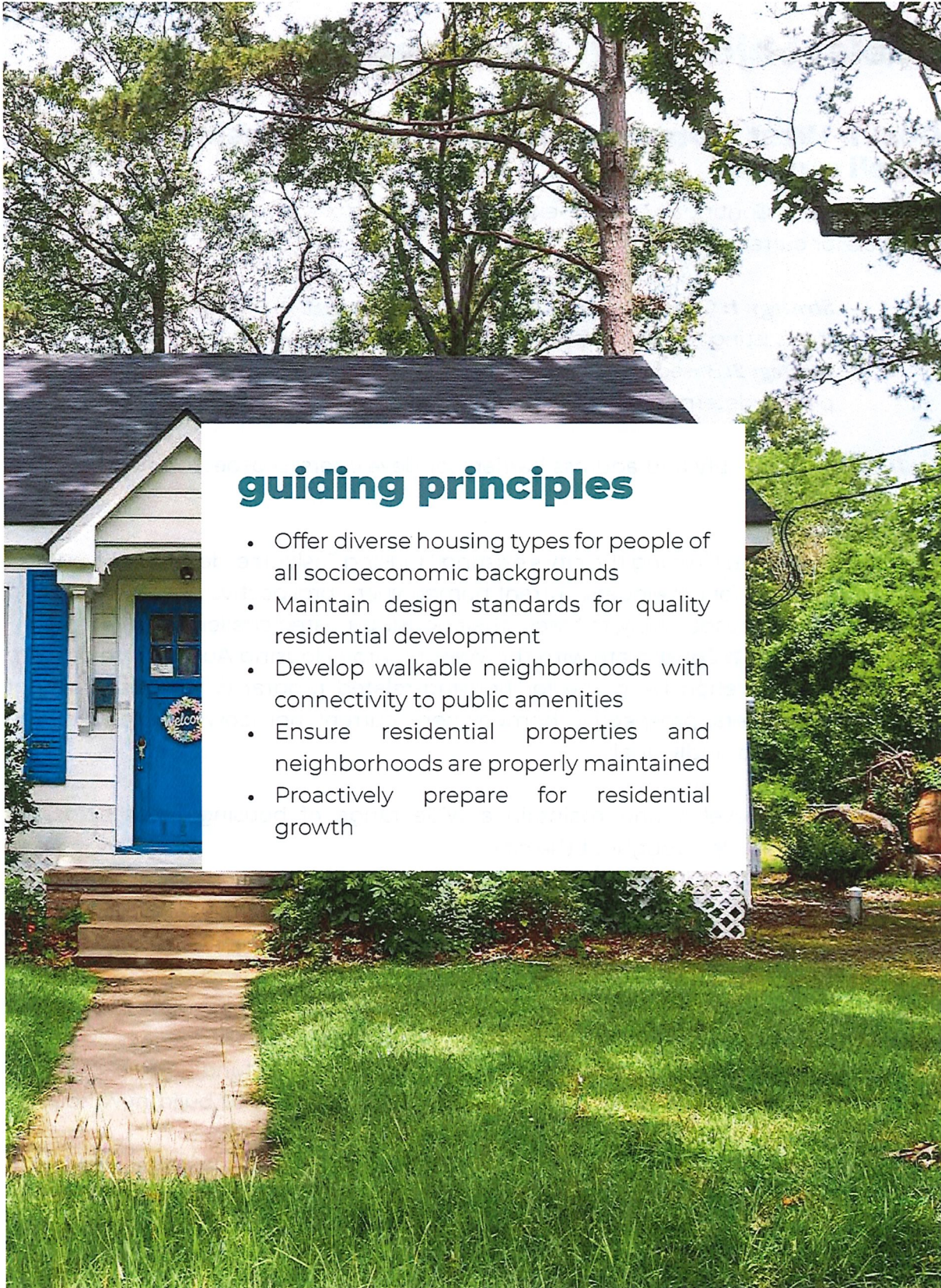
- Improve existing city zoning ordinance
- Revise land use map to align with future vision map
- Establish ordinance to regulate short-term rentals (ex. Airbnb)
- Establish architectural and landscaping standards for commercial properties and newly constructed residential units
- Pursue annexation of nearby areas when and where the majority of residents support it
- Develop a Parks and Recreation master plan













## goals, objectives & strategies

### Goal 1: West Monroe offers a variety of housing options for all people.

**Objective 1:** Continually assess existing housing stock and range of affordability levels for current residents.

- **Strategy 1:** Conduct a [housing needs assessment](#) every five years to analyze the existing housing supply and demand and project future needs.
- **Strategy 2:** Based on the housing needs assessment, develop a housing action plan to determine the appropriate strategies to address gaps.

**Objective 2:** Identify and address barriers for developers, prospective homeowners, and renters.

- **Strategy 1:** Utilizing the city's existing Housing Taskforce, develop and publish a survey for developers, current homeowners, prospective homeowners, and renters, respectively, to assess their housing-related challenges.
- **Strategy 2:** Collaborate with the West Monroe Housing Authority to develop a comprehensive guide for housing-related programs and resources for developers, prospective homeowners, current homeowners, renters, and homeless individuals.

**Objective 3:** Develop and maintain a wide range of housing types across all affordability levels throughout the city.

- **Strategy 1:** Under certain conditions, allow for the diversification of housing types in select single-family districts to increase density and offer a wider range of residential options.
- **Strategy 2:** Improve city-owned land to encourage new residential development.
- **Strategy 3:** Identify and acquire public and/or private funding to capitalize a Revolving Loan Fund (RLF) to encourage developers to build new housing units and residents to rehabilitate existing units.
- **Strategy 4:** Collaborate with the West Monroe Housing Authority and local lending institutions to establish and offer home ownership resources for current and future residents.



## **Goal 2: West Monroe neighborhoods are safe, connected, and well maintained.**

**Objective 1:** Build awareness of existing and/or updated municipal code to encourage greater cooperation among residents.

- **Strategy 1:** Develop a webpage for Frequently Asked Questions (FAQ) related to residential zoning.
- **Strategy 2:** Develop and publish an interactive map online with residential districts and their corresponding zoning regulations.
- **Strategy 3:** Host an open house for residents every quarter or semiannually to provide an overview of the existing zoning ordinance, answer related questions, and solicit input for future improvements.

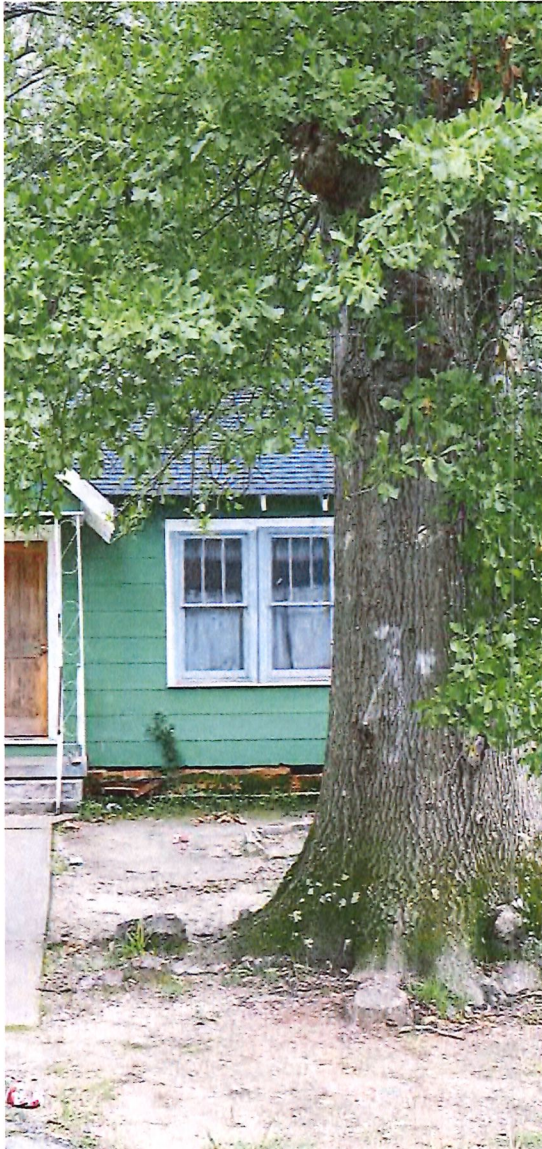
**Objective 2:** Maintain consistent design standards in residential neighborhoods to preserve and enhance community character.

- **Strategy 1:** Leverage the cultural district program to catalyze investment, revitalization, and preservation of eligible structures.

**Objective 3:** Expand and promote community policing efforts in all neighborhoods and districts throughout the city.

- **Strategy 1:** Adequately staff and sustain West Monroe Police Department's "Community Police" unit to foster positive relationships with residents and businesses.
- **Strategy 2:** Continue offering the Citizen's Police Academy, with expanded outreach to historically marginalized groups.





### **Goal 3: Housing development in West Monroe is consistent with its future vision map and accommodates residential growth.**

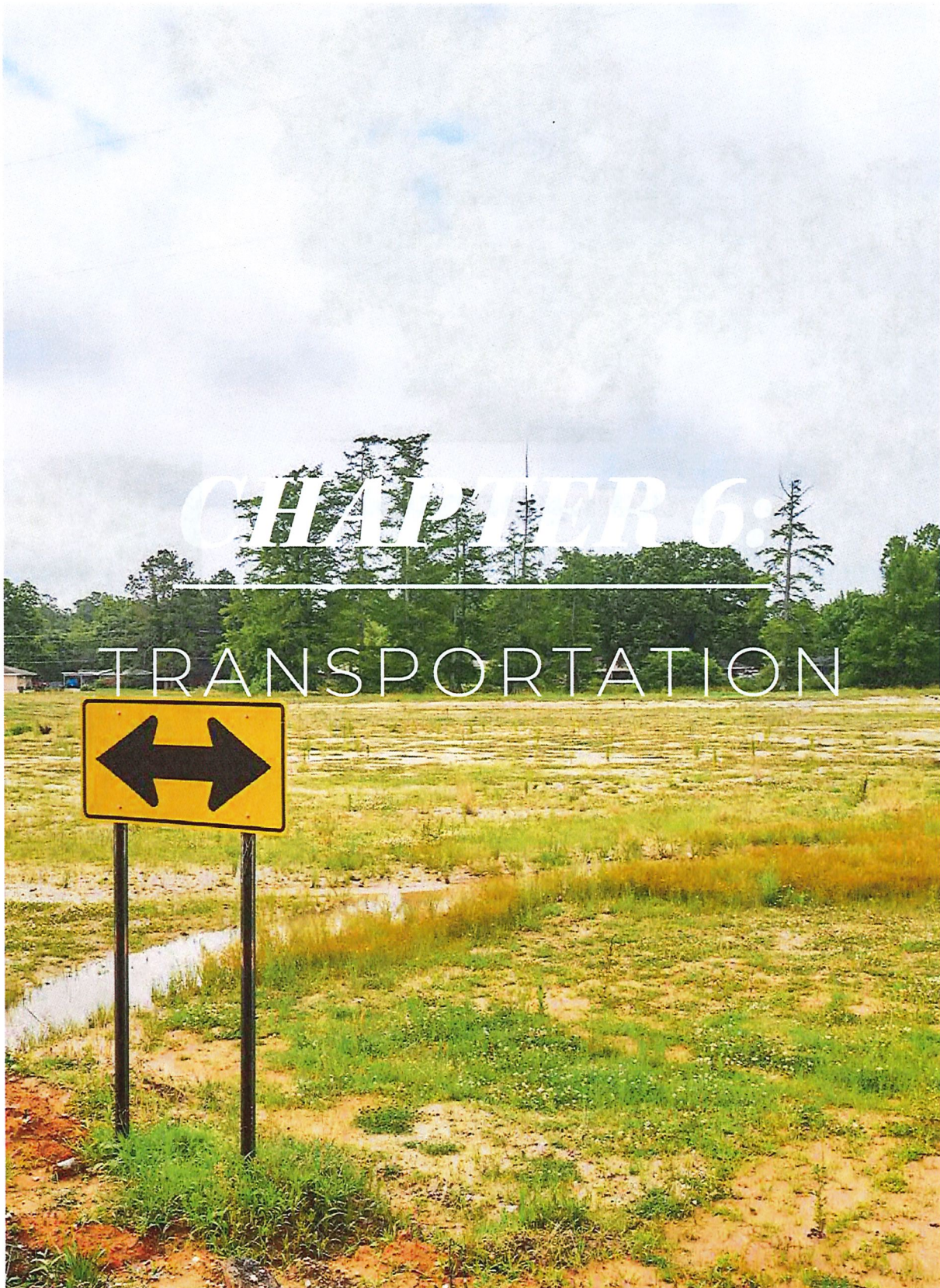
**Objective 1:** Monitor residential development throughout the city to accommodate short-term and long-term housing needs and supply of land.

- **Strategy 1:** Within the city's Capital Improvement Plan (CIP), ensure public infrastructure and related facilities are accounted for in areas that are anticipated to support future residential development and growth.

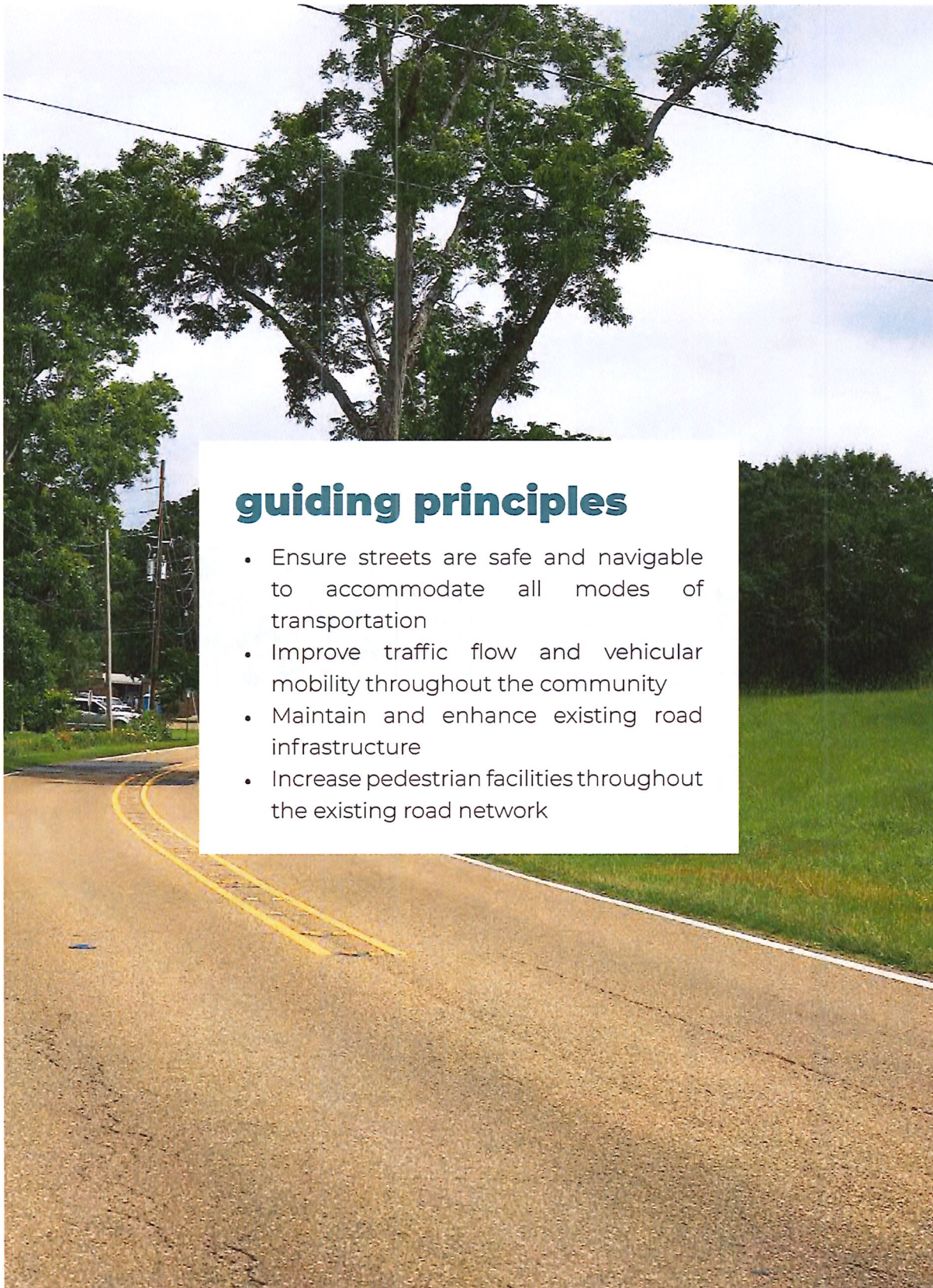
## **strategic initiatives**

- Establish a home ownership program in the South Riverbend Cultural District and throughout other parts of the city
- Leverage private funding to develop incentive program(s) that catalyze rehabilitation of residential structures within West Monroe's two cultural districts
- Capitalize a Revolving Loan Fund (RLF) for new housing development and/or rehabilitation of existing units
- Develop new residential area in Highland Park
- Establish a land bank program to stimulate development throughout the city









## guiding principles

- Ensure streets are safe and navigable to accommodate all modes of transportation
- Improve traffic flow and vehicular mobility throughout the community
- Maintain and enhance existing road infrastructure
- Increase pedestrian facilities throughout the existing road network



## goals, objectives & strategies

### Goal 1: West Monroe offers safe and reliable transportation options to accommodate all users.

**Objective 1:** Assess and address traffic, access, and safety challenges throughout the local transportation network.

- **Strategy 1:** Redesign corridors and areas with existing safety and security needs (Source: 2045 Metropolitan Transportation Plan).
- **Strategy 2:** Reduce roadway congestion and delay by making more areas throughout the city more accessible by non-vehicular modes of transportation.
- **Strategy 3:** Reduce demand for roadway expansion by using technology to efficiently and dynamically manage roadway capacity (Source: 2045 Metropolitan Transportation Plan).
- **Strategy 4:** Coordinate with state and local stakeholders to improve enforcement of traffic regulations, transportation safety education, and emergency response (Source: 2045 Metropolitan Transportation Plan).

**Objective 2:** Plan, design, and build streets that accommodate both vehicular and non-vehicular modes of transportation.

- **Strategy 1:** Incorporate technology, such as traffic sensors, to accommodate a safer and more efficient transportation network.
- **Strategy 2:** Implement all phases of the Bicycle and Pedestrian Plan.
- **Strategy 3:** When possible, incorporate complete streets elements into the design and construction of future transportation infrastructure projects.

**Objective 3:** Expand promotion of the West Ouachita Public Transit system to increase ridership among eligible users.

- **Strategy 1:** Collaborate with other public and private partners to promote the city's public transit program and how it works to dispel misinformation about its purpose (i.e. not only for senior citizens).

## **Goal 2: West Monroe maintains and maximizes its existing transportation system.**

**Objective 1:** Develop and maintain an updated Transportation Asset Management Plan (TAMP) to proactively address local infrastructure needs.



- **Strategy 1:** Collaborate with partner agencies, such as North Delta Regional Planning and Development District, to develop and maintain an updated TAMP to assess evolving changes in the condition, budget, risks, constraints, and strategic priorities of transportation assets.
- **Strategy 2:** Prioritize transportation infrastructure projects based on need and funding availability.

## **Goal 3: West Monroe plans, designs, and constructs transportation infrastructure to accommodate projected development and growth consistent with its future vision map.**

**Objective 1:** Coordinate regionally-significant transportation improvement projects with the Louisiana Department of Transportation and Development (LDOTD), North Delta Regional Planning and Development District, and other relevant public bodies.

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- **Strategy 1:** Incorporate priority projects in the Metropolitan Transportation Plan.
- **Strategy 2:** Maintain consistent communication with LDOTD to provide updates for ongoing projects and anticipated future project needs.

**Objective 2:** Adopt a complete streets policy to ensure future transportation infrastructure improvements accommodate all modes of transportation.

- **Strategy 1:** Evaluate the complete streets criteria to ensure the city can meet expectations for future transportation infrastructure projects.
- **Strategy 2:** Authorize the adoption of a complete streets policy during a city council meeting.

## strategic initiatives

- Complete the multimodal transportation improvements as identified by the multicomponent [Trenton Street Corridor Project](#), including:
  - Highland Park
  - Trenton Street Corridor
  - Downtown (as identified in the [Downtown West Monroe Streetscape Master Plan](#))
  - Stella/Mill Gateway
  - Natchitoches Street
  - Coleman Corridor
- Complete multimodal connectivity projects at:
  - Highland Park, including walking trails and parking areas
  - Kiroli Park (i.e. Kiroli Road/Kiroli Road Bridge), including bridge replacement, new sidewalks along Kiroli Road from Post Oak Apartments to Arkansas Road, and installation of pedestrian crossing (signals, signs, and striping) at Kiroli Elementary School
- Develop a multimodal connectivity plan for the entire city to identify specific locations for shared use paths and wider sidewalks for pedestrians, cyclists, and other non-vehicular traffic

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**\*DRAFT\*****Chapter 6: Transportation****54**

- Improve transportation infrastructure throughout the city, including the following projects:
  - Realignment of Coleman Avenue at the Endom Bridge intersection
  - Otis Street: mill and overlay and bike/pedestrian path
  - Natchitoches Street: mill and overlay, drainage, and bike lane
  - Downtown: additional parking spaces and central garbage drop location
  - Coleman Avenue and Montgomery Avenue: new railroad signals
  - Mane Street: mill and overlay from Downing Pines to interchange
  - Constitution Drive: pulverize and rebuild road base and pavement
  - Arlene Street: construct sidewalks near Highland Elementary School area
  - Tupawek Drive: construct sidewalks near Kiroli Elementary School area





# CHAPTER 7:

## PARKS & RECREATION



## guiding principles

- Maintain and enhance existing parks, trails, and recreation facilities
- Design new and improved recreational amenities on and along the Ouachita River
- Expand opportunities for youth sports and other forms of recreation
- Improve connectivity between parks and recreation facilities throughout the community





## goals, objectives & strategies

### Goal 1: West Monroe offers a wide range of outdoor and indoor recreation amenities.

**Objective 1:** Develop, maintain, and enhance the existing parks system throughout the city.

- **Strategy 1:** Develop a parks and recreation plan to take inventory of existing assets such as facilities, activities, and programs.
- **Strategy 2:** In the parks and recreation plan, curate a list of safety and accessibility concerns as well as opportunities and needs for each facility.
- **Strategy 3:** Incorporate facility needs such as maintenance, improvements, and new development in the city's Capital Improvement Plan (CIP).

**Objective 2:** Enhance existing recreation center(s) and develop new indoor facilities in other parts of the city.

- **Strategy 1:** Based on public input, make facility and programming improvements at The Rec at 7th Square.
- **Strategy 2:** Collaborate with other public and private partners to advance the West Monroe Sports Complex development near the Ike Hamilton Exposition Center.
- **Strategy 3:** Incorporate facility needs such as maintenance, improvements, and new development in the city's CIP.

**Objective 3:** Design new recreational facilities and programs to support popular youth sports.

- **Strategy 1:** Identify recreational facilities and programming gaps throughout the city.
- **Strategy 2:** Solicit feedback from residents to determine new program offerings into the city's parks and recreation system.
- **Strategy 3:** Determine potential locations for new recreational facilities, such as soccer, baseball, and football fields.
- **Strategy 4:** Collaborate with and promote local leagues to expand participation in youth sports.

## **Goal 2: West Monroe leverages the Ouachita River as a unique recreational asset.**

**Objective 1:** Develop and maintain various access points along the Ouachita River.

- **Strategy 1:** Incorporate potential access points along the Ouachita River in the riverfront master plan, a component of Ouachita Parish's Brownfields Revitalization Plan.
- **Strategy 2:** Ensure river access points are clearly marked and provide adequate safety precautions for consumers.
- **Strategy 3:** Collaborate with private landowners, specifically downtown businesses, to create multiple access points along the river.

**Objective 2:** Facilitate recreational programming and entertainment on the Ouachita River to attract residents and visitors.

- **Strategy 1:** Advance the development of riverfront park.
- **Strategy 2:** Collaborate with businesses in the outdoor recreation industry (ex. outfitters) to offer a broad range of water-based and river-adjacent activities on the Ouachita River.
- **Strategy 3:** Collaborate with downtown businesses and other key stakeholders to host regular events on and along the Ouachita River.

## **Goal 3: West Monroe provides equitable access to a family-friendly parks and recreation system.**

**Objective 1:** Design and construct a trails system connecting recreational amenities to neighborhoods throughout the city.

- **Strategy 1:** Continue implementation of the city's Bicycle and Pedestrian Plan.
- **Strategy 2:** Upon completion of the first phase of the city's Bicycle and Pedestrian Plan, establish priorities for the following phase(s) in accordance with the 2045 Metropolitan Transportation Plan.
- **Strategy 3:** Identify connectivity gaps from neighborhoods to recreational amenities, especially in more economically disadvantaged areas.

