# **PUBLIC NOTICES**

SHERIFF'S SALE

PEJJ, LLC

VS.NO. 20162908

BEARDED DUCKS LLC DBA WILLIE'S DUCK DINER AND LEON MILETELLO, JR.

STATE OF LOUISIANA

PARISH OF OUACHITA

FOURTH DISTRICT COURT

By virtue of a WRIT OF FIERI FACIAS issued from the Honorable Fourth Judicial District Court in and for the Parish of Ouachita, State of Louisiana, in the above entitled and numbered cause to me directed I have seized and taken into my possession and will offer for sale at the Ouachita Parish Courthouse in the City of Monroe, Louisiana, between the legal hours of sale on Wednesday, February 27, 2019, beginning at 10:00 A.M., the following described property, to wit:

1/4 INTEREST, IN THE FOLLOWING DESCRIBED PROPERTY TO WIT:

LOT NINETEEN (19) AND THE WEST 1/2 OF LOT TWENTY (20) IN BLOCK FIVE (5), UNIT NO. 2, PARKWOOD ADDITION TO WEST MONROE, LOUISIANA