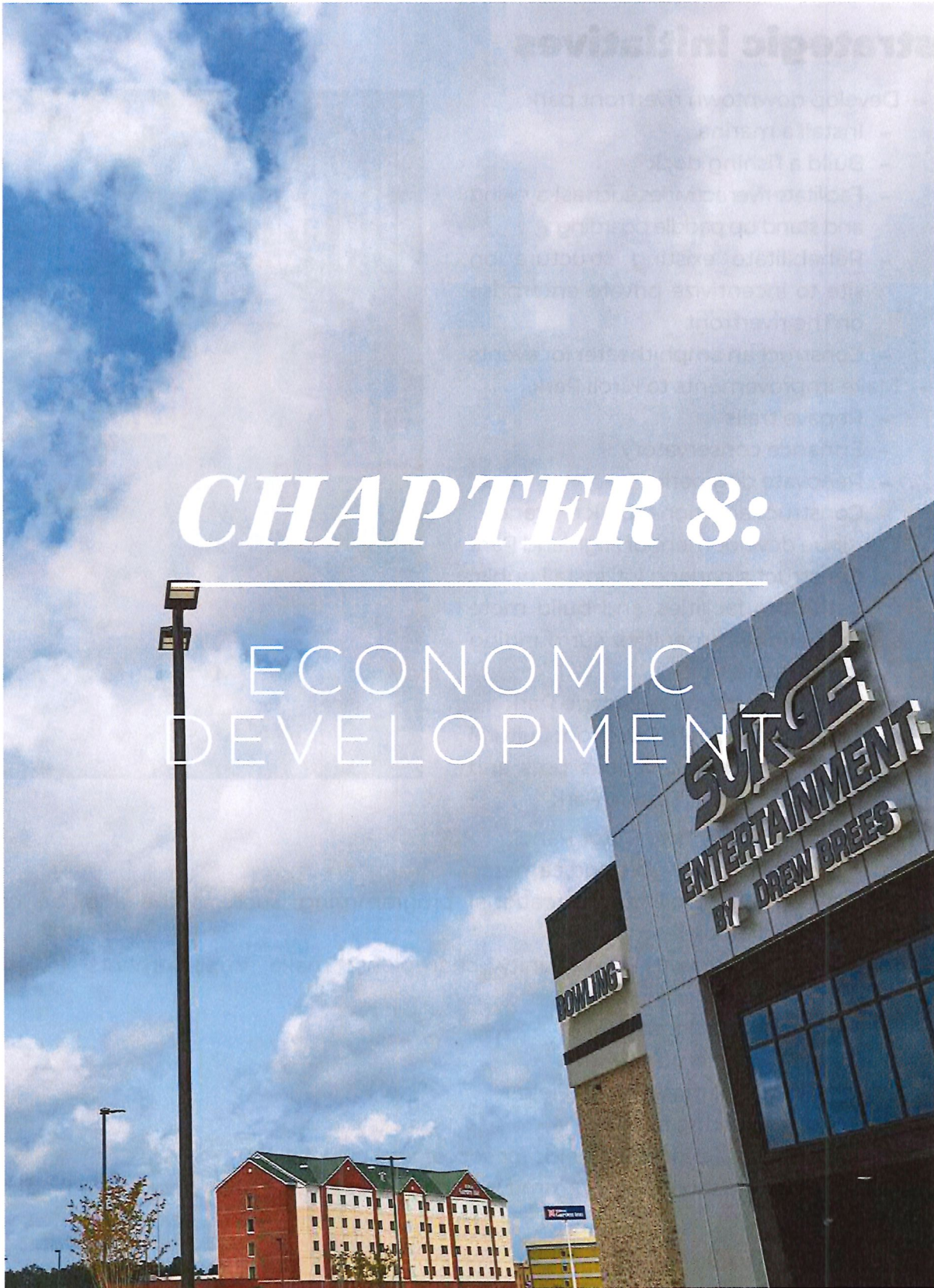


## strategic initiatives

- Develop downtown riverfront park
  - Install a marina
  - Build a fishing dock
  - Facilitate river activities, such as kayaking and stand up paddle boarding
  - Rehabilitate existing structure on site to incentivize private enterprise on the riverfront
  - Construct an amphitheater for events
- Make improvements to Kiroli Park
  - Repave trails
  - Enhance conservatory
  - Renovate dog park
  - Construct additional park entrance
- Continue development of Highland Park
  - Construct a parking lot, install public bathroom facilities, and build more recreational amenities surrounding the wetland trails
- Make improvements to Lazarre Park
  - Leverage the South Riverfront Cultural District to explore various uses and programming at Lazarre Park
- Make improvements to Gator Park
  - Install additional lights and cameras
  - Develop and facilitate recreational programming, such as the addition of basketball hoops
- In collaboration with community champions, make improvements to all neighborhood parks, including:
  - A.C. Facen Memorial Park
  - Brian Smith Memorial Park
- Make improvements to Brady Field
  - Enhance existing facilities
  - Construct more practice fields for soccer and baseball
- Offer new recreational programming (indoor and outdoor) for people of all ages and abilities











## guiding principles

- Promote and support local small businesses
- Create and retain high quality jobs for working-age individuals
- Provide job training opportunities for job seekers, incumbent workers, and new entrants to the workforce
- Foster a business friendly environment for existing industry and new prospects
- Strengthen partnerships between government, industry/businesses, and academic institutions to align and collectively pursue strategic priorities



## goals, objectives & strategies

### Goal 1: West Monroe's economy is strategically diversified.

**Objective 1:** Develop and maintain a local economic development strategy consistent with North Delta Regional Planning and Development District's Comprehensive Economic Development Strategy (CEDS).

- **Strategy 1:** Assess key industry sectors, labor market, entrepreneurial ecosystem, and strategic partnerships to strengthen economic development efforts.
- **Strategy 2:** Identify available land and real estate for new business.
- **Strategy 3:** Assess and promote public infrastructure and multimodal assets to industry.
- **Strategy 4:** Formalize the city's business retention and expansion efforts.



### Goal 2: West Monroe offers a business-friendly environment.

**Objective 1:** Establish a central hub of information that offers easy access to programs, resources, and information related to doing business in West Monroe.

- **Strategy 1:** Partner with the West Monroe-West Ouachita Chamber of Commerce and economic development organizations to develop an online-

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based one-stop-shop that can be easily understood and navigated by existing businesses and budding entrepreneurs.

- **Strategy 2:** Encourage cross-promotion on multiple websites to drive small businesses and entrepreneurs to the one-stop-shop.

**Objective 2:** Reduce regulatory barriers, such as restrictive zoning and permitting processes, for businesses.

- **Strategy 1:** Authorize a “fast track” permitting program to streamline the regulatory and approval process for economically significant projects\*.

*\*Note: all projects should be vetted using a pre-established criteria (ex. job creation, private capital investment, and taxable sales thresholds) and adhere to all municipal standards if approved for “fast track”.*

**Objective 3:** Promote a suite of potential economic development incentives for desired commercial and/or industrial development.

- **Strategy 1:** Curate a list of federal, state, and local incentives.
- **Strategy 2:** Collaborate with regional economic development organizations to create new and/or locate existing fact sheets for each incentive to provide an overview of the program, including benefits, eligibility, requirements, and a hyperlink to the original source for more information.

### **Goal 3: West Monroe catalyzes and sustains partnerships that strengthen regional economic development.**

**Objective 1:** Collaborate with public, private, and nonprofit partners in Ouachita Parish and Northeast Louisiana to pursue regional economic development initiatives.

- **Strategy 1:** Establish a collective vision and strategic goals with regional partners.
- **Strategy 2:** Identify regional assets and resources (fiscal and physical).
- **Strategy 3:** Determine an agreed-upon approach for regional economic development initiatives, including anticipated collaborative projects for the next one to five years.
- **Strategy 4:** Expand the Picture This Capital Campaign to leverage private funds with federal and state grant programs, especially those programs requiring a cash match.

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- **Strategy 5:** Collaborate with existing partners to sustain the Ouachita Parish Brownfield Coalition to support the redevelopment of abandoned, idle, or underutilized properties.

## **Goal 4: New commercial and industrial development in West Monroe is consistent with its future vision map and economic development priorities.**

**Objective 1:** Monitor commercial and industrial development to accommodate short-term and long-term supply of land.

- **Strategy 1:** Evaluate opportunities for concentrated commercial and industrial development, in accordance with the city's future vision map, to establish density in areas of commerce.

**Objective 2:** Advance development and growth downtown.

- **Strategy 1:** Continue implementation of priority projects identified in West Monroe's Downtown Master Plan.



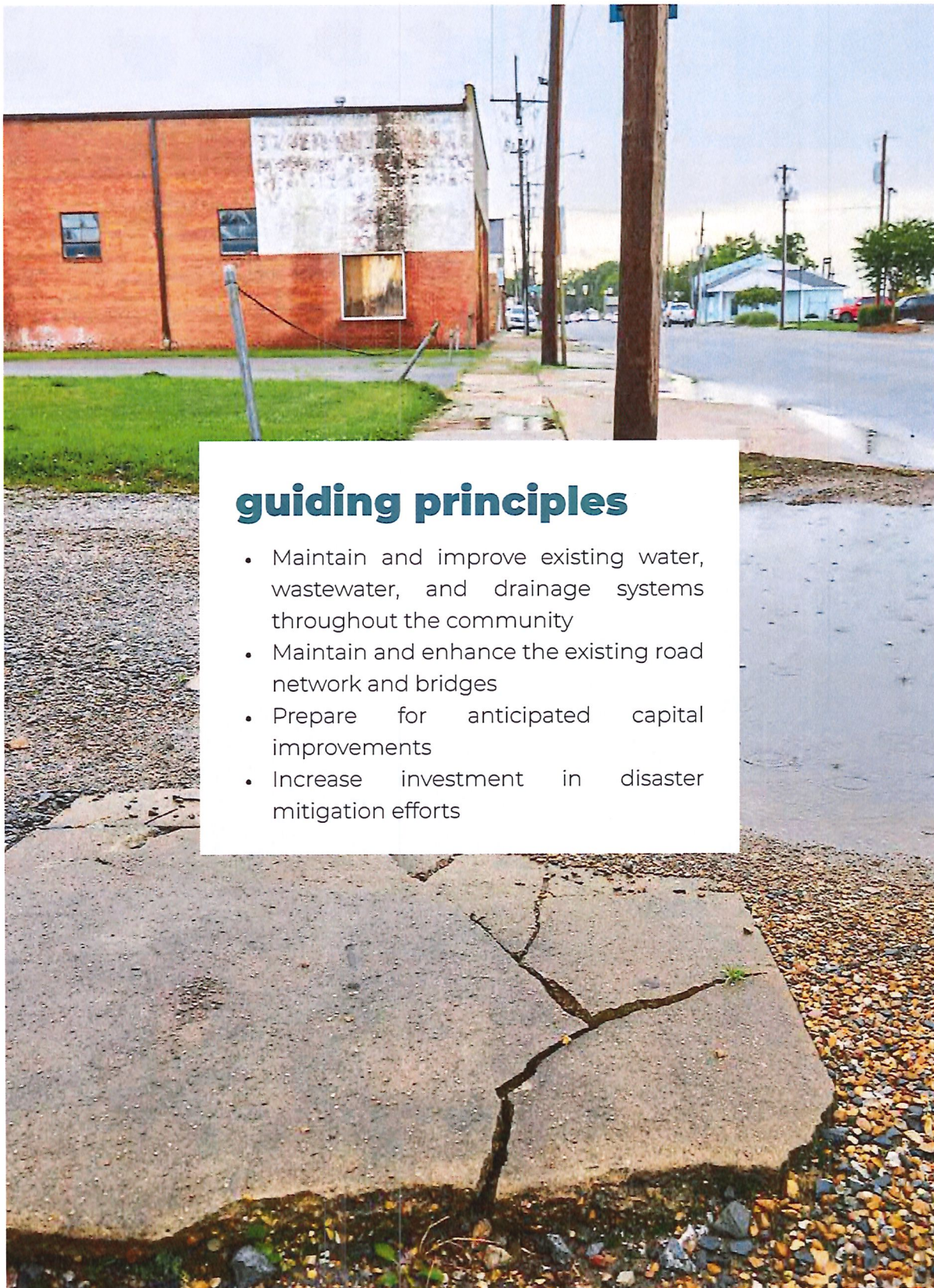
## **strategic initiatives**

- Improve land to catalyze new commercial development in Highland Park
- Develop Pointe West to incentivize development of new businesses
- Complete construction of the indoor sports complex
- Partner with the West Monroe-West Ouachita Chamber of Commerce to develop a one-stop shop for small businesses and entrepreneurs
- Promote available incentives online to catalyze industrial and commercial development
- Establish a fast track permitting program
- Partner with economic development organizations and institutions of higher education to support job seekers and dislocated workers with workforce training and job opportunities
- Construct gateway signage to attract more customers to shop and dine downtown









## guiding principles

- Maintain and improve existing water, wastewater, and drainage systems throughout the community
- Maintain and enhance the existing road network and bridges
- Prepare for anticipated capital improvements
- Increase investment in disaster mitigation efforts



## goals, objectives & strategies

### Goal 1: West Monroe maintains its existing public infrastructure network.

**Objective 1:** Assess existing public infrastructure network and identify deficiencies.

- **Strategy 1:** In collaboration with Public Works and municipally-contracted civil engineers, assess all public infrastructure assets to determine existing conditions and specific deficiencies (if applicable).
- **Strategy 2:** Capture critical information about existing conditions of public infrastructure assets to provide the basis for capital planning, risk management, and operational budgeting.
- **Strategy 3:** In the city's GIS platform, incorporate all anticipated public infrastructure projects (ex. water, sewer, drainage, road, sidewalks, bridge, broadband, etc.) based on priority and need.

**Objective 2:** Prioritize and budget for short-term and long-term public infrastructure projects.

- **Strategy 1:** For each public infrastructure category (ex. water, sewer, drainage, road, sidewalks, bridge, broadband, etc.), prioritize all anticipated projects based on need, funding availability, and the city's CIP.
- **Strategy 2:** Based on upcoming projects list, estimate total project budgets and timeline (including design, permitting/approvals, bidding, and construction).
- **Strategy 3:** Identify funding sources for each public infrastructure project.
- **Strategy 4:** Estimate the amount of municipal funding needed for each project (ex. local match) and incorporate estimated costs into the city's annual budget.
- **Strategy 5:** Continue to advocate for federal and state funding for high priority projects.

**Objective 3:** Develop and update the city's CIP every three to five years.

- **Strategy 1:** Assess prior CIPs to determine shortcomings and/or long-term, multi-phased projects to include in the updated CIP.

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**\*DRAFT\*****Chapter 9: Public Infrastructure**

68

- **Strategy 2:** Evaluate the city's financial outlook for the next three to five years.
- **Strategy 3:** Engage the public to determine their priorities for public infrastructure improvements.
- **Strategy 4:** Based on prior CIPs, financial constraints, and public priorities, revise the city's CIP with public infrastructure projects that are viable and align with the Citywide Master Plan.
- **Strategy 5:** Formally adopt the CIP each time it is revised (including the first CIP the city develops).

## **Goal 2: West Monroe plans, designs, and constructs infrastructure improvements consistent with projected development and growth.**

**Objective 1:** Ensure public infrastructure improvements align with West Monroe's future vision map.

- **Strategy 1:** When making decisions about public infrastructure projects, revisit the future vision map to ensure each proposed project is prioritized in accordance with anticipated development and growth.
- **Strategy 2:** Identify future sites for police, fire, and emergency services to serve areas with growing population centers and to ensure efficient and timely deployment of resources.
- **Strategy 3:** Advance public infrastructure projects that consider the impacts of climate change and promote equitable opportunity for all residents.



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**Objective 2:** Assess environmental vulnerabilities and integrate disaster mitigation strategies into all public infrastructure projects.

- **Strategy 1:** Conduct risk assessments for each public infrastructure project to analyze potential events that could negatively impact residents, businesses, municipal assets, and environment.
- **Strategy 2:** Carefully analyze land use and zoning, flood plain and hazard maps, and other relevant information to assess potential risks and help mitigate disasters from occurring as a result of public infrastructure project(s).
- **Strategy 3:** Review and comply with all applicable federal, state, and local regulations before advancing public infrastructure projects.

### **Goal 3: West Monroe administers quality community services and maintains modern municipal facilities.**

**Objective 1:** Assess, rehabilitate, and maintain municipal facilities to provide efficient delivery of public services to all residents.

- **Strategy 1:** Incorporate municipal facilities, including parks, community centers, and public transit, into the CIP to plan and budget annually for public service offerings, regular maintenance, and rehabilitation of facilities.
- **Strategy 2:** Each year, evaluate the cost of public services and facilities to determine whether the municipal budget can adequately support these services financially.

**Objective 2:** Evaluate and improve public service offerings to engage a broader range of residents.

- **Strategy 1:** Conduct regular surveys so residents can provide feedback regarding public service offerings.
- **Strategy 2:** Incorporate public feedback into the delivery of new and improved public services, within the parameters of the city's annual budget.





## strategic initiatives

- Develop a CIP to prepare for the construction, maintenance, and replacement of public infrastructure and facilities
- Improve water, sewer, and drainage infrastructure throughout the city, including the following projects:
  - Update data in city's water system model for use in fire rating analysis
  - Rehabilitate the sanitary sewer lift stations on Drago Street and Austin Street
  - Make improvements to the Black Bayou Canal (including cleaning, widening, and armoring portions of the canal south of I-20)
  - Improve drainage (including cross drains, piping, and ditches) at the industrial park
- Enhance the city's existing street overlay program
- Implement the ADA Sidewalk Transition Plan
- Complete the utility improvements as identified by the multicomponent [Trenton Street Corridor Project](#), including:
  - Highland Park
  - Trenton Street Corridor
  - Downtown (as identified in the [Downtown West Monroe Streetscape Master Plan](#))
  - Stella/Mill Gateway
  - Natchitoches Street
  - Coleman Corridor
- Develop a broadband deployment and connectivity plan







**\*DRAFT\******Chapter 10: Strategic Implementation Plan*****72**

The Strategic Implementation Plan provides an overview of all the goals, objectives, and strategies for each focus area (or chapter) in the citywide master plan. As a baseline, the City of West Monroe should determine the anticipated timeline, responsibility, and funding source(s) to carry out each strategy.

Each year, the timing, responsibility, and funding source should be evaluated for each strategy as municipal governance and budgetary abilities evolve.

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## community character & land use

Goal/Objective/ Strategy	Description	TO BE EVALUATED AND REVISED ANNUALLY		
		Timing	Responsibility	Funding Source
Goal 1	WEST MONROE CREATES AND MAINTAINS UNIFIED ZONING DISTRICTS THAT PROTECT THE INTENDED, DISTINCT CHARACTER OF EACH DISTRICT.			
Objective 1	Clarify and refine the existing land use plan to align with the collective needs of the public and city.			
Strategy 1	Analyze the existing land use and zoning plan to identify areas needing further clarification from both a government and public perspective.			
Strategy 2	Create a revised land use and zoning plan containing unified zoning districts*.			
Goal 2	WEST MONROE LEVERAGES ITS CULTURAL AND HISTORIC DISTRICTS TO PROMOTE SIMILAR DEVELOPMENT AND GROWTH IN NEIGHBORHOODS THROUGHOUT THE CITY.			
Objective 1	Develop and sustain vibrant and unique Cultural and Historic Districts that attract visitors and foster economic development.			
Strategy 1	In phases, implement the downtown and riverfront park master plans to revitalize the historic downtown area and add unique attractions.			
Strategy 2	Analyze existing public amenities (i.e. roads, sidewalks, lighting, plantings, parks, etc.) and identify strategic improvements to support the Cultural and Historic Districts.			
Strategy 3	Implement identified improvements from the previous Strategy 2.			
Strategy 4	Collaborate with appropriate organizations to organize new and existing public events to further promote the Cultural and Historic Districts.			
Objective 2	Capitalize on the development occurring within the Cultural and Historic Districts to support other areas of the city.			
Strategy 1	Create a unified architectural theme throughout West Monroe that draws upon the Cultural and Historic Districts; encourage new development to follow this identified theme.			
Strategy 2	Identify opportunities of development and amenities needed in other areas of the city to support the Cultural and Historic Districts.			
Strategy 3	Work with appropriate organizations to create an action plan around the opportunities identified in the previous Strategy 2 to sustain an integrated system of development and amenities that support and expand upon activity occurring in the Cultural and Historic Districts.			

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Goal 3	WEST MONROE USES ITS AVAILABLE NATURAL RESOURCES TO FOSTER AND SUSTAIN A MULTIMODAL TRAIL NETWORK, CONNECTING RESIDENTIAL NEIGHBORHOODS TO RECREATIONAL AMENITIES AND THE REST OF THE CITY.				
Objective 1	Assess the existing pedestrian circulation network and address deficiencies in the system.				
Strategy 1	Conduct an analysis of the existing pedestrian circulation routes in the city, being sure to identify any barriers that prevent pedestrian use, such as safety concerns.				
Strategy 2	Based on the existing circulation analysis, investigate missed connection opportunities to essential locations within the city and identify areas where a new pedestrian path would be feasible and beneficial.				
Strategy 3	As needed, continually update and revise the city's Bicycle and Pedestrian Plan to address areas of concern (identified in Strategy 1) and the implementation of new pedestrian-centric routes (identified in Strategy 2).				
Objective 2	Develop and maintain a system of water recreational opportunities to support the pedestrian circulation network.				
Strategy 1	Conduct an analysis of possible recreational opportunities along the Ouachita River, based on ideas discovered during past community visioning meetings.				
Strategy 2	Collaborate with appropriate organizations to implement and maintain desired water recreation activities.				
Strategy 3	<b>Integrate the water recreation network with the pedestrian circulation network to create a fully integrated transportation system that emphasizes safety and connects residential neighborhoods to key locations within the city.</b>				
Objective 3	Develop and maintain a system of parks throughout the city that are integrated within the pedestrian circulation system.				
Strategy 1	Conduct an analysis of existing parks and identify opportunities for improvements, including new park development.				
Strategy 2	Collaborate with appropriate organizations to create a Parks and Recreation master plan for the city, including public input and professional recommendations.				
Strategy 3	Identify strategic priorities within the Parks and Recreation master plan and collaborate with appropriate organizations to implement these projects throughout the city.				



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## **housing & neighborhoods**

Goal/Objective/ Strategy		Description	TO BE EVALUATED AND REVISED ANNUALLY		
Goal 1		West Monroe offers a variety of housing options for all people.	Timing	Responsibility	Funding Source
Objective 1		Continually assess existing housing stock and range of affordability levels for current residents.			
Strategy 1		Conduct a housing needs assessment every five years to analyze the existing housing supply and demand and project future needs.	2022		
Strategy 2		Based on the housing needs assessment, develop a housing action plan to determine the appropriate strategies to address gaps.	2023		
Objective 2		Identify and address barriers for developers, prospective homeowners, and renters.			
Strategy 1		Utilizing the city's existing Housing Taskforce, develop and publish a survey for developers, current homeowners, prospective homeowners, and renters, respectively, to assess their housing-related challenges.	2022	City of West Monroe, Housing Taskforce	
Strategy 2		Collaborate with the West Monroe Housing Authority to develop a comprehensive guide for housing-related programs and resources for developers, prospective homeowners, current homeowners, renters, and homeless individuals.	2023	City of West Monroe, West Monroe Housing Authority	
Objective 3		Develop and maintain a wide range of housing types across all affordability levels throughout the city.			
Strategy 1		Under certain conditions, allow for the diversification of housing types in select single-family districts to increase density and offer a wider range of residential options.	2022-2026		
Strategy 2		Improve city-owned land to encourage new residential development.	2022-2026		
Strategy 3		Identify and acquire public and/or private funding to capitalize a Revolving Loan Fund (RLF) to encourage developers to build new housing units and residents to rehabilitate existing units.	2023-2024		
Strategy 4		Collaborate with the West Monroe Housing Authority and local banking institutions to establish and offer home ownership resources for current and future residents.	2023-2024	City of West Monroe, West Monroe Housing Authority	
Goal 2		West Monroe neighborhoods are safe, connected, and well maintained.			
Objective 1		Build awareness of existing and/or updated municipal code to encourage greater cooperation among residents.			
Strategy 1		Develop a webpage for Frequently Asked Questions (FAQ) related to residential zoning.	2022		

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Strategy 2	Develop and publish an interactive map online with residential districts and their corresponding zoning regulations.	2023		
Strategy 3	Host an open house for residents every quarter or semiannually to provide an overview of the existing zoning ordinance, answer related questions, and solicit input for future improvements.	2022-2026		
Objective 2	Maintain consistent design standards in residential neighborhoods to preserve and enhance community character.			
Strategy 1	Leverage the cultural district program to catalyze investment, revitalization, and preservation of eligible structures.			
Objective 3	Expand and promote community policing efforts in all neighborhoods and districts throughout the city.			
Strategy 1	Adequately staff and sustain West Monroe Police Department's "Community Police" unit to foster positive relationships with residents and businesses.			
Strategy 2	Continue offering the Citizen's Police Academy, with expanded outreach to historically marginalized groups.			
Goal 3	Housing Development in West Monroe is consistent with its future vision map and accommodates residential growth.			
Objective 1	Monitor residential development throughout the city to accommodate short-term and long-term housing needs and supply of land.			
Strategy 1	Within the city's Capital Improvement Plan (CIP), ensure public infrastructure and related facilities are accounted for in areas that are anticipated to support future residential development and growth.	2022-2026		

# **\*DRAFT\*** **transportation**

Goal/Objective/ Strategy	Description	TO BE EVALUATED AND REVISED ANNUALLY		
		Timing	Responsibility	Funding Source
Goal 1	West Monroe offers safe and reliable transportation options to accommodate all users.			
Objective 1	Assess and address traffic, access, and safety challenges throughout the local transportation network.			
Strategy 1	Redesign corridors and areas with existing safety and security needs (Source: 2045 Metropolitan Transportation Plan).			
Strategy 2	Reduce roadway congestion and delay by making more areas throughout the city more accessible by non-vehicular modes of transportation.			
Strategy 3	Reduce demand for roadway expansion by using technology to efficiently and dynamically manage roadway capacity (Source: 2045 Metropolitan Transportation Plan).			
Strategy 4	Coordinate with state and local stakeholders to improve enforcement of traffic regulations, transportation safety education, and emergency response (Source: 2045 Metropolitan Transportation Plan).			
Objective 2	Plan, design, and build streets that accommodate both vehicular and non-vehicular modes of transportation.			
Strategy 1	Incorporate technology, such as traffic sensors, to accommodate a safer and more efficient transportation network.			
Strategy 2	Implement all phases of the Bicycle and Pedestrian Plan.			
Strategy 3	When possible, incorporate complete streets elements into the design and construction of future transportation infrastructure projects.			
Objective 3	Expand promotion of the West Ouachita Public Transit system to increase ridership among eligible users.			
Strategy 1	Collaborate with other public and private partners to promote the city's public transit program and how it works to dispel misinformation about its purpose (ie. not only for senior citizens).			
Goal 2	West Monroe maintains and maximizes its existing transportation system.			
Objective 1	Develop and maintain an updated Transportation Asset Management Plan (TAMP) to proactively address local infrastructure needs.			

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Strategy 1	Collaborate with partner agencies, such as North Delta Regional Planning and Development District, to develop and maintain an updated TAMP to assess evolving changes in the condition, budget, risks, constraints, and strategic priorities of transportation assets.				
Strategy 2	Prioritize transportation infrastructure projects based on need and funding availability.				
Goal 3	West Monroe plans, designs, and constructs transportation infrastructure to accommodate projected development and growth consistent with its future vision map.				
Objective 1	Coordinate regionally-significant transportation improvement projects with the Louisiana Department of Transportation and Development (LDOTD), North Delta Regional Planning and Development District, and other relevant public bodies.				
Strategy 1	Incorporate priority projects in the Metropolitan Transportation Plan.				
Strategy 2	Maintain consistent communication with LDOTD to provide updates for ongoing projects and anticipated future project needs.				
Objective 2	Adopt a complete streets policy to ensure future transportation infrastructure improvements accommodate all modes of transportation.				
Strategy 1	Evaluate the complete streets criteria to ensure the city can meet expectations for future transportation infrastructure projects.				
Strategy 2	Authorize the adoption of a complete streets policy during a city council meeting.				



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## **parks & recreation**

Goal/Objective/ Strategy	Description	TO BE EVALUATED AND REVISED ANNUALLY		
		Timing	Responsibility	Funding Source
Goal 1	West Monroe offers a wide range of outdoor and indoor recreation amenities.			
Objective 1	Develop, maintain, and enhance the existing parks system throughout the city.			
Strategy 1	Develop a parks and recreation plan to take inventory of existing assets such as facilities, activities, and programs.			
Strategy 2	In the parks and recreation plan, curate a list of safety and accessibility concerns as well as opportunities and needs for each facility.			
Strategy 3	Incorporate facility needs such as maintenance, improvements, and new development in the city's Capital Improvement Plan (CIP).			
Objective 2	Enhance existing recreation center(s) and develop new indoor facilities in other parts of the city.			
Strategy 1	Based on public input, make facility and programming improvements at The Rec at 7th Square.			
Strategy 2	Collaborate with other public and private partners to advance the West Monroe Sports Complex development near the Ike Hamilton Exposition Center.			
Strategy 3	Incorporate facility needs such as maintenance, improvements, and new development in the city's CIP.			
Objective 3	Design new recreational facilities and programs to support popular youth sports.			
Strategy 1	Identify recreational facilities and programming gaps throughout the city.			
Strategy 2	Solicit feedback from residents to determine new program offerings into the city's parks and recreation system.			
Strategy 3	Determine potential locations for new recreational facilities, such as soccer, baseball, and football fields.			
Strategy 4	Collaborate with and promote local leagues to expand participation in youth sports.			
Goal 2	West Monroe leverages the Ouachita River as a unique recreational asset.			
Objective 1	Develop and maintain various access points along the Ouachita River.			

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Strategy 1	Incorporate potential access points along the Ouachita River in the riverfront master plan, a component of Ouachita Parish's Brownfields Revitalization Plan.				
Strategy 2	Ensure river access points are clearly marked and provide adequate safety precautions for consumers.				
Strategy 3	Collaborate with private landowners, specifically downtown businesses, to create multiple access points along the river.				
Objective 2	Facilitate recreational programming and entertainment on the Ouachita River to attract residents and visitors.				
Strategy 1	Advance the development of riverfront park.				
Strategy 2	Collaborate with businesses in the outdoor recreation industry (ex. outfitters) to offer a broad range of water-based and river-adjacent activities on the Ouachita River.				
Strategy 3	Collaborate with downtown businesses and other key stakeholders to host regular events on and along the Ouachita River.				
<b>Goal 3</b>	<b>West Monroe provides equitable access to a family-friendly parks and recreation system.</b>				
Objective 1	Design and construct a trails system connecting recreational amenities to neighborhoods throughout the city.				
Strategy 1	Continue implementation of the city's Bicycle and Pedestrian Plan.				
Strategy 2	Upon completion of the first phase of the city's Bicycle and Pedestrian Plan, establish priorities for the following phase(s) in accordance with the 2045 Metropolitan Transportation Plan.				
Strategy 3	Identify connectivity gaps from neighborhoods to recreational amenities, especially in more economically disadvantaged areas.				



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## economic development

Goal/Objective/ Strategy	Description	TO BE EVALUATED AND REVISED ANNUALLY		
		Timing	Responsibility	Funding Source
Goal 1	West Monroe's economy is strategically diversified.			
Objective 1	Develop and maintain a local economic development strategy consistent with North Delta Regional Planning and Development District's Comprehensive Economic Development Strategy (CEDS).			
Strategy 1	Assess key industry sectors, labor market, entrepreneurial ecosystem, and strategic partnerships to strengthen economic development efforts.			
Strategy 2	Identify available land and real estate for new business.			
Strategy 3	Assess and promote public infrastructure and multimodal assets to industry.			
Strategy 4	Formalize the city's business retention and expansion efforts.			
Goal 2	West Monroe offers a business-friendly environment.			
Objective 1	Establish a central hub of information that offers easy access to programs, resources, and information related to doing business in West Monroe.			
Strategy 1	Partner with the West Monroe-West Ouachita Chamber of Commerce and economic development organizations to develop an online-based one-stop-shop that can be easily understood and navigated by existing businesses and budding entrepreneurs.			
Strategy 2	Encourage cross-promotion on multiple websites to drive small businesses and entrepreneurs to the one-stop-shop.			
Objective 2	Reduce regulatory barriers, such as restrictive zoning and permitting processes, for businesses.			
Strategy 1	Authorize a "fast track" permitting program to streamline the regulatory and approval process for economically significant projects.			
Objective 3	Promote a suite of potential economic development incentives for desired commercial and/or industrial development.			
Strategy 1	Curate a list of federal, state, and local incentives.			
Strategy 2	Collaborate with regional economic development organizations to create new and/or locate existing fact sheets for each incentive to provide an overview of the program, including benefits, eligibility, requirements, and a hyperlink to the original source for more information.			

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Goal 3	West Monroe catalyzes and sustains partnerships that strengthen regional economic development.			
Objective 1	Collaborate with public, private, and nonprofit partners in Ouachita Parish and Northeast Louisiana to pursue regional economic development initiatives.			
Strategy 1	Establish a collective vision and strategic goals with regional partners.			
Strategy 2	Identify regional assets and resources (fiscal and physical).			
Strategy 3	Determine an agreed-upon approach for regional economic development initiatives, including anticipated collaborative projects for the next one to five years.			
Strategy 4	Expand the Picture This Capital Campaign to leverage private funds with federal and state grant programs, especially those programs requiring a cash match.			
Strategy 5	Collaborate with existing partners to sustain the Ouachita Parish Brownfield Coalition to support the redevelopment of abandoned, idle, or underutilized properties.			
Goal 4	New commercial and industrial development in West Monroe is consistent with its future vision map and economic development priorities.			
Objective 1	Monitor commercial and industrial development to accommodate short-term and long-term supply of land.			
Strategy 1	Evaluate opportunities for concentrated commercial and industrial development, in accordance with the city's future vision map, to establish density in areas of commerce.			
Objective 2	Advance development and growth downtown.			
Strategy 1	Continue implementation of priority projects identified in West Monroe's Downtown Master Plan.			

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## public infrastructure

Goal/Objective/ Strategy	Description	TO BE EVALUATED AND REVISED ANNUALLY		
		Timing	Responsibility	Funding Source
Goal 1	West Monroe maintains its existing public infrastructure network.			
Objective 1	Assess existing public infrastructure network and identify deficiencies.			
Strategy 1	In collaboration with Public Works and municipally-contracted civil engineers, assess all public infrastructure assets to determine existing conditions and specific deficiencies (if applicable).			
Strategy 2	Capture critical information about existing conditions of public infrastructure assets to provide the basis for capital planning, risk management, and operational budgeting.			
Strategy 3	In the city's GIS platform, incorporate all anticipated public infrastructure projects (ex. water, sewer, drainage, road, sidewalks, bridge, broadband, etc.) based on priority and need.			
Objective 2	Prioritize and budget for short-term and long-term public infrastructure projects.			
Strategy 1	For each public infrastructure category (ex. water, sewer, drainage, road, sidewalks, bridge, broadband, etc.), prioritize all anticipated projects based on need, funding availability, and the city's Capital Improvement Plan (CIP).			
Strategy 2	Based on upcoming projects list, estimate total project budgets and timeline (including design, permitting/approvals, bidding, and construction).			
Strategy 3	Identify funding sources for each public infrastructure project.			
Strategy 4	Estimate the amount of municipal funding needed for each project (ex. local match) and incorporate estimated costs into the city's annual budget.			
Strategy 5	Continue to advocate for federal and state funding for high priority projects.			
Objective 3	Develop and update the city's CIP every three to five years.			
Strategy 1	Assess prior CIPs to determine shortcomings and/or long-term, multi-phased projects to include in the updated CIP.			
Strategy 2	Evaluate the city's financial outlook for the next three to five years.			
Strategy 3	Engage the public to determine their priorities for public infrastructure improvements.			
Strategy 4	Based on prior CIPs, financial constraints, and public priorities, revise the city's CIP with public infrastructure projects that are viable and align with the Citywide Master Plan.			
Strategy 5	Formally adopt the CIP each time it is revised (including the first CIP the city develops).			

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Goal 2	West Monroe plans, designs, and constructs infrastructure improvements consistent with projected development and growth.			
Objective 1	Ensure public infrastructure improvements align with West Monroe's future vision map.			
Strategy 1	When making decisions about public infrastructure projects, revisit the future vision map to ensure each proposed project is prioritized in accordance with anticipated development and growth.			
Strategy 2	Identify future sites for police, fire, and emergency services to serve areas with growing population centers and to ensure efficient and timely deployment of resources.			
Strategy 3	Advance public infrastructure projects that consider the impacts of climate change and promote equitable opportunity for all residents.			
Objective 2	Assess environmental vulnerabilities and integrate disaster mitigation strategies into all public infrastructure projects.			
Strategy 1	Conduct risk assessments for each public infrastructure project to analyze potential events that could negatively impact residents, businesses, municipal assets, and environment.			
Strategy 2	Carefully analyze land use and zoning, flood plain and hazard maps, and other relevant information to assess potential risks and help mitigate disasters from occurring as a result of public infrastructure project(s).			
Strategy 3	Review and comply with all applicable federal, state, and local regulations before advancing public infrastructure projects.			
Goal 3	West Monroe administers quality community services and maintains modern municipal facilities.			
Objective 1	Assess, rehabilitate, and maintain municipal facilities to provide efficient delivery of public services to all residents.			
Strategy 1	Incorporate municipal facilities, including parks, community centers, and public transit, into the CIP to plan and budget annually for public service offerings, regular maintenance, and rehabilitation of facilities.			
Strategy 2	Each year, evaluate the cost of public services and facilities to determine whether the municipal budget can adequately support these services financially.			
Objective 2	Evaluate and improve public service offerings to engage a broader range of residents.			
Strategy 1	Conduct regular surveys so residents can provide feedback regarding public service offerings.			
Strategy 2	Incorporate public feedback into the delivery of new and improved public services, within the parameters of the city's annual budget.			



## CITY OF WEST MONROE

ORDINANCE NO. \_\_\_\_\_

MOTION BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

AN ORDINANCE TO AMEND SECTION 7-1019 OF THE CODE OF ORDINANCES, CITY OF WEST MONROE, LOUISIANA, RELATING TO WATER RATES; TO PROVIDE FOR CERTAIN FUTURE INCREASES BASED ON THE CONSUMER PRICE INDEX; TO PROVIDE FOR AN EFFECTIVE DATE; 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 Section 7-1019 of the Code of Ordinances, City of West Monroe, Louisiana, is hereby amended, to read as follows:

**"Sec. 7-1019. Water Rates.**

- (a) *Residential.* The monthly rates for all water supplied by the city to residential consumers shall be as follows:
- (1) a. For customers inside the city limits, there shall be a base charge of four dollars and fifty cents (\$4.50)
  - b. Plus there shall be an additional charge for all water consumed at the rate of two dollars and forty-three cents (\$2.43) per thousand (1,000) gallons, except that water which is separately metered and consumed solely for irrigation purposes shall be at a rate of two dollars and sixty-six (\$2.66) per thousand (1,000) gallons.
  - (2) a. For customers outside the city limits, there shall be a base charge of seven dollars (\$7.00)
  - b. Plus there shall be an additional charge for all water consumed at the rate of three dollars and five cents (\$3.05) per thousand (1,000) gallons.
- (b) *Commercial.* Water supplied to commercial users shall be charged on a monthly basis as follows:
- (1) For commercial consumers inside the city limits the charges shall be as follows:
    - a. (i) When supplied through a three-quarter-inch meter, there shall be a base charge of seven dollars and fifty cents (\$7.50)
    - (ii) Plus there shall be an additional charge of two dollars and sixty-six (\$2.66) per thousand (1,000) gallons used.
    - b. (i) When supplied through a one-inch meter, there shall be a base charge of nine dollars (\$9.00)
    - (ii) Plus there shall be an additional charge of two dollars and eighty-three cents (\$2.83) per thousand (1,000) gallons used.
    - c. (i) When supplied through a one and one-half-inch meter, there shall be a base charge of ten dollars and fifty cents (\$10.50)
    - (ii) Plus an additional charge of two dollars and eighty-three

cents (\$2.83) per thousand (1,000) gallons used, except that water which is separately metered and consumed solely for irrigation purposes shall be at a rate of three dollars and five cents (\$3.05) per thousand (1,000) gallons.

- d.
    - (i) When supplied through a two-inch meter there shall be a base charge of thirteen dollars (\$13.00)
    - (ii) Plus there shall be an additional charge of two dollars and eighty-three cents (\$2.83) per thousand (1,000) gallons used, except that water which is separately metered and consumed solely for irrigation purposes shall be at a rate of three dollars and five cents (\$3.05) per thousand (1,000) gallons.
  - e.
    - (i) When supplied through a three-inch or a four-inch or a six inch meter, there shall be a base charge of eighteen dollars (\$18.00)
    - (ii) Plus there shall be an additional charge of two dollars and eighty-three cents (\$2.83) per thousand (1,000) gallons used, except that water which is separately metered and consumed solely for irrigation purposes shall be at a rate of three dollars and five cents (\$3.05) per thousand (1,000) gallons.
- (2) For commercial consumers outside the city limits the charges shall be as follows:
  - a.
    - (i) When supplied through a three-quarter-inch meter, there shall be a base charge of eleven dollars (\$11.00)
    - (ii) Plus there shall be an additional charge of three dollars and twenty-eight cents (\$3.28) per thousand (1,000) gallons used.
  - b.
    - (i) When supplied through a one-inch meter, there shall be a base charge of eleven dollars (\$11.00)
    - (ii) Plus there shall be an additional charge of three dollars and twenty-eight cents (\$3.28) per thousand (1,000) gallons used.
  - c.
    - (i) When supplied through a one and one-half-inch meter, there shall be a base charge of eleven dollars (\$11.00)
    - (ii) Plus there shall be an additional charge of three dollars and twenty-eight cents (\$3.28) per thousand (1,000) gallons used.
  - d.
    - (i) When supplied through a two-inch meter there shall be a base charge of thirteen dollars and fifty cents (\$13.50)
    - (ii) Plus there shall be an additional charge of three dollars and twenty-eight cents (\$3.28) per thousand (1,000) gallons used.
  - e.
    - (ii) When supplied through a three-inch or a four-inch meter, there shall be a base charge of eighteen dollars and fifty (\$18.50)
    - (i) Plus there shall be an additional charge of three dollars and twenty-eight cents (\$3.28) per thousand (1,000) gallons used.

- (c) *Re-sale.* All water sold by the city for re-sale shall be charged for at the rate of three dollars and twenty-eight cents (\$3.28) per thousand (1,000) gallons.”

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 beginning with calendar year 2023, the charges imposed by subsections (b) (1) a. (ii), (b) (1) b. (ii), (b) (1) c. (ii), (b) (1) d. (ii), (b) (1) e. (ii), (b) (2) a. (ii), (b) (2) b. (ii), (b) (2) c. (ii), (b) (2) d. (ii), (b) (2) e. (ii), and (c) shall be increased for all billings after June 30<sup>th</sup> by the average annual increase over the previous year in the Consumer Price Index for all Urban Consumers (CPI-U), not seasonally adjusted, as published by the United States Department of Labor, utilizing the value reflected for March of the then current calendar year over the value reflected for March of then previous calendar year.

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 amendment shall be effective with the date of the adoption of this ordinance for all commercial and residential water charges billed after June 30, 2022.

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 10<sup>th</sup> day of May, 2022, the final vote being as follows:

YEA: \_\_\_\_\_

NAY: \_\_\_\_\_

NOT VOTING: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ATTEST:

APPROVED THIS 10TH DAY OF  
MAY, 2022

\_\_\_\_\_  
RONALD S. OLVEY, 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 SECTION 7-2010 OF THE CODE OF ORDINANCES, CITY OF WEST MONROE, LOUISIANA, RELATING TO SEWERAGE COLLECTION CHARGES TO PROVIDE FOR CERTAIN FUTURE INCREASES BASED ON THE CONSUMER PRICE INDEX; TO PROVIDE FOR AN EFFECTIVE DATE; 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 Section 7-2010 of the Code of Ordinances, City of West Monroe, Louisiana, is hereby amended, to read as follows:

**"Sec. 7-2010. Charges.**

(a) *Sewerage collection charges.*

- (1) *Single family residences (noncommercial):* The monthly charge for sewerage collection shall be eight dollars and forty-eight cents (\$8.48);
- (2) *Commercial (all other than single family residences):*
  - a. The monthly sewerage collection charge shall be the sum of eight dollars and forty-eight cents (\$8.48) plus one dollar and seventy-five cents (\$1.75) for each one thousand (1,000) gallons of water metered and billed which is in excess of ten thousand (10,000) gallons;
  - b. Notwithstanding a. above the monthly charge for sewerage collection for institutions exclusively providing room, board, service and/or treatment to handicapped, sick, aged, or persons of minority, or other persons unable physically to care for themselves by reason of some infirmity, shall be the sum eight dollars and forty-eight cents (\$8.48) plus one dollar and fifty-three cents (\$1.53) for each one thousand (1,000) gallons of water metered and billed which is in excess of ten thousand (10,000) gallons.

(b) *Sewerage treatment charges.*

- (1) *Single-family residences (noncommercial):* The monthly charge for sewerage treatment shall be two dollars and sixty-five cents (\$2.65) for each one thousand (1,000) gallons of water metered and billed.
- (2) *Commercial (all other than single-family residences):* The monthly charge for sewerage treatment shall be two dollars and ninety-five cents (\$2.95) for each one thousand (1,000) gallons of water metered and billed. ”

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 beginning with calendar year 2023, the charges imposed by subsections (a) (1) and (a) (2) and subsections (b) (1) and (b) (2) shall be increased for all billings after June 30<sup>th</sup> by the average annual increase over the previous year in the Consumer Price Index for all Urban Consumers (CPI-U), not seasonally adjusted, as published by the United States Department of Labor, utilizing the value reflected for March of the then current calendar year over the value reflected for March of then previous calendar year.

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 amendment shall be effective with the date of the adoption of this ordinance for all commercial and residential water charges billed after June 30, 2022.

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 10<sup>th</sup> day of May, 2022, the final vote being as follows:

YEA: \_\_\_\_\_

NAY: \_\_\_\_\_

NOT VOTING: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ATTEST:

APPROVED THIS 10TH DAY OF  
MAY, 2022

\_\_\_\_\_  
RONALD S. OLVEY, CITY CLERK  
CITY OF WEST MONROE  
STATE OF LOUISIANA

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



May 9, 2022

Mayor Staci Albritton Mitchell  
City of West Monroe  
2305 North 7<sup>th</sup> Street  
West Monroe, LA 71291

RE: West Monroe Commercial Park  
Water & Wastewater Extensions  
West Monroe, Louisiana  
L & A, Inc. Project No. 22E017.00

Dear Mayor:

Sealed bids for construction of the above referenced project were publicly opened and read aloud at 10:00 AM on May 5, 2022 at West Monroe City Hall. Attached for your reference is a tabulation of the following two (2) bids received for this project:

<u>Contractor</u>	<u>Amount Bid</u>
1. JABAR Corporation	\$ 591,920.10
2. Don M. Barron Contractor, Inc.	\$ 593,968.00
Engineer's Estimate	\$ 580,365.00

After review, it is our opinion that the bid submitted by JABAR Corporation is both responsive and responsible. Additionally, this contractor has proven to be competent and timely on other projects of similar nature. Although the lowest bid is slightly above the Engineer's Estimate for this project, it is our opinion that this is primarily due to the continued volatility of the construction materials market. It is our recommendation that the City of West Monroe award a contract to JABAR Corporation for this project in the amount of \$591,920.10, assuming adequate funds are available.

Please contact me should you have any questions concerning the attached Bid Tabulation or our recommendation of award.

Sincerely,

LAZENBY & ASSOCIATES, INC.



Jason T. Thornhill, P.E.

Enclosure



**BID TABULATION**  
**Utility Extensions at West Monroe**  
**Commercial park**

City of West Monroe

L & A PROJECT NO. 22E017.00  
May 5, 2022

ITEM NO.	ITEM DESCRIPTION	UNITS	QUANTITY	JABAR Corporation		Don M. Barron Contractor, Inc.	
				UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
1	12" PVC, Class 900 Water Main (Open Cut)	Lin. Ft.	3037	\$68.00	\$206,516.00	\$59.00	\$179,183.00
2	12" PVC, Class 900 Water Main (Jack & Bore)	Lin. Ft.	50	\$124.00	\$6,200.00	\$100.00	\$5,000.00
3	10" PVC, SDR 35 Gravity Sewer Main (Open Cut) (10'-12' Depth)	Lin. Ft.	400	\$55.40	\$22,160.00	\$188.00	\$75,200.00
4	10" PVC, SDR 35 Gravity Sewer Main (Open Cut) (12'-14' Depth)	Lin. Ft.	658	\$65.30	\$42,967.40	\$195.00	\$128,310.00
5	10" PVC, SDR 35 Gravity Sewer Main (Open Cut) (14'-16' Depth)	Lin. Ft.	195	\$93.50	\$18,232.50	\$202.00	\$39,390.00
6	10" PVC, SDR 35 Gravity Sewer Main (Open Cut) (16'-18' Depth)	Lin. Ft.	153	\$153.10	\$23,424.30	\$215.00	\$32,895.00
7	Sanitary Sewer Manholes (10'-12' Depth)	Each	2	\$5,750.60	\$11,501.20	\$5,100.00	\$10,200.00
8	Sanitary Sewer Manholes (12'-14' Depth)	Each	2	\$6,853.30	\$13,706.60	\$6,150.00	\$12,300.00
9	Sanitary Sewer Manholes (14'-16' Depth)	Each	1	\$7,911.70	\$7,911.70	\$6,750.00	\$6,750.00
10	12" Gate Valve Assembly	Each	7	\$4,295.70	\$30,069.90	\$3,750.00	\$26,250.00
11	12" Tapping Sleeve & Valve	Each	2	\$9,065.00	\$18,130.00	\$9,300.00	\$18,600.00
12	Fire Hydrant Assembly	Each	2	\$7,395.00	\$14,790.00	\$6,900.00	\$13,800.00
13	Automatic Flushing Assembly	Each	1	\$7,764.20	\$7,764.20	\$5,090.00	\$5,090.00
14	Tie-Ins (All Sizes)	Each	2	\$2,764.10	\$5,528.20	\$875.00	\$1,750.00
15	Final Grading, Clean-Up & Erosion Control	Lump Sum	100%	\$5,998.10	\$5,998.10	\$5,750.00	\$5,750.00
16	Temporary Traffic Control Devices	Lump Sum	100%	\$7,070.60	\$7,070.60	\$2,875.00	\$2,875.00
17	Construction Layout	Lump Sum	100%	\$129,723.80	\$129,723.80	\$6,325.00	\$6,325.00
18	Mobilization	Lump Sum	100%	\$14,920.30	\$14,920.30	\$16,000.00	\$16,000.00
19	8" Gate Valve Assembly	Each	2	\$2,082.60	\$4,165.20	\$3,090.00	\$6,180.00
20	4" Gate Valve Assembly	Each	1	\$1,140.10	\$1,140.10	\$2,120.00	\$2,120.00
Actual Total Bid:					\$591,920.10		\$593,968.00
Total Bid Tendered:							

STATE OF LOUISIANA  
CITY OF WEST MONROE

ORDINANCE NO. \_\_\_\_\_

MOTION BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

AN ORDINANCE TO AUTHORIZE THE APPLICATION AND CERTIFICATION OF REQUIRED CONDITIONS AND, IF AWARDED, THE EXECUTION OF A GRANT FROM THE LOUISIANA DEPARTMENT OF ADMINISTRATION, OFFICE OF COMMUNITY DEVELOPMENT LOCAL GOVERNMENT ASSISTANCE PROGRAM (LGAP) FOR A 2022-2023 FISCAL YEAR GRANT RELATING TO THE SANITARY SEWER FORCE MAIN REPAIRS PROJECT, 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 Staci Albritton Mitchell, Mayor of the City of West Monroe, Louisiana, be and she is hereby authorized to apply for a grant from the Louisiana Department of Administration, Office of Community Development, Local Government Assistance Program (LGAP) for Fiscal Year 2022-2023 relating to the Sanitary Sewer Force Main Repairs Project, in the amount of up to \$50,000, with the project having a total estimated cost of \$250,000, all generally subject to the provisions of that grant program as is more fully described in the grant application and related provisions. Exhibit “A” describes the proposed 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, be and she is hereby further authorized to execute any and all documents relating to the application and, if awarded, any and all necessary agreements, together with any and all further documents which are either necessary or desirable in order to fulfill the requirements of the grant, including but not limited to the actions related to the application for funding and, if received, the acceptance of the grant funding by the City of West Monroe according to the requirements of that program.

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 10<sup>th</sup> day of May, 2022, the final vote being as follows:

YEA: \_\_\_\_\_

NAY: \_\_\_\_\_

NOT VOTING: \_\_\_\_\_

ABSENT: \_\_\_\_\_

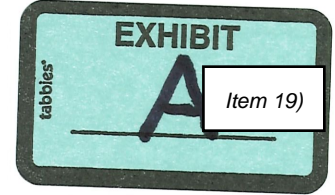
ATTEST:

APPROVED THIS 10TH DAY OF  
MAY, 2022

RONALD S. OLVEY, CITY CLERK  
CITY OF WEST MONROE,  
STATE OF LOUISIANA

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





**Project Name: 11th Street Sanitary Sewer Force Main Improvements**

**Agency/Program: FY 2022-2023 LGAP**

**City Code: 000200**

**Description: This project will replace approximately 1,200 feet of deteriorating 16-inch sanitary sewer force main along South 11th Street, between Coleman Avenue and the Austin Ave. Lift Station.**

**Est. Cost: \$250,000**

**Request: \$50,000**





West Monroe Public Works Department  
303 West Pavilion Dr  
(318) 325-0495

STATE OF LOUISIANA  
CITY OF WEST MONROE

ORDINANCE NO. \_\_\_\_\_

MOTION BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

AN ORDINANCE TO AUTHORIZE THE APPLICATION FOR A GRANT FROM THE LOUISIANA DIVISION OF ADMINISTRATION, OFFICE OF COMMUNITY DEVELOPMENT COMMUNITY WATER ENRICHMENT FUND, FY 2022-2023, FOR THE PHILLIPS STREET WATER MAIN PROJECT; 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 Staci Albritton Mitchell, Mayor of the City of West Monroe, Louisiana, be and she is hereby authorized to make application to the Louisiana Division of Administration, Office of Community Development Community Water Enrichment Fund for a FY 2022-2023 grant in the amount of up to \$50,000.00, to be utilized for the Phillips Street Water Main project according to the terms, conditions and provisions required in the grant application package relating to this grant, the proposed project to be referred to as the “Phillips Street Water Main Project”. Exhibit “A” describes the proposed project. The total estimated construction cost is \$100,000, which includes the CWEF grant requested amount of \$50,000.

SECTION 2. BE IT FURTHER RESOLVED 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 the grant application and any and all other documents either necessary or beneficial for the proper submission of that grant application.

SECTION 3. BE IT FURTHER RESOLVED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that if the City of West Monroe, Louisiana is awarded a grant in response to the grant application provided above, then Staci Albritton Mitchell, Mayor of the City of West Monroe, Louisiana, be and she hereby authorized to execute the grant agreement, and to execute all other such documents and take all other such actions as may be necessary or appropriate in order to obtain the grant funds and to fully comply with the terms, conditions and provisions of that grant.



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 10<sup>th</sup> day of May, 2022, the final vote being as follows:

YEA: \_\_\_\_\_

NAY: \_\_\_\_\_

NOT VOTING: \_\_\_\_\_

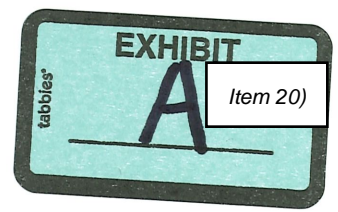
ABSENT: \_\_\_\_\_

ATTEST:

APPROVED THIS 10TH DAY OF  
MAY, 2022

\_\_\_\_\_  
RONALD S. OLVEY, CITY CLERK  
CITY OF WEST MONROE  
STATE OF LOUISIANA

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



**Project Name: Phillips Street Water Main Improvements**

**Agency/Program: FY 2022-2023 CWF**

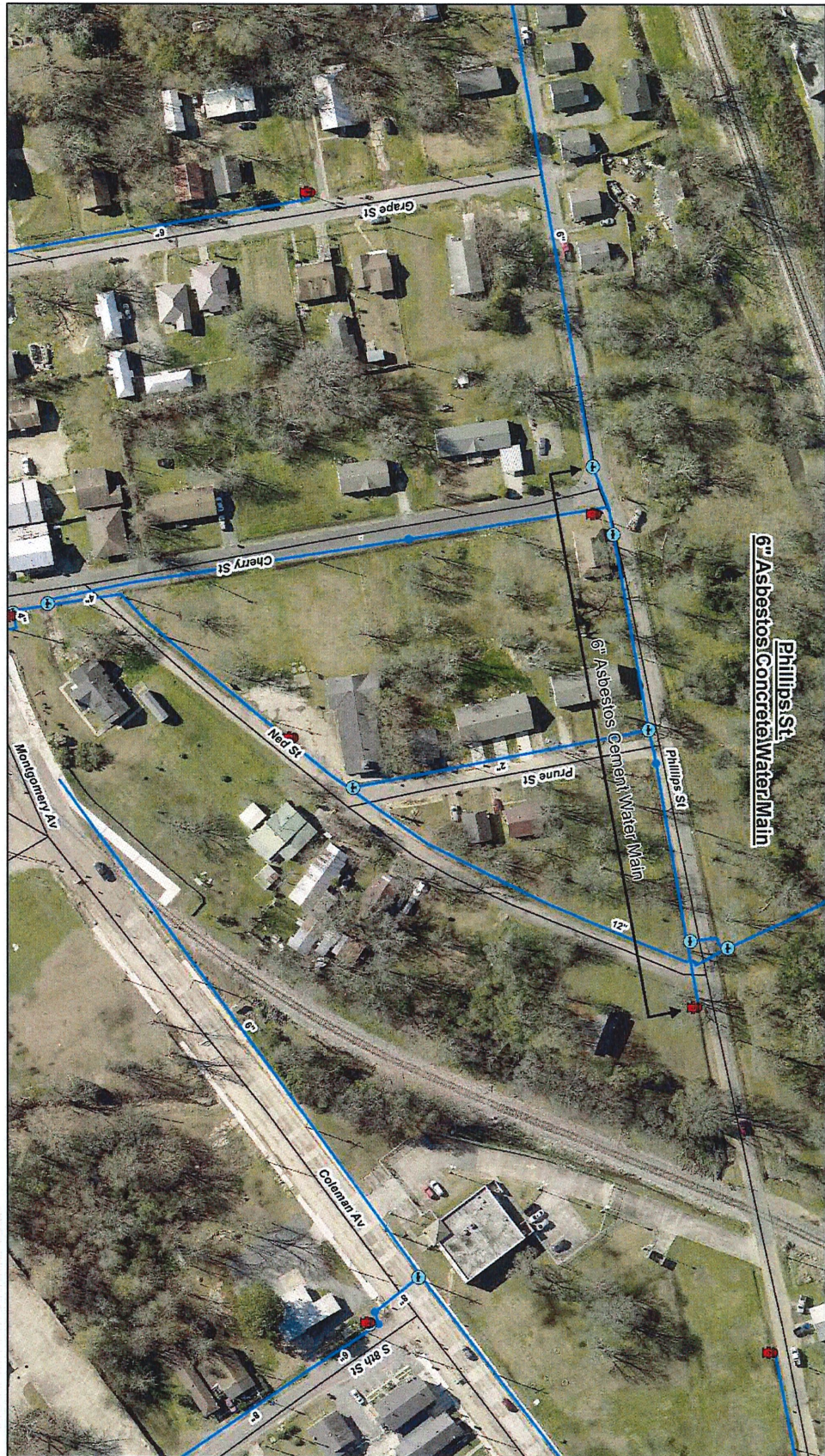
**City Code: 000201**

**Description: This project will replace approximately 600 feet of deteriorating 6-inch water main, along Phillips Street, from Cherry Street to Ned Street. The work also includes the installation of valves, fittings, and the reconnection of existing services.**

**Est. Cost: \$100,000**

**Request: \$50,000**





West Monroe Public Works Department  
303 West Payllon Dr  
(318) 325-0496



GIS Admin: L. Snipe 03/18/21



**CHANGE ORDER**No. 2Dated: 5/10/2022OWNER'S Contract No.: 000144 ENGINEER'S Project No.: 215202Project: **NATCHITOCHES ST REHAB: TRENTON - N 7TH**CONTRACTOR: DIAMOND B CONSTRUCTION CO., L.L.C.Contract For: Sidewalks & Roadway Contract Date: December 20, 2021To: DIAMOND B CONSTRUCTION CO., L.L.C.  
Contractor

You are directed to make the changes noted below in the subject Contract:

City of West Monroe

Owner

By: Staci Albritton Mitchell - Mayor  
Dated: May 10, 2022

Nature of Changes: Additional payment for placing reinforced concrete pads around manholes and water valves being adjusted within the roadway

Enclosures: Change Order #2 Detail

These changes result in the following adjustments to the Contract Price and Contract Time

Contract Price Prior to This Change Order: \$ 1,331,718.00Net (Increase) Resulting from this Change Order: \$ 34,000.00Current Contract Price Including this Change Order: \$ 1,365,718.00

Contract Time Prior to This Change Order: 150 Days

Net (Add) Resulting from This Change Order: 10 Days

Current Contract Time Including This Change Order: 160 Days

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The Above Changes Are Recommended:

**S. E. HUEY CO.**

Project Engineer

By:

**Brad Anzalone, P.E.**

Date:

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The above Changes Are Approved As Recommended:

**City of West Monroe**

Owner

By:

**Staci Albritton Mitchell - Mayor**

Date:

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The above Changes Are Accepted:

**Diamond B Construction Co., L.L.C.**

Contractor

By:

Date:

Project: NATCHITOCHES ST REHAB: TRENTON - N 7TH		Owner: CITY OF WEST MONROE, LA						
Job #: 215202		Change Order No. 2			Contract Date: December 20, 2021			
Date of Completion:		Amount of Contract:				Contract Days:		
Original: N/A		Current: \$1,331,718.00				Current: 150		
Revised: N/A		Revised: \$1,365,718.00				Revised: 160		
Contract Items		Current:				Change Order No. 1		
Item No.	Item Description	Unit	Quantity	Unit \$	Extension	Quantity	Difference	Extension
202-02-06060	REMOVAL OF CONCRETE CATCH BASINS	EACH	8	\$1,800.00	\$14,400.00			\$0.00
202-02-06100	REMOVAL OF CONCRETE WALKS AND DRIVES	SQ. YD.	1427	\$33.00	\$47,091.00			\$0.00
202-02-06140	REMOVAL OF CONCRETE CURBS	LIN. FT.	2610	\$35.00	\$91,350.00			\$0.00
203-01-00100	GENERAL EXCAVATION	CU. YD.	275	\$59.00	\$16,225.00			\$0.00
203-07-00200	BORROW (VEHICULAR MEASURE)(SELECT SOILS)	SQ. YD.	275	\$18.00	\$4,950.00			\$0.00
502-01-00100	ASPHALT CONCRETE	TON	1407.7	\$130.00	\$183,001.00			\$0.00
502-01-00200	ASPHALT CONCRETE DRIVES, TURNOUTS, ETC.	TON	88	\$500.00	\$44,000.00			\$0.00
509-01-00100	MILLING ASPHALTIC PAVEMENT	SQ. YD.	13598	\$4.25	\$57,791.50			\$0.00
509-02-00100	CONTRACTOR RETAINED RECLAIMED ASPHALT CONCRETE PAVEMENT	CU. YD.	-1045	\$1.00	(\$1,045.00)			\$0.00
510-01-00200	PAVEMENT PATCHING (12" MINIMUM THICKNESS)	SQ. YD.	250	\$155.00	\$38,750.00			\$0.00
702-03-00500	CATCH BASINS (CB-06)	EACH	8	\$6,000.00	\$48,000.00			\$0.00
702-04-00100	ADJUSTING MANHOLES	EACH	13	\$500.00	\$6,500.00			\$0.00
706-01-00100	CONCRETE WALK (4" THICK)	SQ. YD.	950.9	\$85.00	\$80,826.50			\$0.00
706-02-00200	CONCRETE DRIVE (6" THICK)	SQ. YD.	495.9	\$110.00	\$54,549.00			\$0.00
706-04-00100	HANDICAPPED CURB RAMPS	EACH	48	\$4,250.00	\$204,000.00			\$0.00
707-03-00100	COMBINATION CONCRETE CURB AND GUTTER	LIN. FT.	2610	\$50.00	\$130,500.00			\$0.00
713-01-00100	TEMPORARY SIGNS AND BARRICADES	LUMP SUM	1	\$124,000.00	\$124,000.00			\$0.00
713-02-00500	TEMPORARY PAVEMENT MARKINGS (24" WIDTH)	LIN. FT.	14	\$2.00	\$28.00			\$0.00
713-03-02000	TEMP PVMT MRKGS (BRKN LINE) (4" W) (4' L)	MILE	0.500	\$3,750.00	\$1,875.00			\$0.00
726-01-00100	BEDDING MATERIAL	CU. YD.	59.2	\$185.00	\$10,952.00			\$0.00
727-01-00100	MOBILIZATION	LUMP SUM	1	\$135,000.00	\$135,000.00			\$0.00
731-02-00100	REFLECTORIZED RAISED PAVEMENT MARKERS	EACH	166	\$15.00	\$2,490.00			\$0.00
732-01-01080	PLASTIC PAVEMENT STRIPING (SOLID LINE) (24" WIDE) (THERMO 90 MIL)	LIN. FT.	14	\$33.00	\$462.00			\$0.00
732-02-02000	PLASTIC PAVEMENT STRIPING (SOLID LINE)(4" WIDTH)	MILE	1.000	\$9,750.00	\$9,750.00			\$0.00
732-03-02000	PLASTIC PAVEMENT STRIPING (BROKEN LINE)(4" WIDTH)	MILE	0.500	\$5,100.00	\$2,550.00			\$0.00
739-01-00100	HYDRO-SEEDING	ACRE	1	\$2,850.00	\$2,850.00			\$0.00
740-01-00100	CONSTRUCTION LAYOUT	LUMP SUM	1	\$15,000.00	\$15,000.00			\$0.00
741-11-00200	ADJUSTING WATER VALVE AND METER BOX	EACH	8	\$200.00	\$1,600.00			\$0.00
737-01-00100	PAINTED TRAFFIC STRIPING (SOLID LINE)(4" WIDTH)	MILE	0.33	\$8,000.00	\$2,640.00			\$0.00
CI-107-00600	OCF INSURANCE REIMBURSEMENT	EACH	1	\$1,632.00	\$1,632.00			\$0.00
702-04-00100*	MANHOLE ADJUSTMENT (ROADWAY)	EACH	0	\$2,000.00	\$0.00	13	13	\$26,000.00
741-11-00200*	WATER VALVE AND METER BOX ADJUSTMENT (ROADWAY)	EACH	0	\$1,000.00	\$0.00	8	8	\$8,000.00
* - New Item		Project Cost Increase (Decrease):				\$34,000.00		
		Contract Amount: Current: \$1,331,718.00 Revised:				\$1,365,718.00		



**CHANGE ORDER**No. 1Dated: May 10, 2022OWNER'S Contract No.: \_\_\_\_\_ ENGINEER'S Project No.: 215203Project: **OTIS STREET REHABILITATION**CONTRACTOR: AMETHYST CONSTRUCTION, INC.Contract For: Sidewalks & Roadway Contract Date: December 20, 2021To: AMETHYST CONSTRUCTION, INC.  
Contractor

You are directed to make the changes noted below in the subject Contract:

City of West Monroe

Owner

By: Staci Albritton Mitchell - Mayor  
Dated: May 10, 2022Nature of Changes: Reimbursement for OCP Insurance per DOTD Special Provision 107.02.Enclosures: Change Order #1 Detail

These changes result in the following adjustments to the Contract Price and Contract Time

Contract Price Prior to This Change Order: \$ 1,393,777.92Net (Increase) Resulting from this Change Order: \$ 1,750.00Current Contract Price Including this Change Order: \$ 1,395,527.92

Contract Time Prior to This Change Order:	<u>90</u>	Days
Net (Add) Resulting from This Change Order:	<u>0</u>	Days
Current Contract Time Including This Change Order:	<u>90</u>	Days

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The Above Changes Are Recommended:

**S. E. HUEY CO.**

Project Engineer

By:

**Brad Anzalone, P.E.**

Date:

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The above Changes Are Approved As Recommended:

**City of West Monroe**

Owner

By:

**Staci Albritton Mitchell - Mayor**

Date:

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The above Changes Are Accepted:

**Amethyst Construction, Inc.**

Contractor

By:

Date:

Project: OTIS STREET REHABILITATION		Owner: CITY OF WEST MONROE, LA					
Job #: 215203		Change Order No. 1			Contract Date: December 20, 2021		
Date of Completion:		Amount of Contract:			Contract Days:		
Original: N/A		Current: \$1,393,777.92			Current: 90		
Revised: N/A		Revised: \$1,395,527.92			Revised: 90		
Contract Items		Original			Change Order No. 1		
Item No.	Item Description	Unit	Quantity	Unit \$	Extension	Quantity	Extension
202-02-006100	REMOVAL OF CONCRETE WALKS AND DRIVES	SQ. YD.	418	\$30.00	\$12,540.00		\$0.00
203-01-00100	GENERAL EXCAVATION	CU. YD.	15586	\$4.00	\$62,344.00		\$0.00
203-03-00100	EMBANKMENT	CU. YD.	15336	\$4.00	\$61,344.00		\$0.00
203-07-00100	BORROW (VEHICULAR MEASURE)(SELECT SOILS)	CU. YD.	450	\$25.00	\$11,250.00		\$0.00
203-08-00100	GEOTEXTILE FABRIC	SQ. YD.	750	\$5.00	\$3,750.00		\$0.00
303-03-00400	IN-PLACE CEMENT TREATED BASE COURSE, 12" THICK	SQ. YD.	673.5	\$38.00	\$25,593.00		\$0.00
304-01-00100	LIME	TON	24	\$325.00	\$7,637.50		\$0.00
304-05-00100	TYPE E LIME TREATMENT (9% BY VOLUME), 12" THICK	SQ. YD.	325	\$52.00	\$16,900.00		\$0.00
401-02-00100	AGGREGATE SURFACE COURSE (ADJUSTED VEHICULAR MEASUREMENT)	CU. YD.	105	\$110.00	\$11,550.00		\$0.00
402-01-00100	MAINLINE TRAFFIC MAINTENANCE SURFACING (AGGREGATE)	CU. YD.	250	\$102.00	\$25,500.00		\$0.00
502-01-00100	ASPHALT CONCRETE	TON	1054	\$185.00	\$195,027.00		\$0.00
502-01-00200	ASPHALT CONCRETE, DRIVES, TURNOUTS AND MISC.	TON	43	\$225.00	\$9,562.50		\$0.00
509-01-00100	MILLING ASPHALT PAVEMENT	SQ. YD.	8009	\$7.00	\$56,063.00		\$0.00
509-02-00100	CONTRACTOR RETAINED RECLAIMED ASPHALT CONCRETE PAVEMENT	CU. YD.	-418.0	\$0.01	(\$4.18)		\$0.00
510-01-00200	PAVEMENT PATCHING (12" MINIMUM THICKNESS)	SQ. YD.	250.0	\$112.00	\$28,000.00		\$0.00
701-03-01002	STORM DRAIN PIPE (15" RCP)	LIN. FT.	366	\$92.00	\$33,672.00		\$0.00
701-03-01022	STORM DRAIN PIPE (18" RCP)	LIN. FT.	186	\$109.00	\$20,274.00		\$0.00
702-03-00001	CATCH BASIN (REMOVE AND REPLACE FRAME AND COVER)	EACH	1	\$6,000.00	\$6,000.00		\$0.00
702-03-00500	CATCH BASINS (CB-06)	EACH	4	\$9,500.00	\$38,000.00		\$0.00
706-01-00100	CONCRETE WALK (4" THICK)	SQ. YD.	3497.800	\$72.00	\$251,841.60		\$0.00
707-03-00100	COMBINATION CONCRETE CURB AND GUTTER	LIN. FT.	687.0	\$50.00	\$34,350.00		\$0.00
713-01-00100	TEMPORARY SIGNS AND BARRICADES	LUMP SUM	1	\$130,000.00	\$130,000.00		\$0.00
713-02-00500	TEMPORARY PAVEMENT MARKINGS (24" WIDTH)	LIN. FT.	14	\$4.00	\$56.00		\$0.00
713-03-02000	TEMPORARY PAVEMENT MARKINGS (BROKEN LINE) (4" W) (10' L)	MILE	1	\$5,000.00	\$5,000.00		\$0.00
726-01-00100	BEDDING MATERIAL	CU. YD.	121.700	\$115.00	\$13,995.50		\$0.00
727-01-00100	MOBILIZATION	LUMP SUM	1.000	\$135,000.00	\$135,000.00		\$0.00
731-02-00100	REFLECTORIZED RAISED PAVEMENT MARKERS	EACH	166	\$22.00	\$3,652.00		\$0.00
732-01-01080	PLASTIC PAVEMENT STRIPING (24" WIDTH) (THERMOPLASTIC 90 MIL)	LIN. FT.	14	\$40.00	\$560.00		\$0.00
732-02-02000	PLASTIC PAVEMENT STRIPING (SOLID LINE)(4" WIDTH)(THERMOPLASTIC 90 MIL)	MILE	1	\$10,000.00	\$12,600.00		\$0.00
732-03-02000	PLASTIC PAVEMENT STRIPING (BROKEN LINE)(4" WIDTH)(THERMOPLASTIC 90 MIL)	MILE	0.63	\$4,000.00	\$2,520.00		\$0.00
739-01-00100	HYDRO-SEEDING	ACRE	2	\$5,000.00	\$10,000.00		\$0.00
740-01-00100	CONSTRUCTION LAYOUT	LUMP SUM	1	\$60,000.00	\$60,000.00		\$0.00
741-11-00200	ADJUSTING WATER VALVE AND METER BOX	EACH	1	\$2,200.00	\$2,200.00		\$0.00
NS-201-00001	TREE AND STUMP REMOVAL (UNDER 36" DIAMETER)	EACH	13	\$1,000.00	\$13,000.00		\$0.00
NS-201-00021	STUMP REMOVAL (UNDER 36" DIAMETER)	EACH	2	\$1,000.00	\$2,000.00		\$0.00
TS-800-00100	WEATHERED STEEL PEDESTRIAN BRIDGE (10' WIDE)	LIN. FT.	1	\$92,000.00	\$92,000.00		\$0.00
CI-107-00600*	OCP INSURANCE REIMBURSEMENT	EACH	0	\$1,750.00	\$0.00	1	\$1,750.00
* - New Item		Project Cost Increase (Decrease): \$1,750.00					
		Contract Amount: Original: \$1,393,777.92 Revised: \$1,395,527.92					



STATE OF LOUISIANA  
CITY OF WEST MONROE

ORDINANCE NO. \_\_\_\_\_ MOTION BY: \_\_\_\_\_  
SECONDED BY: \_\_\_\_\_

AN ORDINANCE TO AUTHORIZE THE MAYOR OF THE CITY OF WEST MONROE, LOUISIANA, TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH S.E. HUEY CO. FOR CERTAIN ENGINEERING SERVICES IN CONNECTION WITH THE “CROSLEY STREET REHAB: TRENTON - N 7<sup>th</sup>” PROJECT 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 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, a Contract For Engineering Services with S.E. Huey Co. for certain engineering services on the project known as “Crosley Street Rehab: Trenton - N 7<sup>th</sup>”, a copy of which contract 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, Mayor of the City of West Monroe, Louisiana, be and she is hereby further authorized to take any and all actions and to execute any and all further documents she deems either necessary or proper to negotiate, prepare, execute and carry out the activities arising out of the contract described above according to its terms and intent, including but not limited to such negotiations and modifications as she determines appropriate regarding the terms and conditions of the employment, the nature of the services performed and the manner of calculation of compensation for those services.

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 10<sup>th</sup> day of May, 2022, the final vote being as follows:

YEA: \_\_\_\_\_

NAY: \_\_\_\_\_

NOT VOTING: \_\_\_\_\_

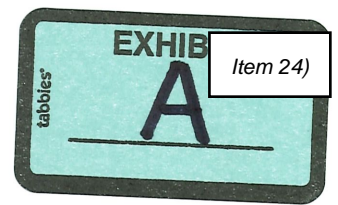
ABSENT: \_\_\_\_\_

ATTEST:

APPROVED THIS 10TH DAY OF  
MAY, 2022

\_\_\_\_\_  
RONALD S. OLVEY, CITY CLERK  
CITY OF WEST MONROE  
STATE OF LOUISIANA

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



## CONTRACT FOR ENGINEERING SERVICES CROSLEY STREET REHABILITATION

THIS CONTRACT, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between CITY OF WEST MONROE, hereinafter referred to as “OWNER” and S. E. Huey Co., Monroe, Louisiana, hereinafter referred to as “ENGINEERS”.

WHEREAS, OWNER proposes to undertake a project known as the “CROSLEY STREET REHABILITATION”; and

WHEREAS, OWNER has funding for the project through the Louisiana Department of Transportation and Development’s Urban Systems Program (STP <200K); and

WHEREAS, OWNER desires to engage ENGINEERS to make surveys, design, and prepare final constructions plans and specifications; and

WHEREAS, ENGINEERS are agreeable to undertaking the engineering, surveying and related services under conditions and for fees set forth in this contract.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

OWNER hereby employs and retains ENGINEERS, and ENGINEERS agree to provide all engineering and surveying services necessary for the performance of the items of work for the project, as more fully provided below.

### SCOPE OF PROJECT

The project, as covered by this contract, shall consist of repair and/or rehabilitation of the pavement surface of Crosley Street in West Monroe, Louisiana. The project involves the portion of Crosley Street from N. 7<sup>th</sup> Street to Trenton Street, and is approximately 2,415 ft in length. The type of rehabilitation will be determined under this contract. Construction of new sidewalks along with associated drainage improvements to facilitate these sidewalks will also be performed with this project.

### SCOPE OF SERVICES

The services to be performed by ENGINEERS are as follows:

- 1) Direct preliminary investigation by (third-party) geotechnical engineer/laboratory to determine existing pavement and subsurface conditions.
- 2) Provide topographic surveying services required for design.
- 3) Provide maps and letters required to obtain environmental clearance, as required by LaDOTD.
- 4) Provide engineering services required for the completion of the design, construction plans, specifications, cost estimates, and bid documents as required by OWNER and LaDOTD.
- 5) Make progress submittals to LaDOTD as required.
- 6) Attend/conduct meetings regarding the project, as required, to achieve approval by LaDOTD.

### EXCLUSIONS

This contract does not include Construction Engineering and Inspection (CE&I). Any required inspection, construction engineering, and contract administration will be negotiated under separate contract.

This contract does not include right-of-way acquisition. If additional right-of-way is required to preform the scope of this project, services will be negotiated at that time or billed using the attached Schedule of Invoicing Rates found in Exhibit A of this contract.

#### CONTRACT TIME

Work shall begin immediately, and progress according to the project schedule which will be determined by LaDOTD. This contract shall remain in effect until the construction plans are approved by OWNER and LaDOTD.

#### COMPENSATION

OWNER shall pay and ENGINEERS agree to accept, in full compensation for the services to be performed under this contract, fee as outlined below.

- A. ENVIRONMENTAL SERVICES: The fee for obtaining Environmental clearance for the project is \$2,500.00.
- B. BASIC ENGINEERING SERVICES: The fee for Basic Engineering Services, including engineering design, production of plans, cost estimating, and coordination with LaDOTD for plan approval, shall be \$108,000.00.
- C. TOPOGRAPHIC SURVEYING: The fee for Surveying Services related to the collection of topographic data shall be \$12,500.00.
- D. ADDITIONAL SERVICES: All additional services required and authorized by OWNER shall be billed hourly per the rates included in Exhibit "A", attached. All specialized consultant or laboratory fees shall be 100% reimbursable. These include third-party legal, consulting, and testing services.

#### PAYMENT SCHEDULE

The foregoing fees shall be paid to ENGINEERS per invoice. Invoice will be prepared not more frequently than once per month, based on the percentage of the fee expended for the engineering services completed to that billing date.

Specialized consultant or laboratory fees will be invoiced immediately based on consultants' invoice to ENGINEERS.

Invoices shall be due and payable within 30 days following the date rendered.

#### DELAYS AND EXTENSIONS

ENGINEERS will be given credit and extension of time for delays beyond their control or for those caused by tardy approvals of work in progress by reviewing agencies.

#### TERMINATION OR SUSPENSION

The terms of this contract shall be binding upon the parties hereto until the work has been completed and accepted by OWNER and all payments required to be made to ENGINEERS have been made; but this contract may be terminated under any or all of the following conditions:

- 1) By mutual agreement and consent of the parties hereto.
- 2) By OWNER, if the project is delayed or otherwise not funded by LaDOTD.



- 3) By OWNER as a consequence of the failure of ENGINEERS to comply with the terms, progress or quality of work in a satisfactory manner, as determined in the discretion of OWNER, proper allowance being made for circumstances beyond the control of ENGINEERS, or if for any other reason OWNER shall determine it does not wish to continue with the project at this time.
- 4) By either party upon failure of the other party to fulfill its obligations as set forth in this contract.
- 5) By satisfactory completion of all services and obligations described herein.

In the event of termination or suspensions, payment shall be made to ENGINEERS for services provided prior to termination or suspension.

EQUAL EMPLOYMENT OPPORTUNITY

During the performance of this Agreement ENGINEERS shall comply with the applicable provisions of the Civil Rights Act, as amended, and with other applicable laws, regulations or orders issued by a Governmental Agency exercising jurisdiction over ENGINEERS’ employment practices, or which are otherwise applicable to services rendered in conjunction with this project.

SUCCESSORS AND ASSIGNS

This contract shall be binding upon the successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the respective dates indicated below.

WITNESSES: S. E. HUEY CO.

\_\_\_\_\_

BY: \_\_\_\_\_  
Robert L. George, IV, P.E.

\_\_\_\_\_

DATE: \_\_\_\_\_

WITNESSES: CITY OF WEST MONROE

\_\_\_\_\_

BY: \_\_\_\_\_  
Mayor Staci Albritton Mitchell

\_\_\_\_\_

DATE: \_\_\_\_\_

EXHIBIT "A"

SCHEDULE OF INVOICING RATES

January 1, 2022

CLASSIFICATION	INVOICING RATE PER HOUR
<u>1. Engineering Services</u>	
A. Principals - Design, Consultation & Reports	\$150.00
B. Senior Staff Engineers & Architects	\$145.00
C. Design Engineers/E.I.	\$105.00
D. Technical Assistant	\$ 92.00
E. Project Representative	\$ 85.00
<u>2. Designer Services</u>	
A. Senior Designers	\$108.00
B. Computer Aided Design/ Drafting	\$ 95.00
<u>3. Clerical</u>	\$ 65.00
<u>4. Survey Rates</u>	
A. Registered Land Surveyor	\$125.00
B. Survey Party of 1 Man	\$150.00
C. Survey Party of 2 Men	\$165.00
<u>5. Other Costs</u>	

Any authorized subconsultant costs will be billed at invoiced cost to ENGINEER (no markup).

CITY OF WEST MONROE

ORDINANCE NO. \_\_\_\_\_

MOTION BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

AN ORDINANCE TO AUTHORIZE THE CITY OF WEST MONROE, LOUISIANA TO ENTER INTO AMENDMENT #4 TO THE CONTRACT WITH LINCOLN BUILDERS OF RUSTON, INC., THE CMAR CONTRACTOR AND CONSTRUCTION MANAGER FOR THE WEST MONROE INDOOR SPORTS COMPLEX PROJECT, IN ORDER TO ESTABLISH A REVISED GUARANTEED MINIMUM PRICE; TO THEREAFTER AWARD THE CONTRACT FOR CONSTRUCTION SERVICES TO LINCOLN BUILDERS OF RUSTON, INC.; 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 Staci Albritton Mitchell, as Mayor of the City of West Monroe, Louisiana, be and she is hereby authorized to enter into Amendment #4 to the Contract with Lincoln Builders of Ruston, Inc., the CMAR Contractor and Construction Manager for the West Monroe Indoor Sports Complex Project, in order to establish a revised Guaranteed Minimum Price; and to thereafter award the contract for construction services to Lincoln Builders of Ruston, Inc., all according to the terms, conditions and provisions of that Amendment #4, 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, be and she is hereby authorized to make such further modifications, additions and revisions of that Amendment #4 as are necessary in order to fully reflect the rights and obligations of the parties to that agreement, and to take any action and 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 10<sup>th</sup> day of May, 2022, the final vote being as follows:

YEA: \_\_\_\_\_

NAY: \_\_\_\_\_

NOT VOTING: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ATTEST:

APPROVED THIS 10TH DAY OF  
MAY, 2022

\_\_\_\_\_  
RONALD S.OLVEY, CITY CLERK  
CITY OF WEST MONROE  
STATE OF LOUISIANA

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





# Document A133™ – 2019 Exhibit A



## Guaranteed Maximum Price Amendment

This Amendment #4 dated the Tenth day of May in the year Two Thousand and Twenty-Two, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the Twenty-Seventh day of September in the year Two Thousand and Twenty-One (the "Agreement")  
(In words, indicate day, month, and year.)

for the following **PROJECT:**  
(Name and address or location)

The West Monroe Indoor Sports Complex  
West Monroe, Louisiana  
100,000-square-foot (+/-) sports complex with eight basketball courts and support areas

**THE OWNER:**  
(Name, legal status, and address)

City of West Monroe  
2305 North 7<sup>th</sup> Street  
West Monroe, LA 71291

**THE CONSTRUCTION MANAGER:**  
(Name, legal status, and address)

Lincoln Builders of Ruston, Inc.  
P. O. Box 400  
Ruston, LA 71273-0400  
Attn : Jerry Brasher, Vice President  
Phone: 318.232.7005  
Mobile: 318.265.1089  
jbrasher@lincolnbldrs.com

### TABLE OF ARTICLES

- A.1 FINAL GUARANTEED MAXIMUM PRICE
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED
- A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

#### ARTICLE A.1 FINAL GUARANTEED MAXIMUM PRICE-Amendment #4

##### § A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a revised Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the

#### ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Twenty-three million four hundred sixty-one thousand seven hundred forty-one dollars and zero cents. (\$ 23,461,741.00 ), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 **Itemized Statement of the Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.

*(Provide itemized statement below or reference an attachment.)*

The Final GMP is derived as follows:

Initial GMP Amendment #1 (Roofing Materials)	\$725,550.00
Initial GMP Amendment #2 (Steel Materials)	\$3,431,400.00
Initial GMP Amendment #3 (Food Service Equipment added)	\$367,500.00
<b>Subtotal Initial GMP Amendments 1, 2, &amp; 3</b>	<b>\$4,524,450.00</b>
Final GMP Less Previous Amendments Based on 100% plans & specifications	\$18,937,291.00
<b>New Total GMP (assuming VE list totaling \$368,008 in cost is accepted)</b>	<b>\$23,461,741.00</b>

Itemized Statement of the GMP (See Attachment "A")

Proposed VE List (See Attachment "B")

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 **Alternates**

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
N/A	

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.

*(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)*

Item	Price	Conditions for Acceptance
N/A		

§ A.1.1.6 Unit prices, if any:

*(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)*

Item	Units and Limitations	Price per Unit (\$0.00)
N/A		

## ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

*(Check one of the following boxes.)*

☐ The date of execution of this Amendment.

☒ Established as follows:

*(Insert a date or a means to determine the date of commencement of the Work.)*

Work shall commence upon receipt of written Notice to Proceed from Owner.



If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

**§ A.2.3 Substantial Completion**

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:

*(Check one of the following boxes and complete the necessary information.)*

☐ Not later than ( ) calendar days from the date of commencement of the Work.

☒ By the following date: 15 Months from the date of Notice to Proceed

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
N/A	

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

**ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED**

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
See Attachment "C"			

§ A.3.1.2 The following Specifications:

*(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)*

Project specifications for 100% documents dated April 11, 2022 Part 1 and Part 2 as identified in the List of Documents in Attachment "C"

Section	Title	Date	Pages

§ A.3.1.3 The following Drawings:

*(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)*

100% Construction Documents dated April 11, 2022 and per the list of documents. See Attachment "C" for List of Documents.

Number	Title	Date

§ A.3.1.4 The Sustainability Plan, if any:

*(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures;*

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User Notes: (1952936240)

Init.



implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title  
N/A

Date

Pages

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:  
(Identify each allowance.)

Item  
N/A

Price

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:  
(Identify each assumption and clarification.)

See Attached "Exhibit D" for list of Assumptions and Clarifications

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:  
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

N/A

#### ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:  
(List name, discipline, address, and other information.)

N/A

This Amendment to the Agreement entered into as of the day and year first written above.

\_\_\_\_\_  
OWNER (Signature)

\_\_\_\_\_  
Staci Albritton Mitchell, Mayor  
(Printed name and title)

\_\_\_\_\_  
CONSTRUCTION MANAGER (Signature)

\_\_\_\_\_  
Jerry Brasher, Vice President  
(Printed name and title)

Init.

## Additions and Deletions Report for AIA® Document A133™ – 2019 Exhibit A

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 13:01:15 ET on 05/10/2022.

### PAGE 1

This Amendment #4 dated the Tenth day of May in the year Two Thousand and Twenty-Two, is incorporated into the accompanying AIA Document A133™-2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the Twenty-Seventh day of September in the year Two Thousand and Twenty-One (the "Agreement")

...

The West Monroe Indoor Sports Complex  
West Monroe, Louisiana  
100,000-square-foot (+/-) sports complex with eight basketball courts and support areas

...

City of West Monroe  
2305 North 7<sup>th</sup> Street  
West Monroe, LA 71291

...

Lincoln Builders of Ruston, Inc.  
P. O. Box 400  
Ruston, LA 71273-0400  
Attn : Jerry Brasher, Vice President  
Phone: 318.232.7005  
Mobile: 318.265.1089  
jbrasher@lincolnbuiders.com

### A.1 FINAL GUARANTEED MAXIMUM PRICE

...

### ~~ARTICLE A.1 GUARANTEED MAXIMUM PRICE~~

### ARTICLE A.1 FINAL GUARANTEED MAXIMUM PRICE-Amendment #4

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a revised Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.



§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Twenty-three million four hundred sixty-one thousand seven hundred forty-one dollars and zero cents. (\$ 23,461,741.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

**§ A.1.1.2 ~~Itemized Statement of the Guaranteed Maximum Price.~~ Itemized**

**Statement of the Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.

**PAGE 2**

The Final GMP is derived as follows:

Initial GMP Amendment #1 (Roofing Materials)	\$725,550.00
Initial GMP Amendment #2 (Steel Materials)	\$3,431,400.00
Initial GMP Amendment #3 (Food Service Equipment added)	\$367,500.00
<b>Subtotal Initial GMP Amendments 1, 2, &amp; 3</b>	<b>\$4,524,450.00</b>
Final GMP Less Previous Amendments Based on 100% plans & specifications	\$18,937,291.00
<b>New Total GMP (assuming VE list totaling \$368,008 in cost is accepted)</b>	<b>\$23,461,741.00</b>

Itemized Statement of the GMP (See Attachment "A")

Proposed VE List (See Attachment "B")

...

N/A

...

N/A

...

N/A

...

☒ Established as follows:

...

Work shall commence upon receipt of written Notice to Proceed from Owner.

**PAGE 3**

☒ By the following date: 15 Months from the date of Notice to Proceed

...

N/A

...

See Attachment "C"

...

Project specifications for 100% documents dated April 11, 2022 Part 1 and Part 2 as identified in the List of Documents in Attachment "C"

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User Notes:

(1952936240)



...

100% Construction Documents dated April 11, 2022 and per the list of documents. See Attachment "C" for List of Documents.

**PAGE 4**

N/A

...

N/A

...

See Attached "Exhibit D" for list of Assumptions and Clarifications

...

N/A

...

N/A

...

Staci Albritton Mitchell, Mayor

Jerry Brasher, Vice President

## Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Jerry Brasher, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 13:01:15 ET on 05/10/2022 under Order No. 3104236677 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ – 2019 Exhibit A, Guaranteed Maximum Price Amendment, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.

---

(Signed)

---

(Title)

---

(Dated)

West Monroe Indoor Sports Complex - 100%					
5/9/2022					
Building Variables:					
Building SF 1st Floor	90,587				
Building SF Mezzanine Level	20,218				
Building SF Total	110,805				
Paving SF	171,962				
Panel SF	48,385				
Description	Quantity	Unit	Unit Price	Sub Totals	Totals
<b>PERMITS</b>					
impact fees- excluded	1	ls			
permit fee- by owner	1	ls			
tdlr review - by owner	1	ls			
energy code review- by owner	1	ls			
geotech. investigation report - by owner	1	ls			
testing and inspection cost- by owner	1	ls			
survey - verify	1	ls	\$ 7,500.00	\$ 7,500.00	
Division Sub Total					\$ 7,500
<b>General Conditions</b>					
general conditions	1	ls	\$ 896,000.00	\$ 896,000.00	
Division Sub Total					\$ 896,000
<b>SITEWORK</b>					
storm sewer	1	ls	\$ 712,904.00	\$ 712,904.00	
traffic control for street crossings	1	allow	\$ 5,000.00	\$ 5,000.00	
asphalt patch at street crossings	1	ls	\$ 16,950.00	\$ 16,950.00	
drainage structure re-build	incl.	allow	\$ -	\$ -	
site utilities	1	ls	\$ 204,300.00	\$ 204,300.00	
fire hydrant contingency at hotel area per plans C2.07	1	allow	\$ 60,000.00	\$ 60,000.00	
termite treatment	1	ls	\$ 5,539.00	\$ 5,539.00	
wood fencing	1	ls	\$ 33,895.00	\$ 33,895.00	
flag poles (2-30', 1-40') furnish and installed	1	ls	\$ 18,380.00	\$ 18,380.00	
delegated design of flag poles (PE stamp)	incl.	ls	\$ -	\$ -	
flag poles install	incl.	ls	\$ -	\$ -	
engineering/staking layout	110,805	sf building	\$ 0.05	\$ 5,540.25	
swpp plan	1	ls	\$ 2,190.00	\$ 2,190.00	
landscape and irrigation	1	ls	\$ 226,291.00	\$ 226,291.00	
change all sod to hydroseed	(1)	ls	\$ 52,500.00	\$ (52,500.00)	
Division Sub Total					\$ 1,238,489
<b>EARTHWORK</b>					
site demo and earthwork	1	ls	\$ 433,464.00	\$ 433,464.00	
layout and mobilization	incl.	ls	\$ -	\$ -	
strip & grub	incl.	ls	\$ -	\$ -	
cut and fill	incl.	ls	\$ -	\$ -	
import select fill	incl.	ls	\$ -	\$ -	
remove spoils (waste on adjacent lot)	2,000	cutyd	\$ 10.00	\$ 20,000.00	
erosion control per plans	1	ls	\$ 47,728.00	\$ 47,728.00	
erosion control maintenance	1	ls	\$ 4,500.00	\$ 4,500.00	
backfill curb, respread topsoil	1	ls	\$ -	\$ -	
street cleaning	1	ls	\$ 15,000.00	\$ 15,000.00	
engineering/staking layout	110,805	sf building	\$ 0.13	\$ 14,404.65	
remove curb	incl.	ls	\$ -	\$ -	
construction entrance	incl.	ls	\$ -	\$ -	
laydown area	1	ls	\$ 21,255.00	\$ 21,255.00	
water	1	ls	\$ 5,455.00	\$ 5,455.00	
Division Sub Total					\$ 561,807



# West Monroe Sports Complex

GMP Pricing with VE

Lincoln Item 26)

Description	Quantity	Unit	Unit Price	Sub Totals	Totals
<b>CONCRETE / ASPHALT</b>					
VE asphalt paving VE Option 3" with soil cement, soil cement under Concrete	1	ls	\$ 487,726.00	\$ 487,726.00	
hd asphalt paving 1.5" wear course/1.5" binder	incl.	sqyd	\$ -	\$ -	
ld asphalt paving 1.5" wear course/1.5" binder	incl.	sqyd	\$ -	\$ -	
VE 4" aggregate base under 3" paving	1	ls	\$ 112,000.00	\$ 112,000.00	
misc. equipment	1	ls	\$ 30,525.00	\$ 30,525.00	
site concrete	1	ls	\$ 611,500.00	\$ 611,500.00	
hd concrete paving 6"	incl.	sf	\$ -	\$ -	
ld concrete paving 6"	incl.	sf	\$ -	\$ -	
sand base for sidewalk	incl.	cy	\$ -	\$ -	
curb and gutter	2,632	lf	\$ 24.00	\$ 63,168.00	
barrier curb	incl.	lf	\$ -	\$ -	
sidewalk	incl.	sf	\$ -	\$ -	
sidewalk hc ramps	1	ls	\$ 4,500.00	\$ 4,500.00	
dumpster pad	incl.	ls	\$ -	\$ -	
flag pole bases	incl.	each	\$ -	\$ -	
set pipe bollards	40	each	\$ 390.00	\$ 15,600.00	
transformer pad	incl.	each	\$ -	\$ -	
light pole piers	34	each	\$ 1,875.00	\$ 63,750.00	
striping including: traffic signage, thermoplastic striping	1	ls	\$ 16,290.00	\$ 16,290.00	
traffic signage	incl.	ls	\$ -	\$ -	
thermoplastic striping	incl.	ls	\$ -	\$ -	
auger cast piles, tension piles _ no test piles	1	ls	\$ 288,774.00	\$ 288,774.00	
reinforcing steel for acp's	1	ls	\$ 30,310.00	\$ 30,310.00	
tie rebar cages for acp	1	ls	\$ 19,000.00	\$ 19,000.00	
turn key foundations	1	ls	\$ 1,276,500.00	\$ 1,276,500.00	
5" slab on grade	incl.	sf	\$ -	\$ -	
2" sand cushion at slab on grade	incl.	cy	\$ -	\$ -	
backfill at leavout	incl.	sf	\$ -	\$ -	
turn key foundations,	incl.	ls	\$ -	\$ -	
grade beams	incl.		\$ -	\$ -	
30"x32" cont. earth formed pile cap	incl.		\$ -	\$ -	
thickened slab at masonry walls	incl.		\$ -	\$ -	
concrete in metal pan steps and landings	incl.		\$ -	\$ -	
elevator pit- incl wp	incl.		\$ -	\$ -	
concrete columns	incl.		\$ -	\$ -	
topping slab	incl.	sf	\$ -	\$ -	
foundations for hvac equipment outside bldg took this ve	incl.		\$ -	\$ -	
cut out and replace at plumbing	1,920	sf	\$ 20.00	\$ 38,400.00	
concrete on metal deck	incl.	sf	\$ -	\$ -	
thicken slab at crane path- trusses only	32,000	sf	\$ 0.50	\$ 16,000.00	
tilt wall panels - 9.25"	1	ls	\$ 715,503.00	\$ 715,503.00	
grout tiltwall and steel column bases	incl.		\$ -	\$ -	
casting beds place, demo and remove	8,000	sf beds	\$ 5.00	\$ 40,000.00	
allowance for additional joints and joint sealants in paving added 5.9.22	1	allow	\$ 20,000.00	\$ 20,000.00	
<b>Division Sub Total .....</b>					<b>\$ 3,849,546</b>
<b>MASONRY</b>					
masonry (block scope, brick veneer, reinforcing, grey mortar savings)	1	ls	\$ 921,759.00	\$ 921,759.00	
cmu walls	incl.		\$ -	\$ -	
face brick	incl.		\$ -	\$ -	
install door frames in masonry installed - included	incl.		\$ -	\$ -	
foam fill at exterior cmu	incl.	ls	\$ -	\$ -	
<b>Division Sub Total .....</b>					<b>\$ 921,759</b>

# West Monroe Sports Complex

GMP Pricing with VE

Lincoln Item 26)

Description	Quantity	Unit	Unit Price	Sub Totals	Totals
<b>STEEL</b>					
steel/panel erection	1	ls	\$ 926,595.00	\$ 926,595.00	
mezz rail,drink rail erection	incl.	ls	\$ -	\$ -	
tilt wall braces	incl.	ls	\$ -	\$ -	
crane access mats	incl.	ls	\$ -	\$ -	
structural steel materials including trusses and materials bond	1	ls	\$ 3,240,000.00	\$ 3,240,000.00	
trusses at gym	incl.		\$ -	\$ -	
deck over gym acoustical deck (not epic)	incl.		\$ -	\$ -	
deck at low roof	incl.		\$ -	\$ -	
deck at mezzanine	incl.		\$ -	\$ -	
misc. steel, panel embeds	incl.		\$ -	\$ -	
epoxy anchors for mezzanine supports	excl.		\$ -	\$ -	
misc. steel supports at hvac equip at exterior	1	ls	\$ 25,000.00	\$ 25,000.00	
misc. steel for athletic equipment	1	ls	\$ 30,000.00	\$ 30,000.00	
roof access cage ladder	incl.		\$ -	\$ -	
roof access ladders	incl.		\$ -	\$ -	
exit stairs and platforms	incl.		\$ -	\$ -	
mechanical fasteners	excl.		\$ -	\$ -	
decorative railing at mezzanine	incl.		\$ -	\$ -	
stainless steel fasteners for steel/mesh railing	incl.		\$ -	\$ -	
temp fall protection for mezz level	incl.		\$ -	\$ -	
bollard material	incl.		\$ -	\$ -	
added bollards at front entry	incl.		\$ -	\$ -	
strong backs	90,587	sf building	\$ 0.18	\$ 16,305.66	
structural steel materials added after 70%	1	ls	\$ 101,930.00	\$ 101,930.00	
<b>Division Sub Total .....</b>					<b>\$ 4,339,831</b>
<b>ROOFING / METAL PANELS</b>					
roofing 60mill tpo 5" insulation board mechanically fastened no cover board	1	ls	\$ 691,000.00	\$ 691,000.00	
roofing - High Roof	incl.		\$ -	\$ -	
roofing - Low Roof	incl.		\$ -	\$ -	
standing seam roofing at south canopies	1	ls	\$ 14,400.00	\$ 14,400.00	
gutters and downspouts	incl.		\$ -	\$ -	
roof walk pads	incl.		\$ -	\$ -	
roof hatch	incl.		\$ -	\$ -	
roof access	1	ls	\$ 2,000.00	\$ 2,000.00	
acm panels	1	ls	\$ 150,980.00	\$ 150,980.00	
pre-finished metal wall panels	1	ls	\$ 54,860.00	\$ 54,860.00	
eifs	1	ls	\$ 23,735.00	\$ 23,735.00	
<b>Division Sub Total .....</b>					<b>\$ 936,975</b>
<b>THERMAL / MOISTURE</b>					
caulking and waterproofing	1	ls	\$ 182,408.00	\$ 182,408.00	
fire caulk	1	ls	\$ 5,940.00	\$ 5,940.00	
tilt wall sealants	incl.		\$ -	\$ -	
masonry sealants	incl.	ls	\$ -	\$ -	
epoxy floor joint sealant at non gym areas - excluded	excl.	sf	\$ 0.20	\$ -	
metallic floor coating system	4,033	sf	\$ 8.50	\$ 34,280.50	
sealed concrete	35,202	sf	\$ 0.87	\$ 30,625.74	
caulking paving	incl.		\$ -	\$ -	
caulk sidewalk to bldg	incl.		\$ -	\$ -	
<b>Division Sub Total .....</b>					<b>\$ 253,254</b>
<b>PAINT</b>					
paint	1	ls	\$ 442,000.00	\$ 442,000.00	
tilt wall texture and paint - exterior of panels only	incl.		\$ -	\$ -	
epoxy paint at kitchen	incl.	ls	\$ -	\$ -	
misc. painting	incl.		\$ -	\$ -	
wall coverings	incl.		\$ -	\$ -	
touch up paint material / lift	incl.		\$ -	\$ -	
paint steel structure and deck	incl.		\$ -	\$ -	
interior painting of tilt wall panel, single coat latex	incl.		\$ -	\$ -	
interior painting	incl.		\$ -	\$ -	
finish doors in lieu of plam	incl.		\$ -	\$ -	
finish steel mesh railing	incl.		\$ -	\$ -	
<b>Division Sub Total .....</b>					<b>\$ 442,000</b>



**West Monroe Sports Complex**  
GMP Pricing with VE

Lincoln **Item 26)**

Description	Quantity	Unit	Unit Price	Sub Totals	Totals
<b>FINISH OUT</b>					
metal stud, drywall, rigid insulation	1	ls	\$ 346,424.00	\$ 346,424.00	
exterior metal stud walls with sheathing	incl.		\$ -	\$ -	
lay- in ceiling and ceiling batt insulation	1	ls	\$ 97,987.00	\$ 97,987.00	
acoustical panels	1	ls	\$ 79,813.00	\$ 79,813.00	
aluminum column cover with integral table	incl.		\$ -	\$ -	
wood blocking	1	ls	\$ 48,362.00	\$ 48,362.00	
acoustic ceiling clouds in foyer	1	ls	\$ 27,925.00	\$ 27,925.00	
clean up and safety labor	1	ls	\$ 65,000.00	\$ 65,000.00	
dumpsters	1	ls	\$ 45,000.00	\$ 45,000.00	
final clean	110,805	sf	\$ 0.50	\$ 55,402.50	
locker labor	1	ls	\$ -	\$ -	
lockers Plam	1	ls	\$ -	\$ -	
locker benches	1	ls	\$ -	\$ -	
metal lockers furnish and install	1	ls	\$ 2,620.00	\$ 2,620.00	
toilet partitions	1	ls	\$ 52,501.00	\$ 52,501.00	
toilet accessories	1	ls	\$ 27,625.00	\$ 27,625.00	
toilet partition, accessories install	1	ls	\$ 26,369.00	\$ 26,369.00	
fire extinguishers	1	ls	\$ 7,774.00	\$ 7,774.00	
dimension signage, plaque, room signage	1	ls	\$ 30,795.00	\$ 30,795.00	
misc. specialties	1	ls	\$ 15,000.00	\$ 15,000.00	
athletic equipment (waiting on breakout from covington)	1	each	\$ 519,140.00	\$ 519,140.00	
scoreboards and scoring tables - by owner -	excl.		\$ -		
tilt and roll bleachers 1st floor incl. in millwork	incl.	ls	\$ -		
fixed chairback 2nd floor incl. in millwork	incl.	ls	\$ -		
<b>change fixed seating on mezz to T&amp;R</b>	<b>(1)</b>	ls	\$ 133,396.00	\$ <b>(133,396.00)</b>	
millwork (millwork,plam lockers fixed chairback seating, tip and roll bleachers)	1	ls	\$ 290,225.00	\$ 290,225.00	
countertops - solid surface	1	ls	\$ 50,138.00	\$ 50,138.00	
john boos drain trough	1	ls	\$ 2,500.00	\$ 2,500.00	
solid surface - drink rail	1	ls	\$ 52,131.00	\$ 52,131.00	
fixed bench seating in lobby	1	allow	\$ 10,000.00	\$ 10,000.00	
ceramic wall and floor tile	1	ls	\$ 40,240.00	\$ 40,240.00	
Urethane cement floor finish (kitchen)	1,446	sf	\$ 19.00	\$ 27,474.00	
carpet	1	ls	\$ 16,800.00	\$ 16,800.00	
rubber treads and landings for exit stairs	excl	ls	\$ -	\$ -	
rubber base	1	ls	\$ 12,695.00	\$ 12,695.00	
moisture mitigation at gym floors	64,707	sf	\$ 1.00	\$ 64,707.00	
wood gym floor	1	ls	\$ 816,080.00	\$ 816,080.00	
<b>Division Sub Total .....</b>					<b>\$ 2,697,332</b>
<b>GLASS, DOORS &amp; EQUIPMENT</b>					
hollow metal doors & frames (66 doors 58 frames)	1	ls	\$ 104,810.00	\$ 104,810.00	
finish hardware	incl.		\$ -	\$ -	
finish hardware - access control hardware- hm doors only	incl.		\$ -	\$ -	
allow for elliason kitchen door and half door	1	allow			
install doors, frames hardware	1	ls	\$ 12,035.00	\$ 12,035.00	
glass and glazing	1	ls	\$ 424,300.00	\$ 424,300.00	
glass and glazing - exterior storefront	1	ls	\$ -	\$ -	
glass and glazing - interior storefront	1	ls	\$ -	\$ -	
glass and glazing - curtainwall	1	ls	\$ -	\$ -	
glass and glazing - glass doors	incl.		\$ -	\$ -	
graphics glass and glazing	1	ls	\$ -	\$ -	
finish hardware - access control- el latch retraction panics	incl.		\$ -	\$ -	
delegated design of curtainwall and storefront systems	1	ls	\$ -	\$ -	
walkway canopies	1	allow	\$ 23,975.00	\$ 23,975.00	
commercial kitchen equipment with changes recommended by equipment supplier	1	ls	\$ 350,000.00	\$ 350,000.00	
overhead doors - insulated - motorized and coiling counter doors	1	ls	\$ 54,800.00	\$ 54,800.00	
<b>Division Sub Total .....</b>					<b>\$ 969,920</b>
<b>ELEVATORS</b>					
elevator	1	ea	\$ 94,191.00	\$ 94,191.00	
<b>Division Sub Total .....</b>					<b>\$ 94,191</b>



**West Monroe Sports Complex**  
GMP Pricing with VE

Lincoln Item 26)

Description	Quantity	Unit	Unit Price	Sub Totals	Totals
<b>FIRE PROTECTION</b>					
fire protection system	1	ls	\$ 352,950.00	\$ 352,950.00	
<b>schedule 10 pipe in lieu of sch 40 fire sprinkler</b>	(1)	ls	\$ 30,180.00	<b>\$ (30,180.00)</b>	
<b>riser check valves in lieu of alarm checks</b>	(1)	ls	\$ 4,360.00	<b>\$ (4,360.00)</b>	
Division Sub Total .....					\$ 318,410
<b>PHVAC</b>					
plumbing	1	ls	\$ 634,000.00	\$ 634,000.00	
sanitary run outside building to site ss	800	lf	\$ -	\$ -	
roof drains - low roof areas only ( portions)	10	ea	\$ -	\$ -	
gas piping	1	ls	\$ -	\$ -	
plumbing fixtures and piping	160	ea	\$ -	\$ -	
water heater and recirculation piping	1	ls	\$ -	\$ -	
hvac	1	ls	\$ 2,057,500.00	\$ 2,057,500.00	
grease duct and wrap included	incl.	lf	\$ -	\$ -	
ventilation at restrooms - included	incl.	ls	\$ -	\$ -	
ems system - included	incl.	ls	\$ -	\$ -	
generator - excluded	incl.	ls	\$ -	\$ -	
domestic water loop	1	ls	\$ -	\$ -	
allow small grease trap at dumpster	1	allow	\$ -	\$ -	
trench drains at concessions	incl.	lf	\$ -	\$ -	
pump at elevator pit	1	ls	\$ -	\$ -	
grease trap	1	ls	\$ -	\$ -	
test and balance - included	incl.	ls	\$ -	\$ -	
Division Sub Total .....					\$ 2,691,500
<b>ELECTRICAL</b>					
electrical service	1	ls	\$ 1,795,139.00	\$ 1,795,139.00	
<b>reduced pricing for specified lighting package</b>	(1)	ls	\$ 30,315.00	<b>\$ (30,315.00)</b>	
<b>substitute copper feeders for aluminum feeders (100Amp &amp; larger)</b>	(1)	ls	\$ 15,532.00	<b>\$ (15,532.00)</b>	
site electrical	incl.	ls	\$ -	\$ -	
electrical service	inc.	ls	\$ -	\$ -	
non gym electrical	27,000	sf	\$ -	\$ -	
distribution	incl.	ls	\$ -	\$ -	
lighting	incl.	ls	\$ -	\$ -	
mechanical power	incl.	ls	\$ -	\$ -	
power	incl.	ls	\$ -	\$ -	
misc.	incl.	ls	\$ -	\$ -	
allow for uplighting at flagpoles	1	allow	\$ -	\$ -	
allow for lighted bollards	1	allow	\$ -	\$ -	
low voltage	1	ls	\$ -	\$ -	
<b>allowance for addendum No. 4 low votage changes</b>	1	ls	\$ 22,500.00	<b>\$ 22,500.00</b>	
<b>remove allowance for addendum No. 4 low votage changes</b>	(1)	ls	\$ 22,500.00	<b>\$ (22,500.00)</b>	
<b>deduct to use ubiquity system in lieu of cisco system</b>	(1)	ls	\$ 79,225.00	<b>\$ (79,225.00)</b>	
temporary power	1	ls	\$ 50,000.00	\$ 50,000.00	
Division Sub Total .....					\$ 1,720,067
<b>Project Subtotal</b>				\$ 21,938,580.30	\$ 21,938,580
builder's risk					\$ 58,935
preformance and payment bond					\$ 147,000
contractor's contingency					\$ 200,000
<b>subtotal</b>					\$ 22,344,515
overhead and profit	22,344,515	hard cost	5.00%		\$ 1,117,226
<b>GMP Budget Total</b>	<b>110,805</b>	<b>SF</b>	<b>\$ 211.74</b>		<b>\$ 23,461,741</b>

# West Monroe Sports Complex

## GMP Pricing with VE

Lincoln Item 26)

### budget exclusions

lightning protection system  
water storage tank  
impact fees  
transformer cost  
power company primary power cost  
gas company service charges  
demolition of existing buildings  
water feature  
enhanced paving or sidewalks  
power line relocation cost  
relocation of existing underground utilities  
security system  
platting of property  
design cost  
rubber athletic flooring  
preaction system  
fire pump  
wall tile in admin area other than restrooms  
haul off excess earth spoils  
moisture guard at kitchen and 2nd floor restrooms only  
grade beams under interior CMU walls  
excludes any lime in earthwork  
concrete coloring of tilt wall panels  
scoreboards  
fully adhered roof insulation  
fleece back tpo system  
roofing coverboard  
sealer on facebrick  
colored mortar  
delegated design responsibilities for thrust resistants for utilities  
spray applied foam insulation  
building accent lighting and landscape lighting  
owner provided ff&e  
owner provided equipment  
site furniture (benches, bike racks)  
utility extensions (anything on the Lazenby plans provided 3/4/22 by TBA)  
interior furniture and equipment other than kitchen equipment and allowance for foyer benches  
wall graphics  
custom graphics  
custom graphics - ribbon signage above storefront  
custom graphics on second floor  
any additional framing to lower soffit ceiling at entry not detailed  
boring for irrigation  
table at column cover  
telecom/fiber service entrance  
intrusion system  
area of refuge/two way communication system  
logo signage  
painting with intumescent paint  
fire proofing  
test pile (if required \$24,000)  
all utility lines and connections shown to be by others and atmos  
excavation below site paving  
food service equipment is included as value engineered

# West Monroe Sports Complex

GMP Pricing with VE

Lincoln Item 26)

Connecting Corridor 1455 sf						
<b>Sitework/earthwork</b>						
building pad	0	sf	-		-	
			-		-	
<b>Concrete</b>						
acp	1	ls	9,125.00	\$	9,125.00	
steel for acp	1	ls	6,880.00	\$	6,880.00	
foundation / slab on grade	1	ls	37,000.00	\$	37,000.00	
<b>Steel</b>						
structural steel materials	1	ls	28,000.00	\$	28,000.00	
added structural steel materials post buyout	1	ls	3,400.00	\$	3,400.00	
structural steel erection	1	ls	15,000.00	\$	15,000.00	
			-	\$	-	
<b>Facade</b>						
glass and glazing	1	ls	28,500.00	\$	28,500.00	
doors, frames and hardware	1	ls	9,933.00	\$	9,933.00	
turn key masonry	1	ls	41,396.00	\$	41,396.00	
<b>Roofing and insulation</b>						
roofing	1	lf	8,800.00	\$	8,800.00	
				\$	-	
<b>Interior Finish</b>						
metal stud and drywall	1	ls	31,500.00	\$	31,500.00	
resilient base	1	ls	605.00	\$	605.00	
acoustic ceiling tile	1	ls	5,300.00	\$	5,300.00	
fire caulk	1	ls	940.00	\$	940.00	
sealed concrete floor	1455	ls	0.87	\$	1,265.85	
paint	1	ls	3,500.00	\$	3,500.00	
				\$	-	
			-	\$	-	
<b>Mechanical/Plumbing and Electrical</b>						
fire sprinkler system	1	ls	4,730.00	\$	4,730.00	
hvac	1	ls	38,500.00	\$	38,500.00	
plumbing	1	ls	6,000.00	\$	6,000.00	
electrical	1	ls	15,088.00	\$	15,088.00	
				\$	-	
Connecting Corridor subtotal .....					-	\$ 295,463
Project Subtotal				\$	295,462.85	\$ 295,463
builder's risk						\$ 886
contractor's contingency						\$ 5,927
subtotal						\$ 302,276
overhead and profit	\$ 302,276.22	hard cost	5.00%			\$ 15,114
<b>Connecting Corridor Total</b>		<b>1,455 SF</b>	<b>218.14</b>			<b>\$ 317,390</b>
<b>Wood Sports Floor alternate add (UNIT PRICING - SELECT DESIRED QUANTITY)</b>						
<b>Athletic floor markings</b>						
12' logo in center of floor - UNIT PRICE	8	ea	4,000.00	\$	32,000.00	
small sponsor logo 2x8 each location - UNIT PRICE	8	ea	2,000.00	\$	16,000.00	
Baseline lettering/Court numbers	8	ea	2,000.00	\$	16,000.00	
2 EA 2x8 sponsor logos - UNIT PRICING	8	ea	1,200.00	\$	9,600.00	
Staining court - UNIT PRICING	8	ea	1,800.00	\$	14,400.00	
Floor marking alternate subtotal .....					\$	88,000
Project Subtotal				\$	88,000.00	\$ 88,000
builder's risk						\$ 264
contractor's contingency						\$ 1,765
subtotal						\$ 90,029
overhead and profit	\$ 90,029.28	hard cost	5.00%			\$ 4,501
<b>Athletic Floor Marking Total</b>		<b>1 SF</b>	<b>94,530.74</b>			<b>\$ 94,531</b>



Sidewalk Connection to the IKE						
Sitework/Earthwork						
site demo,earth prep	1	ls	\$	3,000.00	\$	3,000.00
traffic control	1	ls	\$	500.00	\$	500.00
Pavement marking						
crosswalk with signs	1	ls	\$	1,000.00	\$	1,000.00
Concrete						
Sidewalk extension	1	ls	\$	17,500.00	\$	17,500.00
subtotal					\$	22,000
builder's risk					\$	66
contractor's contingency					\$	441
subtotal					\$	22,507
overhead and profit			\$ 22,000.00	hard cost	5.00%	\$ 1,100
Sidewalk Connection to the IKE						\$ 23,607

Attachment "B"  
Proposed VE List

<b>Voluntary Alternates</b>	
alternate lighting package	\$ 30,315
aluminum feeders	\$ 15,532
schedule 10 pipe in lieu of sch 40 fire sprinkler	\$ 30,180
riser check valves in lieu of alarm checks	\$ 4,360
change fixed seating on mezz to T&R	\$ 133,396
alternate to Cisco system - Ubiquity	\$ 79,225
low voltage cabinet add on's	\$ 22,500
change sod to hydroseed	\$ 52,500
<b>Total proposed VE value</b>	<b>\$ 368,008</b>
alternate asphalt sub	\$ 40,000



## West Monroe Indoor Sports Center Drawing Log

Sheet number	Sheet Name	Issue date	Addendum No. 1	Addendum No. 2	Addendum No. 3
	PROJECT MANUAL PART 1	4/11/2022			
	PROJECT MANUAL PART 2	4/11/2022			
G1.01	COVER SHEET	4/11/2022			
G1.02	GENERAL INFORMATION	4/11/2022			
LS1.01	LIFE SAFETY -PLAN OVERALL	4/11/2022			
LS1.02	LIFE SAFETY -PLAN LEVEL 2	4/11/2022			
LS1.03	LIFE SAFETY -PARTITION TYPES	4/11/2022			
LS1.04	LIFE SAFETY -CODE ANALYSIS	4/11/2022			
SP1.01	SITE PLAN	4/11/2022	4/22/2022		
SP1.02	LANDSCAPE PLAN	4/11/2022	4/22/2022		
SP1.03	IRRIGATION ZONING PLAN	4/11/2022			
C1.01	CIVIL CRITERIA	4/11/2022			
C1.02	EXISTING CONDITIONS AND DEMOLITION PLAN	4/11/2022			
C2.01	GEOMETRIC SITE AND PAVEMENT MARKING PLAN	4/11/2022		4/28/2022	
C2.02	GEOMETRIC SITE AND PAVEMENT MARKING PLAN	4/11/2022	4/20/2022	4/28/2022	
C2.03	GRADING AND DRAINAGE PLAN	4/11/2022			
C2.04	GRADING AND DRAINAGE PLAN	4/11/2022	4/20/2022	4/28/2022	
C2.05	PAVEMENT LAYOUT PLAN	4/11/2022			
C2.05A	PAVEMENT LAYOUT PLAN (VE SECTIONS)	4/11/2022			
C2.06	PAVEMENT LAYOUT PLAN	4/11/2022	4/20/2022		
C2.06A	PAVEMENT LAYOUT PLAN (VE SECTIONS)	4/11/2022	4/20/2022		
C2.07	UTILITY PLAN	4/11/2022	4/20/2022		
C2.08	DRAINAGE MAP	4/11/2022			
C2.09	DRAINAGE SUMMARY TABLES	4/11/2022	4/20/2022		
C3.01	MISCELLANEOUS DETAILS	4/11/2022	4/20/2022	4/28/2022	
C3.02	PAVEMENT DETAILS	4/11/2022			
C3.03	UTILITY DETAILS	4/11/2022			
C3.04	DRAINAGE DETAILS	4/11/2022			
C3.05	DUMPSTER ENCLOSURE DETAILS	4/11/2022			
C4.01	EROSION CONTROL PLAN	4/11/2022			
C4.02	EROSION CONTROL MEASURES	4/11/2022			
S0.01	OVERALL FOUNDATION PLAN	4/11/2022			
S0.02	OVERALL 2ND FLOOR & LOW ROOF FRAMING PLAN	4/11/2022			
S0.03	OVERALL ROOF FRAMING PLAN	4/11/2022			
S1.01	FOUNDATION ENLARGED PLAN A	4/11/2022			
S1.02	FOUNDATION ENLARGED PLAN B	4/11/2022			
S1.03	FOUNDATION ENLARGED PLAN C	4/11/2022	4/20/2022		
S1.04	2ND FLOOR & LOW ROOF ENLARGED FRAMING PLAN A	4/11/2022			
S1.05	2ND FLOOR & LOW ROOF ENLARGED FRAMING PLAN B	4/11/2022			
S1.06	2ND FLOOR & LOW ROOF ENLARGED FRAMING PLAN C	4/11/2022			
S1.07	ROOF ENLARGED FRAMING PLAN A	4/11/2022			
S1.08	ROOF ENLARGED FRAMING PLAN B	4/11/2022			
S1.09	ROOF ENLARGED FRAMING PLAN C	4/11/2022			
S2.01	FOUNDATION SECTIONS	4/11/2022	4/20/2022		
S3.01	FRAMING SECTIONS	4/11/2022			
S3.02	FRAMING SECTIONS	4/11/2022			
S3.03	FRAMING SECTIONS	4/11/2022	4/20/2022		
S3.04	FRAMING SECTIONS	4/11/2022			
S4.01	TILT-WALL ELEVATIONS	4/11/2022	4/20/2022		
S4.02	TILT-WALL ELEVATIONS	4/11/2022	4/20/2022		
S5.01	GENERAL NOTES & TYPICAL DETAILS	4/11/2022			
S5.02	TYPICAL DETAILS	4/11/2022			
S5.03	TYPICAL DETAILS	4/11/2022	4/20/2022		
A1.01	FIRST FLOOR PLAN OVERALL	4/11/2022	4/22/2022		
A1.02	SECOND FLOOR PLAN OVERALL	4/11/2022			
A1.03	1ST FLOOR ENLARGED PLAN A	4/11/2022	4/22/2022		
A1.04	1ST FLOOR ENLARGED PLAN B	4/11/2022			
A1.05	1ST FLOOR ENLARGED PLAN C	4/11/2022	4/22/2022		
A1.06	2ND FLOOR ENLARGED PLAN A	4/11/2022			
A1.07	2ND FLOOR ENLARGED PLAN B	4/11/2022			
A1.08	2ND FLOOR ENLARGED PLAN C	4/11/2022			
A1.09	EQUIPMENT LAYOUT	4/11/2022			
A1.10	ROOF PLAN	4/11/2022	4/22/2022		
A2.01	DOOR AND FINISH SCHEDULE	4/11/2022	4/22/2022		
A2.02	WINDOW SCHEDULE	4/11/2022	4/22/2022		
A2.03	WINDOW SCHEDULE	4/11/2022			
A3.01	EXTERIOR ELEVATIONS	4/11/2022	4/22/2022		
A3.02	EXTERIOR ELEVATIONS	4/11/2022			
A3.03	EXTERIOR PERSPECTIVE VIEWS	4/11/2022			
A4.01	BUILDING SECTIONS	4/11/2022			





## West Monroe Indoor Sports Center Drawing Log

Sheet number	Sheet Name	Issue date	Addendum No. 1	Addendum No. 2	Addendum No. 3
A4.02	BUILDING SECTIONS	4/11/2022	4/22/2022		
A4.03	BUILDING SECTIONS	4/11/2022			
A4.04	SECTIONS & DETAILS	4/11/2022		4/28/2022	
A4.05	SECTIONS & DETAILS	4/11/2022	4/22/2022		
A4.06	ELEVATOR/STAIR DETAILS	4/11/2022			
A5.01	INTERIOR ELEVATIONS	4/11/2022			
A5.02	INTERIOR ELEVATIONS	4/11/2022			
A5.03	INTERIOR ELEVATIONS	4/11/2022			
A6.01	MILLWORK DETAILS	4/11/2022			
A7.01	REFLECTED CEILING PLAN -1ST FLOOR	4/11/2022			
A7.02	REFLECTED CEILING -1ST FLOOR ENLARGED	4/11/2022			
A7.03	REFLECTED CEILING -1ST FLOOR ENLARGED	4/11/2022			
A7.04	REFLECTED CEILING PLAN -2ND FLOOR	4/11/2022			
A7.05	REFLECTED CEILING -2ND FLOOR ENLARGED	4/11/2022	4/22/2022		
A8.01	FLOOR PATTERN PLAN-1ST FLOOR	4/11/2022	4/22/2022		
A8.02	FLOOR PATTERN PLAN -2ND FLOOR	4/11/2022			
GP.01	FIRST FLOOR PLAN OVERALL	4/11/2022			
GP.02	SECOND FLOOR PLAN OVERALL	4/11/2022			
FS1.01	FOOD SERVICE EQUIPMENT FLOOR PLANS	4/11/2022	4/22/2022		
FS2.01	FOOD SERVICE EQUIPMENT DETAILS	4/11/2022			
FS3.01	FOOD SERVICE EQUIP. MECH ROUGH-IN PLANS	4/11/2022			
FS4.01	FOOD SERVICE EQUIP. ELEC. ROUGH-IN PLANS	4/11/2022			
M1.01	MECHANICAL GENERAL NOTES & SCHEDULES	04/11/2022		4/28/2022	
M2.01	1ST & 2ND FLOOR HVAC PLAN A & B	04/11/2022			
M2.02	2ND FLOOR HVAC PLAN A	04/11/2022			
M2.03	2ND FLOOR HVAC PLAN B	04/11/2022			
M2.04	1ST & 2ND FLOOR HVAC PLAN C	04/11/2022			
M3.01	ENLARGED HVAC PLANS	04/11/2022			
M4.01	MECHANICAL DETAILS	04/11/2022			
M4.02	MECHANICAL DETAILS	04/11/2022			
M4.03	VRF PIPING RISERS	04/11/2022			
MP1.01	MECHANICAL & PLUMBING ROOF PLAN	04/11/2022	4/20/2022		
TI005	MDF/IDF FIBER PATCH PANEL LAYOUT	4/11/2022			
TI006	MDF/IDF CCAT6 PATCH PANEL LAYOUT	4/11/2022			
TI007	UNTERMINATED FIBER OPTIC CABLE SCHEDULE	4/11/2022			
TI008	SECTORA-CAT6 CABLE SCHEDULE	4/11/2022			
TI009	SECTOR B - CAT6 CABLE SCHEDULE	4/11/2022			
TI010	SECTOR C - CAT6 CABLE SCHEDULE	4/11/2022			
TI011	FLOOR PLAN - LEVEL 1 - MDF/IDF INFRASTR. & FIBER OPTIC BACKBONE CONDUIT	4/11/2022			
TI012	FLOOR PLAN - LEVEL 2 - MDF/IDF INFRASTRUCTURE	4/11/2022			
TI101	FLOOR PLAN - LEVEL 1-TECHNOLOGY	4/11/2022			
TI201	FLOOR PLAN - LEVEL 2 - TECHNOLOGY	4/11/2022			
E1.01	ELECTRICAL GENERAL NOTES	04/11/2022			
ES1.01	ELECTRICAL SITE PLAN	4/11/2022			
E2.01	1ST FLOOR LIGHTING PLAN A	04/11/2022			
E2.02	1ST FLOOR LIGHTING PLAN B	04/11/2022			
E2.03	2ND FLOOR LIGHTING PLAN A & B	04/11/2022			
E2.04	1ST & 2ND FLOOR LIGHTING PLAN C	04/11/2022	4/20/2022		
E2.05	LIGHTING SCHEDULES	04/11/2022			
E3.01	1ST FLOOR POWER PLAN A	04/11/2022	4/20/2022		
E3.02	1ST FLOOR POWER PLAN B	04/11/2022	4/20/2022		
E3.03	2ND FLOOR POWER PLAN A	04/11/2022			
E3.04	2ND FLOOR POWER PLAN B	04/11/2022			
E3.05	1ST & 2ND FLOOR POWER PLAN C	04/11/2022	4/20/2022		
E3.06	ENLARGED POWER PLANS	04/11/2022			
E4.01	1ST FLOOR FIRE ALARM PLAN A	04/11/2022			
E4.02	1ST FLOOR FIRE ALARM PLAN B	04/11/2022			
E4.03	2ND FLOOR FIRE ALARM PLAN A	04/11/2022			
E4.04	2ND FLOOR FIRE ALARM PLAN B	04/11/2022			
E4.05	1ST & 2ND FLOOR FIRE ALARM PLAN C	04/11/2022			
E5.01	ELECTRICAL PANEL SCHEDULES	04/11/2022			
E5.02	ELECTRICAL PANEL SCHEDULES	04/11/2022	4/20/2022		
E5.03	ELECTRICAL ONE-LINE & SCHEDULE	04/11/2022			
E6.01	ELECTRICAL DETAILS	4/11/2022			
P1.01	PLUMBING GENERAL NOTES & SCHEDULES	04/11/2022	4/20/2022		
P2.01	1ST & 2ND FLOOR PLUMBING A -WASTE / VENT / STORM	04/11/2022			5/3/2022
P2.02	1ST FLOOR PLUMBING B	04/11/2022			5/3/2022
P2.03	1ST & 2ND FLOOR PLUMBING C -WASTE / VENT / STORM	04/11/2022		4/28/2022	5/3/2022
P3.01	1ST & 2ND FLOOR PLUMBING A -WATER / GAS / FIRE	04/11/2022			
P3.02	1ST & 2ND FLOOR PLUMBING C -WATER / GAS / FIRE	04/11/2022			



West Monroe Indoor Sports Center Drawing Log

Sheet number	Sheet Name	Issue date	Addendum No. 1	Addendum No. 2	Addendum No. 3
P4.01	ENLARGED PLUMBING PLANS (KITCHEN)	04/11/2022	4/20/2022	4/28/2022	5/3/2022
P4.02	ENLARGED PLUMBING PLAN (1ST FLOOR RESTROOMS)	04/11/2022	4/20/2022		5/3/2022
P4.03	ENLARGED PLUMBING PLANS (2ND FLOOR)	04/11/2022			
P5.01	PLUMBING DETAILS	04/11/2022			



**Clarifications and Assumptions**

lightning protection system  
water storage tank  
impact fees  
transformer cost  
power company primary power cost  
gas company service charges  
demolition of existing buildings  
water feature  
enhanced paving or sidewalks  
power line relocation cost  
relocation of existing underground utilities  
security system  
platting of property  
design cost  
rubber athletic flooring  
preaction system  
fire pump  
wall tile in admin area other than restrooms  
haul off excess earth spoils  
moisture guard at kitchen and 2nd floor restrooms only  
grade beams under interior CMU walls  
excludes any lime in earthwork  
concrete coloring of tilt wall panels  
scoreboards  
fully adhered roof insulation  
fleece back tpo system  
roofing coverboard  
sealer on facebrick  
colored mortar  
delegated design responsibilities for thrust resistants for utilities  
spray applied foam insulation  
building accent lighting and landscape lighting  
owner provided ff&e  
owner provided equipment  
site furniture (benches, bike racks)  
utility extensions (anything on the Lazenby plans provided 3/4/22 by TBA)  
interior furniture and equipment other than kitchen equipment and allowance for foyer benches  
wall graphics  
custom graphics  
custom graphics - ribbon signage above storefront  
custom graphics on second floor  
any additional framing to lower soffit ceiling at entry not detailed  
boring for irrigation  
table at column cover  
telecom/fiber service entrance  
intrusion system  
area of refuge/two way communication system  
logo signage  
painting with intumescent paint  
fire proofing  
test pile (if required \$24,000)  
all utility lines and connections shown to be by others and atmos  
excavation below site paving  
food service equipment is included as value engineered





# Fire Incident Summary Report



Item 28)

**Print Date/Time:** 05/06/2022 14:47  
**Login ID:** csimmons  
**Station:**  
**Incident Type(s):** All

**From Date:** 04/01/2022  
**To Date:** 04/30/2022  
**Location:** All

West Monroe Fire Department  
**FDID Number:** 37020

## General Information

Total Number of Calls	Fire: 5	EMS: 125	Unknown: 6	All: 224
Average Calls per Day	Fire: 0.17	EMS: 4.31	All: 7.72	
Total Number of Arson Calls	All: 2			
Estimated Dollar Loss	Fire: \$40,000.00	Other: \$0.00	All: \$40,000.00	Arson: \$40,000.00
Estimated Value	Fire: \$40,000.00	Other: \$0.00	All: \$40,000.00	Arson: \$40,000.00
Percentage Saved	Fire: 0.00%	Other: 0.00%	All: 0.00%	Arson: 0.00%
Total Injuries	Fire Service: 0	Civilian Fire: 0	EMS: 0	Arson: 0
Total Fatalities	Fire Service: 0	Civilian Fire: 0	Arson: 0	
Total Apparatus Responses	All: 560			
Average Responses per Day	All: 7.72			
Average Apparatus per Call	Fire: 5.20	EMS: 2.30	All: 2.50	
Average Turnout Time	All: 00:00:55			
Average Response Time	All: 00:04:09			
Average Contain Time	All: 00:04:19			
Average Total Time	All: 00:14:03			
Average Personnel per Call	Fire: 8.80	EMS: 3.61	All: 4.10	
Total Aid Given Calls	All: 1			
Total Aid Received Calls	All: 0			

Total Calls By Incident Group	Count	Average Response Time	Aid Given
100 - 199 Fire	5	00:03:10	1
200 - 299 Overpressure rupture, explosion, overhear - No fire	0		0
300 - 399 Rescue AND Emergency Medical Service incidents	125	00:04:06	0
400 - 499 Hazardous Conditions(No Fire)	8	00:03:51	0
500 - 599 Service Call	15	00:05:29	0
600 - 699 Good Intent Call	57	00:04:15	0
700 - 799 False Alarm AND False Call	8	00:03:40	0
800 - 899 Severe Weather & Natural Disaster	0		0
900 - 999 Special Incident Type	0		0



# Fire Incident Summary Report



Item 28)

**Print Date/Time:** 05/06/2022 14:47  
**Login ID:** csimmons  
**Station:**  
**Incident Type(s):** All

**From Date:** 04/01/2022  
**To Date:** 04/30/2022  
**Location:** All

West Monroe Fire Department  
**FDID Number:** 37020

Total Calls By Incident Type	Count	Aid Given	Aid Received
111 111 Building fire	1	1	0
118 118 Trash or rubbish fire, contained	1	0	0
142 142 Brush or brush-and-grass mixture fire	1	0	0
150 150 Outside rubbish fire, other	1	0	0
151 151 Outside rubbish, trash or waste fire	1	0	0
321 321 EMS call, excluding vehicle accident with injury	101	0	0
322 322 Motor vehicle accident with injuries	14	0	0
323 323 Motor vehicle/pedestrian accident (MV Ped)	2	0	0
324 324 Motor vehicle accident with no injuries.	8	0	0
440 440 Electrical wiring/equipment problem, other	3	0	0
442 442 Overheated motor	1	0	0
444 444 Power line down	2	0	0
445 445 Arcing, shorted electrical equipment	1	0	0
460 460 Accident, potential accident, other	1	0	0
550 550 Public service assistance, other	1	0	0
551 551 Assist police or other governmental agency	1	0	0
553 553 Public service	12	0	0
561 561 Unauthorized burning	1	0	0
611 611 Dispatched & canceled en route	43	0	0
611 7009 False Alarm without dispatch	1	0	0
622 622 No incident found on arrival at dispatch address	11	0	0
651 651 Smoke scare, odor of smoke	1	0	0
653 653 Smoke from barbecue, tar kettle	1	0	0
700 700 False alarm or false call, other	5	0	0
735 735 Alarm system sounded due to malfunction	1	0	0
745 745 Alarm system activation, no fire - unintentional	2	0	0

Total Calls By District	Count	Arson
West Monroe Fire Department	224	2

FUND 001 General Fund			DEBIT	CREDIT
ACCOUNT	ACCOUNT DESCRIPTION		BALANCE	BALANCE
101 01 00	Cash / Operating Cash		8,320,152.51	
101 04 00	Cash / Old General Fund Cash		.00	
101 11 00	Cash / 86 Sales Tax Account		.00	
101 20 00	Cash / Investment in LAMP		2,500,000.00	
102 10 00	Cash with Fiscal Agent / Crawford & Company		.00	
102 20 10	Petty Cash / Cash Boxes		18,300.00	
103 10 00	Current Investments / Reserve Cash		.00	
105 00 00	Current Assets / Property Tax Receivable		.00	
111 00 00	Current Assets / Tax Lien Receivable		.00	
115 00 00	Current Assets / Accounts Receivable			17,954.22
115 10 10	Utility Billing / Utility		210,933.28	
115 12 00	Accounts Receivable / Billed Services		5,655.84	
115 20 10	Code Enforcement / Code Enforcement			46,485.16
115 25 10	Building Permits / Building Permits		3,015.00	
115 30 10	Parks & Recreation / KIROLI Park		1,002.00	
115 35 10	Cultural & Recreation / Convention Center		4,114.68	
115 35 15	Cultural & Recreation / Expo Center		900.00	
115 40 10	Due From Employees / Insurance Premiums		165.46	
115 40 15	Due From Employees / Payroll Levy			106.15
115 40 20	Due From Employees / Travel Advances		6,035.96	
115 40 25	Due From Employees / Advance Checks		.00	
115 45 10	Special Details / Police Details		52,287.22	
115 50 10	NSF Checks / NSF		1,157.00	
115 70 10	Due From Other Entities / Golf Course		.00	
115 70 15	Due From Other Entities / Georgia Pacific		.00	
115 70 20	Due From Other Entities / Riverwood		.00	



Item 29)

FUND 001 General Fund				
ACCOUNT	ACCOUNT DESCRIPTION	DEBIT BALANCE	CREDIT BALANCE	
115 80 00	Accounts Receivable / Due from Other Entities	.00		
115 80 10	Due from Other Entities / Energy Lease	.00		
115 80 11	Due from Other Entities / Cable Franchise Fee	4,867.89		
115 80 12	Due from Other Entities / Due from Art Council	53.24		
115 80 13	Due from Other Entities / WPS Building Lease Receiv	131,355.00		
115 80 15	Due from Other Entities / Marshal's Office	.00		
115 80 16	Due from Other Entities / WM City Court	6,647.48		
115 80 17	Due from Other Entities / WOPT	.00		
115 80 30	Due from Other Entities / ATMOS Gas		5,078.73	
115 80 35	Due from Other Entities / Entergy		27,901.07	
126 10 00	Due From Other Govts / State	.02		
126 10 15	State / Mosquito Abatement	.00		
126 12 00	Due From Other Govts / Ouachita Parish	.00		
126 14 10	City of Monroe / Sales Tax	.00		
126 14 11	City of Monroe / Automobile Rental Tax	.00		
126 15 00	Due From Other Govts / Federal Govt	.00		
126 15 10	Federal Govt / FEMA	.00		
126 15 12	Federal Govt / IRS	.00		
126 15 17	Federal Govt / Dept of Justice	.00		
130 60 10	Due From Other Funds / Utility Enterprise Fund	.00		
130 60 11	Due From Other Funds / Street Maintenance Fund	.00		
130 60 12	Due From Other Funds / WOSC Fund	.00		
130 60 13	Due From Other Funds / Workman's Comp Res Fd	.00		
130 60 14	Due From Other Funds / General Insurance Fund	.00		
130 60 15	Due From Other Funds / Grant Fund	.00		
130 60 16	Due From Other Funds / Sales Tax Fund	.00		

Item 29)

FUND 001 General Fund		DEBIT	CREDIT
ACCOUNT	ACCOUNT DESCRIPTION	BALANCE	BALANCE
130 60 17	Due From Other Funds / Employee Health Ins Fund	.00	
130 60 19	Due From Other Funds / Capital Fund	326,713.00	
130 60 20	Due From Other Funds / Office of Motor Vehicles	.00	
130 60 21	Due From Other Funds / Sec 8 Housing Fund	33,867.04	
130 60 22	Due From Other Funds / Hasley 75%	.00	
130 60 23	Due From Other Funds / Hasley 25%	.00	
130 60 24	Due From Other Funds / Juvinile Justice Fund	.00	
130 60 25	Due From Other Funds / LCDBG Fund	.00	
130 60 26	Due From Other Funds / Detention Basin Fund	.00	
130 60 28	Due From Other Funds / OCOG	.00	
130 60 30	Due From Other Funds / BeardFest Fund	.00	
141 10 00	Inventories / Office Supplies		65.98
141 15 00	Inventories / Parts	65,944.93	
141 20 00	Inventories / Food Inventory Conv Cntr	.00	
141 25 00	Inventories / Food Inventory Expo Cntr	.00	
143 10 10	Prepaid Services / Phone Cards	.00	
143 10 15	Prepaid Services / Advertising	.00	
151 10 00	Non-Current Assets / Investments	.00	
202 00 00	Current Liabilities / Vouchers/Accounts Payable		213,184.38
202 10 00	Vouchers/Accounts Payable / Accounts Payable General	1,581.00	
206 00 00	Current Liabilities / Retainage Payable		.00
207 10 40	Sales Tax Payable / Convention Center	41,101.88	
207 10 41	Sales Tax Payable / Expo Center		.00
207 10 42	Sales Tax Payable / Golf Course		.00
207 10 43	Sales Tax Payable / KIROLI		.00
207 20 10	Due to State / Handicap Parking		.00

Item 29)

FUND 001 General Fund				
ACCOUNT	ACCOUNT DESCRIPTION	DEBIT BALANCE	CREDIT BALANCE	
207 20 11	Due to State / Due to State		.00	
207 30 10	Due to Other Agencies / Cost of Court Distributn		32,470.67	
207 30 12	Due to Other Agencies / OPOHSEP		.00	
207 30 15	Due to Other Agencies / District Attorney		.00	
207 30 16	Due to Other Agencies / 4TH Judicial Dist Court		.00	
207 30 17	Due to Other Agencies / O.P.S.O		.00	
207 30 19	Due to Other Agencies / Monroe Police Department		.00	
207 30 20	Due to Other Agencies / OPSD Bond Premiums		.00	
207 30 22	Due to Other Agencies / The Wellspring		.00	
207 30 25	Due to Other Agencies / Metro Narcotics Unit		.00	
207 30 48	Due to Other Agencies / City of Monroe		.00	
207 40 10	Court Cost Distribution / Marshal Special Fund		.00	
207 40 11	Court Cost Distribution / Court Special Fund		.00	
207 40 12	Court Cost Distribution / Indigent Defender Board		.00	
207 40 14	Court Cost Distribution / Crime Lab		.00	
207 40 16	Court Cost Distribution / Crime Victim Fund		.00	
207 40 18	Court Cost Distribution / Law Enf Trng Assistance		.00	
207 40 20	Court Cost Distribution / CMIS / State Treasury		.00	
207 40 22	Court Cost Distribution / Injury Trust Fund		.00	
207 40 24	Court Cost Distribution / Crime Stoppers		.00	
207 40 26	Court Cost Distribution / Restitution		.00	
207 40 28	Court Cost Distribution / Pub Safety App. Tech		.00	
207 40 30	Court Cost Distribution / ROC Due to Clerks		.00	
207 40 32	Court Cost Distribution / Witness Fee		.00	
207 40 34	Court Cost Distribution / Cash Bonds		.00	
207 40 35	Court Cost Distribution / LA Supreme Court		.00	



FUND 001 General Fund			DEBIT	CREDIT
ACCOUNT	ACCOUNT	DESCRIPTION	BALANCE	BALANCE
207 41 10		Marshal Office Payables / Seizures and Forfeitures		.00
208 12 00		Due to Other Funds / Credit Union Fund		.00
208 13 00		Due to Other Funds / Grant Fund		.00
208 14 00		Due to Other Funds / Capital Projects Fund		.00
208 16 00		Due to Other Funds / Juvenile Justice Grnt Fd		.00
208 17 00		Due to Other Funds / Due to Capital Fund		135,541.00
208 20 00		Due to Other Funds / 2007 DFC Fund		.00
208 21 00		Due to Other Funds / O.C.O.G.		.00
217 10 10		Taxes Payable / Medicare/Social Security	1,184.88	
217 10 20		Taxes Payable / Federal Taxes		.00
217 10 30		Taxes Payable / State Taxes		.00
217 10 35		Taxes Payable / Unemployment Tax		.00
217 10 50		Taxes Payable / Property Tax		.00
217 20 10		Pensions Payable / MERS	2,465.00	
217 20 20		Pensions Payable / Police		5,732.11
217 20 30		Pensions Payable / Fire	3,773.51	
217 20 40		Pensions Payable / Judge	234.59	
217 30 10		Deferred Compensation / PEBSCO		.00
217 30 20		Deferred Compensation / VALIC		.00
217 35 10		HSA Contributions / UMB		.00
217 40 05		Insurances Payable / Voluntary Life AD&D		2,095.91
217 40 10		Insurances Payable / Health		.00
217 40 15		Insurances Payable / Critical Illness		.00
217 40 16		Insurances Payable / Group Life Insurance		4,639.11
217 40 17		Insurances Payable / Long Term Disability		6,994.09
217 40 18		Insurances Payable / Short Term Disability		4,602.61

FUND 001 General Fund				DEBIT	CREDIT
ACCOUNT	ACCOUNT	DESCRIPTION		BALANCE	BALANCE
217 40 20	Insurances Payable /	Accident Insurance			35.01
217 40 25	Insurances Payable /	Gap Insurance			.00
217 40 30	Insurances Payable /	National Teachers			.00
217 40 35	Insurances Payable /	UNUM Life & Critical Care			.00
217 40 40	Insurances Payable /	Vision			2,715.27
217 40 45	Insurances Payable /	US Legal			.00
217 40 50	Insurances Payable /	Dental			9,200.06
217 40 55	Insurances Payable /	Prepaid Legal			.11
217 40 56	Insurances Payable /	Cancer			.00
217 40 57	Insurances Payable /	AFLAC			268.14
217 40 58	Insurances Payable /	Met Life Dental			.00
217 40 59	Insurances Payable /	Met Life Insurance			6,017.98
217 40 60	Insurances Payable /	Brokers National			.00
217 40 61	Insurances Payable /	Assurity			.00
217 50 10	Charities Payable /	United Way			.00
217 60 10	Other Deductions /	Bankruptcy			.00
217 60 15	Other Deductions /	Judgements			.00
217 60 20	Other Deductions /	Fitness Mem Payable			35.00
217 60 50	Other Deductions /	Credit Union			.00
217 70 10	Union Dues /	Fire Union			.00
217 70 20	Union Dues /	Police Association			.00
217 70 25	Union Dues /	Police Union			.00
217 70 30	Union Dues /	MPOA/LPOA Relief			.00
218 01 00	Payroll Liabilities /	Accrual Offset			.00
218 02 00	Payroll Liabilities /	Salaries Payable			.00
222 10 00	Gratuities /	WMCC Gratuities			.00

Item 29)

FUND 001 General Fund		DEBIT	CREDIT
ACCOUNT	ACCOUNT DESCRIPTION	BALANCE	BALANCE
223 10 00	Deferred Revenue / Overpayments		9,821.70
223 12 00	Deferred Revenue / Deferred Rent Income		.00
223 15 00	Deferred Revenue / Property Tax Redemptions		.00
223 20 00	Deferred Revenue / Property Tax		.00
227 10 10	Collection Fee Pay / Archon		.00
228 20 10	Building Inspection / Contractor's Deposits		37,364.00
228 30 10	Customer Deposits / Kiroli Park		.00
228 30 15	Customer Deposits / Recreation Center		.00
228 30 20	Customer Deposits / Convention Center		34,081.53
228 30 25	Customer Deposits / Expo Center		8,700.00
239 50 00	Other Non-Current Liab / Prpty Tax Under Protest		.00
239 60 10	Unearned Income / DF Lease		.00
242 10 00	Fund Equitiy / Revenue Control Account		19,565,647.71
242 20 00	Fund Equitiy / Expenditure Cntrl Summary	18,498,544.91	
243 00 00	Fund Equity / Encumbrance Control	53,585.07	
244 00 00	Fund Equity / Reserve for Encumbrances		53,585.07
250 00 00	Fund Equity / Pr Yr Res for Encumbrance		187,142.33
253 10 00	Fund Balance / Unreserved Fund Balance		9,878,173.29
FUND TOTALS		30,295,638.39	30,295,638.39
FUND IS IN BALANCE			



City of West Monroe

FUND 001 General Fund		ACCOUNT DESCRIPTION	***** ESTIMATED	CURRENT ACTUAL	***** %REV	***** ESTIMATED	YEAR-TO-DATE ACTUAL	***** %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
310		Taxes								
311		Property Tax								
	10 00	Real Property	91,250	24,569.80	27	912,500	1,115,081.76	122	1,095,000	20,081.76-
	20 00	Personal Property	0	.00		0	.00		0	.00
311	**	Property Tax	91,250	24,569.80	27	912,500	1,115,081.76	122	1,095,000	20,081.76-
313		Sales & Use Tax								
	00 00	Sales & Use Tax	1,291,667	1,297,998.35	101	12,916,670	13,303,745.83	103	15,500,000	2,196,254.17
	10 00	Auto Rental Tax	833	1,267.64	152	8,330	17,649.82	212	10,000	7,649.82-
313	**	Sales & Use Tax	1,292,500	1,299,265.99	101	12,925,000	13,321,395.65	103	15,510,000	2,188,604.35
316		Gross Receipts Business								
	10 61	Insurance Premuim Tax	37,500	27,353.00	73	375,000	329,603.01	88	450,000	120,396.99
316	**	Gross Receipts Business	37,500	27,353.00	73	375,000	329,603.01	88	450,000	120,396.99
318		Other Taxes								
	20 10	CATV	13,750	.00		137,500	40,482.03	29	165,000	124,517.97
	20 15	ATMOS Gas	6,000	38,118.64	635	60,000	72,848.23	121	72,000	848.23-
	20 20	Enterger	43,750	172,179.57	394	437,500	563,176.56	129	525,000	38,176.56-
	20 25	Adelphia	0	.00		0	.00		0	.00
	20 *	Franchise Tax	63,500	210,298.21	331	635,000	676,506.82	107	762,000	85,493.18
318	**	Other Taxes	63,500	210,298.21	331	635,000	676,506.82	107	762,000	85,493.18
319		Penalties and Interest								
	10 10	Property Tax	250	626.18	251	2,500	1,650.90	66	3,000	1,349.10
	10 60	Occupational License	625	270.00	43	6,250	5,467.70	88	7,500	2,032.30
	10 61	Insurance	21	.00		210	16.33	8	250	233.67
	10 *	Taxes	896	896.18	100	8,960	7,134.93	80	10,750	3,615.07
319	**	Penalties and Interest	896	896.18	100	8,960	7,134.93	80	10,750	3,615.07
310	***	Taxes	1,485,646	1,562,383.18		14,856,460	15,449,722.17		17,827,750	2,378,027.83
320		Licenses and Permits								
321		Business Licenses								
	10 10	Alcoholic Beverages	2,083	.00		20,830	25,329.75	122	25,000	329.75-
	10 60	Occupational	67,917	4,893.75	7	679,170	866,443.05	128	815,000	51,443.05-
	10 62	ROW Usage Lic	0	.00		0	.00		0	.00
	10 65	Taxi Permits	8	.00		80	.00		100	100.00
	10 *	Business Licenses	70,008	4,893.75	7	700,080	891,772.80	127	840,100	51,672.80-

City of West Monroe  
REVENUE REPORT  
83% OF YEAR LAPSED

ACCOUNTING PERIOD **Item 29)**

City of West Monroe

FUND 001 General Fund									
ACCOUNT	ACCOUNT DESCRIPTION	***** ESTIMATED	CURRENT ACTUAL	***** %REV	***** ESTIMATED	YEAR-TO-DATE ACTUAL	***** %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
20 10	Contractor Certificate	1,250	800.00	64	12,500	14,550.00	116	15,000	450.00
321 **	Business Licenses	71,258	5,693.75	8	712,580	906,322.80	127	855,100	51,222.80-
322	Nonbusiness								
10 10	Building	6,250	3,297.00	53	62,500	56,811.42	91	75,000	18,188.58
10 20	Electrical	1,500	1,136.00	76	15,000	12,963.00	86	18,000	5,037.00
10 25	Plumbing	6,250	385.00	6	62,500	40,503.46	65	75,000	34,496.54
10 30	Gas	0	.00		0	.00		0	.00
10 35	Heat & Air	833	465.00	56	8,330	6,270.00	75	10,000	3,730.00
10 40	Mobile Home	21	.00		210	100.00	48	250	150.00
10 *	Inspection Permits	14,854	5,283.00	36	148,540	116,647.88	79	178,250	61,602.12
20 10	House Moving	0	.00		0	.00		0	.00
20 15	Rental Inspection	0	.00		0	.00		0	.00
20 20	ROW Usage	125	750.00	600	1,250	2,250.00	180	1,500	750.00-
20 *	Special Permits	125	750.00	600	1,250	2,250.00	180	1,500	750.00-
322 **	Nonbusiness	14,979	6,033.00	40	149,790	118,897.88	79	179,750	60,852.12
320 ***	Licenses and Permits	86,237	11,726.75		862,370	1,025,220.68		1,034,850	9,629.32
330	Intergovernmental Revenue								
331	Federal Grants								
18 00	Section 8	18,904	.00		189,040	.00		226,842	226,842.00
21 00	FEMA	0	.00		0	119,369.19		0	119,369.19-
22 00	Dept of Homeland Security	0	.00		0	39,312.59		0	39,312.59-
40 00	Dept of Justice	0	.00		0	.00		0	.00
43 00	LA Comm Law Enf Adm CrmJS	0	.00		0	.00		0	.00
331 **	Federal Grants	18,904	.00		189,040	158,681.78	84	226,842	68,160.22
332	Ouachita Parish								
10 00	Court Support	1,917	1,916.67	100	19,170	19,166.70	100	23,000	3,833.30
12 00	Workforce Development	0	.00		0	.00		0	.00
13 00	District Attorney	0	.00		0	.00		0	.00
332 **	Ouachita Parish	1,917	1,916.67	100	19,170	19,166.70	100	23,000	3,833.30
334	State Revenue								
11 00	State Revenue	0	.00		0	.00		0	.00
12 00	Dpt of Military Affairs	0	.00		0	.00		0	.00
14 00	LA Hwy Safety Commission	7,083	19,878.09	281	70,830	79,040.09	112	85,000	5,959.91
15 00	Office of Business Devel	0	.00		0	.00		0	.00
16 00	Homeland Secrty & Emg Prp	0	.00		0	.00		0	.00
17 00	LA Comm on Law Enfrcemnt	0	.00		0	.00		0	.00

City of West Monroe  
REVENUE REPORT  
83% OF YEAR LAPSED

ACCOUNTING PERIOD **Item 29)**

City of West Monroe

FUND 001 General Fund		*****	CURRENT	*****	*****	YEAR-TO-DATE	*****	ANNUAL	UNREALIZED
ACCOUNT	ACCOUNT DESCRIPTION	ESTIMATED	ACTUAL	%REV	ESTIMATED	ACTUAL	%REV	ESTIMATE	BALANCE
21 00	Division of Administratio	0	.00		0	.00		0	.00
25 00	Culture Rec & Tourism	0	.00		0	.00		0	.00
29 00	DOTD	896	.00		8,960	5,375.00	60	10,750	5,375.00
90 10	State Signal Light	1,933	.00		19,330	11,200.00	58	23,200	12,000.00
90 12	Misc Rev	0	.00		0	1,275.00		0	1,275.00-
90 15	State Street Maint	1,525	.00		15,250	9,152.50	60	18,305	9,152.50
90 25	2nd Injury Reimbursement	0	.00		0	.00		0	.00
90 *	Other State Rev	3,458	.00		34,580	21,627.50	63	41,505	19,877.50
334 **	State Revenue	11,437	19,878.09	174	114,370	106,042.59	93	137,255	31,212.41
335	State Shared Revenues								
10 70	Beer Tax	1,667	5,384.59	323	16,670	18,184.44	109	20,000	1,815.56
10 90	Fire Insurance 2%	4,250	.00		42,500	50,986.29	120	51,000	13.71
10 *	Taxes	5,917	5,384.59	91	59,170	69,170.73	117	71,000	1,829.27
335 **	State Shared Revenues	5,917	5,384.59	91	59,170	69,170.73	117	71,000	1,829.27
330 ***	Intergovernmental Revenue	38,175	27,179.35		381,750	353,061.80		458,097	105,035.20
340	Charges for Services								
341	General Government								
10 10	Cost of Court	0	.00		0	.00		0	.00
10 12	Marshal Revenue	0	.00		0	.00		0	.00
10 15	City Attorney Work Rev	0	.00		0	12.50		0	12.50-
10 *	Court	0	.00		0	12.50		0	12.50-
30 10	Zoning Fee	354	685.00	194	3,540	4,610.00	130	4,250	360.00-
30 15	Vant Strct Reg Fee	0	.00		0	.00		0	.00
30 *	Zoning	354	685.00	194	3,540	4,610.00	130	4,250	360.00-
50 10	Activity Revenue	0	.00		0	.00		0	.00
50 12	Misc Revenue	0	.00		0	.00		0	.00
50 14	Building Rent	0	.00		0	.00		0	.00
50 *	Community Development	0	.00		0	.00		0	.00
341 **	General Government	354	685.00	194	3,540	4,622.50	131	4,250	372.50-
342	Public Safety								
10 10	Housing Prisoners Rev	0	.00		0	.00		0	.00
10 15	Misc Rev	0	.00		0	420.00		0	420.00-
10 *	Jail Revenue	0	.00		0	420.00		0	42



City of West Monroe  
REVENUE REPORT  
83% OF YEAR LAPSED

ACCOUNTING PERIOD **Item 29)**

City of West Monroe

FUND 001 General Fund		*****	CURRENT	*****	*****	YEAR-TO-DATE	*****	ANNUAL	UNREALIZED
ACCOUNT	ACCOUNT DESCRIPTION	ESTIMATED	ACTUAL	%REV	ESTIMATED	ACTUAL	%REV	ESTIMATE	BALANCE
15 10	Police Fees	417	457.50	110	4,170	5,265.00	126	5,000	265.00-
15 12	Bonds & Surrety	417	1,495.00	359	4,170	9,500.00	228	5,000	4,500.00-
15 13	Metro Reimbursement	833	23,180.00	2783	8,330	38,086.98	457	10,000	28,086.98-
15 15	Miscellaneous Rev	1,000	50.00	5	10,000	8,037.50	80	12,000	3,962.50
15 17	Property Owner's Serv Fee	0	.00		0	.00		0	.00
15 19	Drug Forfeiture Rev	0	.00		0	1,598.74		0	1,598.74-
15 *	Police	2,667	25,182.50	944	26,670	62,488.22	234	32,000	30,488.22-
20 10	Service Charge	83	.00		830	5,774.46	696	1,000	4,774.46-
342 **	Public Safety	2,750	25,182.50	916	27,500	68,682.68	250	33,000	35,682.68-
343	Charges for Services								
10 00	Grass Cut	1,250	.00		12,500	25,885.00	207	15,000	10,885.00-
12 00	Demolition	208	.00		2,080	52,248.00	2512	2,500	49,748.00-
14 05	CE Trash Removal	0	.00		0	814.00		0	814.00-
14 10	Express Trash Service	13	.00		130	545.00	419	150	395.00-
14 *	Trash Removeal	13	.00		130	1,359.00	1045	150	1,209.00-
15 00	CE Structure Security	0	.00		0	.00		0	.00
16 00	Administration Fee	333	195.00	59	3,330	6,875.74	207	4,000	2,875.74-
17 10	RAD Class	0	.00		0	.00		0	.00
343 **	Charges for Services	1,804	195.00	11	18,040	86,367.74	479	21,650	64,717.74-
344	Sanitation								
10 30	Garbage	79,167	80,916.78	102	791,670	803,094.38	101	950,000	146,905.62
10 35	Excess Trash Rev	5,000	6,281.00	126	50,000	68,678.00	137	60,000	8,678.00-
10 *	Utilities	84,167	87,197.78	104	841,670	871,772.38	104	1,010,000	138,227.62
344 **	Sanitation	84,167	87,197.78	104	841,670	871,772.38	104	1,010,000	138,227.62
345	Health & Safety								
50 10	Stray Animal Fee	0	.00		0	.00		0	.00
345 **	Health & Safety	0	.00		0	.00		0	.00
346	Community Development								
10 10	Activity Revenue	125	1,450.00	1160	1,250	2,700.00	216	1,500	1,200.00-
10 12	Misc Revenue	0	50.04		0	2,457.70		0	2,457.70-
10 14	Program Revenue	0	.00		0	220.00		0	220.00-
10 16	Concession Revenue	0	.00		0	.00		0	.00
10 *	Community Center	125	1,500.04	1200	1,250	5,377.70	430	1,500	3,877.70-
346 **	Community Development	125	1,500.04	1200	1,250	5,377.70	430	1,500	3,877.70-

City of West Monroe  
REVENUE REPORT  
83% OF YEAR LAPSED

ACCOUNTING PERIOD **Item 29)**

City of West Monroe

FUND 001 General Fund

ACCOUNT	ACCOUNT DESCRIPTION	***** ESTIMATED	CURRENT ACTUAL	***** %REV	***** ESTIMATED	YEAR-TO-DATE ACTUAL	***** %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
347	Culture & Recreation								
10 02	Entrance Fees	12,500	26,295.61	210	125,000	144,323.31	116	150,000	5,676.69
10 03	Season Pass	1,250	2,484.00	199	12,500	20,984.00	168	15,000	5,984.00-
10 04	Lodge Rent Fees	1,667	600.00	36	16,670	5,710.00	34	20,000	14,290.00
10 05	Dog Registration Fee	42	.00		420	145.00	35	500	355.00
10 06	Shelter Rent Fees	3,333	11,686.00	351	33,330	37,856.00	114	40,000	2,144.00
10 08	Other Facility Rent Fees	833	.00		8,330	5,439.00	65	10,000	4,561.00
10 10	Concessions	375	278.36	74	3,750	2,970.72	79	4,500	1,529.28
10 90	Miscellaneous Revenue	0	1,114.50		0	5,865.86		0	5,865.86-
10 *	Kiroli Park	20,000	42,458.47	212	200,000	223,293.89	112	240,000	16,706.11
13 10	Shelter Rent	0	.00		0	.00		0	.00
13 12	Misc Rev	0	.00		0	.00		0	.00
13 14	Activity Revenue	0	.00		0	.00		0	.00
13 *	Restoration Park	0	.00		0	.00		0	.00
15 10	BMX Track	0	.00		0	.00		0	.00
15 90	Miscellaneous Revenue	0	.00		0	50.00		0	50.00-
15 *	Lazarre Park	0	.00		0	50.00		0	50.00-
20 10	Facility Rent	125	25.00	20	1,250	8,062.97	645	1,500	6,562.97-
20 11	Memberships	1,000	1,769.00	177	10,000	14,189.50	142	12,000	2,189.50-
20 12	Concessions	292	209.96	72	2,920	6,980.35	239	3,500	3,480.35-
20 15	Program Revenue	3,333	7,170.00	215	33,330	46,405.00	139	40,000	6,405.00-
20 16	Basketball Revenue	0	.00		0	.00		0	.00
20 *	Recreation Center	4,750	9,173.96	193	47,500	75,637.82	159	57,000	18,637.82-
30 10	Membership Fee	0	.00		0	.00		0	.00
30 15	Booth Rental	917	100.00	11	9,170	6,865.00	75	11,000	4,135.00
30 20	Pea Sheller	375	.00		3,750	3,710.00	99	4,500	790.00
30 21	Pecan Sheller	833	.00		8,330	8,413.50	101	10,000	1,586.50
30 25	Freezer Rental	667	.00		6,670	5,709.00	86	8,000	2,291.00
30 30	Misc Revenue	42	.00		420	286.00	68	500	214.00
30 *	Farmer's Market	2,834	100.00	4	28,340	24,983.50	88	34,000	9,016.50
40 10	Non-Catered Event Income	0	.00		0	.00		0	.00
40 11	Equipment Rental	833	1,156.00	139	8,330	18,052.50	217	10,000	8,052.50-
40 12	Concessions	417	2,857.00	685	4,170	8,142.50	195	5,000	3,142.50-
40 13	Deposit Forfieture	0	.00		0	3,384.95		0	3,384.95-
40 14	Catering	2,500	1,187.20	48	25,000	16,246.17	65	30,000	13,753.83
40 15	Interagency Promotion	708	.00		7,080	1,825.52	26	8,500	6,674.48
40 16	Outside Caterer Fee	0	1,526.00		0	18,397.35		0	18,397.35-
40 17	RV Space Rental	0	.00		0	.00		0	.00
40 18	Room Rental	7,083	5,226.42	74	70,830	87,114.62	123	85,000	2,114.62-

City of West Monroe

FUND 001 General Fund		*****	CURRENT	*****	*****	YEAR-TO-DATE	*****	ANNUAL	UNREALIZED
ACCOUNT	ACCOUNT DESCRIPTION	ESTIMATED	ACTUAL	%REV	ESTIMATED	ACTUAL	%REV	ESTIMATE	BALANCE
40 19	Special Events	0	.00		0	350.00		0	350.00-
40 20	Beverage Revenue	2,083	338.00	16	20,830	8,388.75	40	25,000	16,611.25
40 21	Catering IKE	0	.00		0	.00		0	.00
40 22	Other Rev	0	.00		0	.00		0	.00
40 23	Ticket Sales Cnv Cntr	0	.00		0	.00		0	.00
40 *	Convention Center	13,624	12,290.62	90	136,240	161,902.36	119	163,500	1,597.64
45 10	Equine Event Rental	14,583	8,150.00	56	145,830	135,600.00	93	175,000	39,400.00
45 11	Rental Forfeiture	21	.00		210	.00		250	250.00
45 12	Stall Rentals	6,250	19,785.00	317	62,500	62,545.00	100	75,000	12,455.00
45 13	Shavings Sales	6,250	9,910.00	159	62,500	110,637.00	177	75,000	35,637.00-
45 14	Other Event Rental	6,875	17,800.00	259	68,750	60,770.00	88	82,500	21,730.00
45 16	RV Space Rental	3,750	9,120.30	243	37,500	30,605.30	82	45,000	14,394.70
45 17	Concessions	3,750	19,810.32	528	37,500	107,630.62	287	45,000	62,630.62-
45 18	Equipment Rental	2,500	2,050.00	82	25,000	21,365.75	86	30,000	8,634.25
45 19	Interagency Promotion	0	23.75		0	1,178.75		0	1,178.75-
45 20	General Parking Fee Rev	0	.00		0	.00		0	.00
45 21	Sponsorships	0	.00		0	.00		0	.00
45 22	Security	0	520.00		0	4,460.00		0	4,460.00-
45 23	Ticket Sales - Ike	0	.00		0	.00		0	.00
45 24	Misc Rec - Ike	0	.00		0	.00		0	.00
45 25	Beverage Sales	0	.00		0	.00		0	.00
45 *	Ike Hamilton Expo Center	43,979	87,169.37	198	439,790	534,792.42	122	527,750	7,042.42-
347 **	Culture & Recreation	85,187	151,192.42	178	851,870	1,020,659.99	120	1,022,250	1,590.01
348	Public Works								
20 10	Street Cuts	83	.00		830	550.00	66	1,000	450.00
348 **	Public Works	83	.00		830	550.00	66	1,000	450.00
340 ***	Charges for Services	174,470	265,952.74		1,744,700	2,058,032.99		2,093,650	35,617.01
350	Fines								
351	Court Fines								
10 10	City Court Fines	14,583	33,560.43	230	145,830	142,328.70	98	175,000	32,671.30
10 12	General Court Costs	1,250	.00		12,500	10,424.30	83	15,000	4,575.70
10 15	Parking Ticket Fines	0	.00		0	.00		0	.00
10 18	DWI Fines	2,500	200.00	8	25,000	9,024.64	36	30,000	20,975.36
10 20	DWI Special Cost	200	.00		2,000	1,579.50	79	2,400	820.50
10 *	Court	18,533	33,760.43	182	185,330	163,357.14	88	222,400	59,042.86
351 **	Court Fines	18,533	33,760.43	182	185,330	163,357.14	88	222,400	59,042.86



City of West Monroe

FUND 001 General Fund		*****	CURRENT	*****	*****	YEAR-TO-DATE	*****	ANNUAL	UNREALIZED
ACCOUNT	ACCOUNT DESCRIPTION	ESTIMATED	ACTUAL	%REV	ESTIMATED	ACTUAL	%REV	ESTIMATE	BALANCE
352	Fees								
81 00	NSF Fee	0	.00		0	25.00		0	25.00-
352	** Fees	0	.00		0	25.00		0	25.00-
350	*** Fines	18,533	33,760.43		185,330	163,382.14		222,400	59,017.86
360	Invstmnts,Rents,Contribut								
361	Investment Earnings								
10 00	Interest Revenue	833	2,471.61	297	8,330	26,066.41	313	10,000	16,066.41-
10 10	General Govt	0	.00		0	.00		0	.00
10 15	Hasley Cemetary Trust	0	.00		0	.00		0	.00
10 *	Interest Revenue	833	2,471.61	297	8,330	26,066.41	313	10,000	16,066.41-
361	** Investment Earnings	833	2,471.61	297	8,330	26,066.41	313	10,000	16,066.41-
362	Rents and Royalties								
10 00	Rent of Office Space	250	150.00	60	2,500	2,500.00	100	3,000	500.00
20 10	Energy Lease Royalties	417	385.34	92	4,170	10,244.51	246	5,000	5,244.51-
30 10	Golf Course Rent	0	.00		0	.00		0	.00
30 12	Ice Machine IKE	0	.00		0	.00		0	.00
30 15	ATM	25	31.50	126	250	260.25	104	300	39.75
30 *	Leases	25	31.50	126	250	260.25	104	300	39.75
362	** Rents and Royalties	692	566.84	82	6,920	13,004.76	188	8,300	4,704.76-
363	Escheats								
10 00	Sales of Recyclables	417	535.20	128	4,170	23,268.75	558	5,000	18,268.75-
363	** Escheats	417	535.20	128	4,170	23,268.75	558	5,000	18,268.75-
364	Contributions / Donations								
10 00	Kiroli Contributions	0	.00		0	50.00		0	50.00-
12 00	Expo Center Contributions	0	.00		0	.00		0	.00
13 00	Community Development	0	.00		0	.00		0	.00
30 00	Private Contributions	0	.00		0	.00		0	.00
364	** Contributions / Donations	0	.00		0	50.00		0	50.00-
360	*** Invstmnts,Rents,Contribut	1,942	3,573.65		19,420	62,389.92		23,300	39,089.92-
390	Other Financing Sources								
391	Interfund Transfers In								
12 00	Transfers In	0	.00		0	.00		0	.00
13 00	86 Sales Tax Capital	0	.00		0	.00		0	.00

City of West Monroe

FUND 001 General Fund									
ACCOUNT	ACCOUNT DESCRIPTION	***** ESTIMATED	CURRENT ACTUAL	***** %REV	***** ESTIMATED	YEAR-TO-DATE ACTUAL	***** %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
18 00	Section 8 Fund	0	.00		0	.00		0	.00
19 00	Utility Enterprise Fund	0	.00		0	.00		0	.00
391 **	Interfund Transfers In	0	.00		0	.00		0	.00
392	Proceeds from Asset Disp								
10 00	Sale of Assets	41,667	.00		416,670	402,220.39	97	500,000	97,779.61
20 00	Comp on Loss of Cap Asset	0	.00		0	.00		0	.00
392 **	Proceeds from Asset Disp	41,667	.00		416,670	402,220.39	97	500,000	97,779.61
393	Gen Long Term Debt Issued								
10 00	General Obligation Bonds	0	.00		0	.00		0	.00
393 **	Gen Long Term Debt Issued	0	.00		0	.00		0	.00
394	Miscellaneous Revenue								
10 00	Other Misc Revenue	5,000	204.44	4	50,000	48,982.83	98	60,000	11,017.17
10 05	Unknown	0	.00		0	.00		0	.00
10 06	Credit Card Fee	0	997.08		0	2,634.78		0	2,634.78-
10 10	Re-Insurance Claims Rev	0	.00		0	.01		0	.01-
10 12	Claims	0	.00		0	.00		0	.00
10 *	Other Misc Revenue	5,000	1,201.52	24	50,000	51,617.62	103	60,000	8,382.38
394 **	Miscellaneous Revenue	5,000	1,201.52	24	50,000	51,617.62	103	60,000	8,382.38
390 ***	Other Financing Sources	46,667	1,201.52		466,670	453,838.01		560,000	106,161.99
FUND TOTAL	General Fund	1,851,670	1,905,777.62		18,516,700	19,565,647.71		22,220,047	2,654,399.29
GRAND TOTAL		1,851,670	1,905,777.62		18,516,700	19,565,647.71		22,220,047	2,654,399.29

FUND 901 Utility Enterprise Fund

ACCOUNT	ACCOUNT DESCRIPTION	DEBIT BALANCE	CREDIT BALANCE
101 01 00	Cash / Operating Cash	754,422.99	
115 10 10	Utility Billing / Utility	1,302,369.14	
115 12 00	Accounts Receivable / Billed Services	8,967.00	
115 40 20	Due From Employees / Travel Advances	2,638.31	
115 50 10	NSF Checks / NSF	.00	
115 70 15	Due From Other Entities / Georgia Pacific	.00	
115 70 20	Due From Other Entities / Riverwood	12,125.00	
116 10 00	Allowance for Uncollectab / Utility Billing		530,055.51
126 12 10	Ouachita Parish / Sewer Dist #5	125,779.13	
130 60 18	Due From Other Funds / City General Fund	.00	
149 10 00	Deferred Charges / Net Pension Liability	1,075,740.35	
151 10 00	Non-Current Assets / Investments	.00	
161 00 00	Fixed Assets / Land	74,150.00	
162 00 00	Fixed Assets / Infrastructure	52,495,293.00	
162 10 00	Infrastructure / Accumulated Depreciation		27,508,792.94
163 00 00	Fixed Assets / Building	73,435.92	
163 10 00	Building / Accumulated Depreciation		73,434.75
164 00 00	Fixed Assets / Imp Other Than Buildings	.00	
164 10 00	Imp Other Than Buildings / Accumulated Depreciation	.00	
165 00 00	Fixed Assets / Machinery & Equipment	1,800,461.28	
165 10 00	Machinery & Equipment / Accumulated Depreciation		1,800,461.26
166 00 00	Fixed Assets / Construction in Progress	.00	
202 00 00	Current Liabilities / Vouchers/Accounts Payable		113,310.74
202 10 00	Vouchers/Accounts Payable / Accounts Payable General		53,784.60
206 00 00	Current Liabilities / Retainage Payable		.00
207 10 35	Sales Tax Payable / Water		47,057.47



FUND 901 Utility Enterprise Fund

ACCOUNT	ACCOUNT DESCRIPTION	DEBIT BALANCE	CREDIT BALANCE
208 11 00	Due to Other Funds / City General Fund		.00
208 23 00	Due to Other Funds / 2010 DEQ SRB Sinking Fund		.00
208 24 00	Due to Other Funds / 2010 DEQ SRB Reserve Fund		.00
208 25 00	Due to Other Funds / 2010 DEQ SRB Cap Add & Cn		716,000.00
217 10 35	Taxes Payable / Unemployment Tax		.00
218 01 00	Payroll Liabilities / Accrual Offset		.00
218 02 00	Payroll Liabilities / Salaries Payable		.00
218 03 00	Payroll Liabilities / Accrued VAC/SIC		177,907.00
223 10 00	Deferred Revenue / Overpayments	85,713.29	
223 11 00	Deferred Revenue / Net Pension Liability		269,313.26
228 10 10	Utilities / Water		198,731.39
238 10 00	Net Pension Obligation / MERS		4,862,298.58
242 10 00	Fund Equitiy / Revenue Control Account		4,676,847.26
242 20 00	Fund Equitiy / Expenditure Cntrl Summary	4,550,089.99	
243 00 00	Fund Equity / Encumbrance Control	32,725.34	
244 00 00	Fund Equity / Reserve for Encumbrances		32,725.34
250 00 00	Fund Equity / Pr Yr Res for Encumbrance		17,183.00
254 10 00	Retained Earnings / Unreserved Retnd Earnings	28,285,210.16	
261 10 00	Invested in Capital Assts / Contributed Capital		49,601,217.80
	FUND TOTALS	90,679,120.90	90,679,120.90
	FUND IS IN BALANCE		

City of West Monroe

FUND 901 Utility Enterprise Fund			*****	CURRENT	*****	*****	YEAR-TO-DATE	*****	ANNUAL	UNREALIZED
ACCOUNT	ACCOUNT DESCRIPTION		ESTIMATED	ACTUAL	%REV	ESTIMATED	ACTUAL	%REV	ESTIMATE	BALANCE
340	Charges for Services									
344	Sanitation									
10 15	Sewer		70,417	68,564.65	97	704,170	699,628.14	99	845,000	145,371.86
10 20	Sewer Line Services		0	.00		0	.00		0	.00
10 35	Excess Trash Rev		0	.00		0	.00		0	.00
10 *	Utilities		70,417	68,564.65	97	704,170	699,628.14	99	845,000	145,371.86
15 10	Sewer Dist 5		106,213	246,343.14	232	1,062,130	1,229,643.38	116	1,274,555	44,911.62
344 **	Sanitation		176,630	314,907.79	178	1,766,300	1,929,271.52	109	2,119,555	190,283.48
348	Public Works									
10 10	Water		151,250	132,960.76	88	1,512,500	1,457,201.18	96	1,815,000	357,798.82
10 20	Treatment Plant		130,000	111,239.70	86	1,300,000	1,204,389.90	93	1,560,000	355,610.10
10 25	Penalty		6,667	8,448.32	127	66,670	83,884.66	126	80,000	3,884.66-
10 50	Taps		0	.00		0	.00		0	.00
10 *	Utilities		287,917	252,648.78	88	2,879,170	2,745,475.74	95	3,455,000	709,524.26
348 **	Public Works		287,917	252,648.78	88	2,879,170	2,745,475.74	95	3,455,000	709,524.26
340 ***	Charges for Services		464,547	567,556.57		4,645,470	4,674,747.26		5,574,555	899,807.74
350	Fines									
352	Fees									
81 00	NSF Fee		0	.00		0	.00		0	.00
352 **	Fees		0	.00		0	.00		0	.00
350 ***	Fines		0	.00		0	.00		0	.00
360	Invstmnts,Rents,Contribut									
361	Investment Earnings									
10 00	Interest Revenue		0	.00		0	.00		0	.00
361 **	Investment Earnings		0	.00		0	.00		0	.00
360 ***	Invstmnts,Rents,Contribut		0	.00		0	.00		0	.00
390	Other Financing Sources									
391	Interfund Transfers In									
12 00	Transfers In		0	.00		0	.00		0	.00
391 **	Interfund Transfers In		0	.00		0	.00		0	.00
392	Proceeds from Asset Disp									
10 00	Sale of Assets		0	.00		0	.00		0	.00
392 **	Proceeds from Asset Disp		0	.00		0	.00		0	.00

City of West Monroe

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FUND 901	Utility Enterprise Fund								
	ACCOUNT		*****	CURRENT	*****	*****	YEAR-TO-DATE	*****	
	ACCOUNT	DESCRIPTION	ESTIMATED	ACTUAL	%REV	ESTIMATED	ACTUAL	%REV	ANNUAL ESTIMATE UNREALIZED BALANCE
-----									
393	10 00	Gen Long Term Debt Issued General Obligation Bonds	0	.00		0	.00		0 .00
393	**	Gen Long Term Debt Issued	0	.00		0	.00		0 .00
394	10 00	Miscellaneous Revenue Other Misc Revenue	250	400.00	160	2,500	2,100.00	84	3,000 900.00
394	**	Miscellaneous Revenue	250	400.00	160	2,500	2,100.00	84	3,000 900.00
390	***	Other Financing Sources	250	400.00		2,500	2,100.00		3,000 900.00
FUND TOTAL Utility Enterprise Fund			464,797	567,956.57		4,647,970	4,676,847.26		5,577,555 900,707.74
GRAND TOTAL			464,797	567,956.57		4,647,970	4,676,847.26		5,577,555 900,707.74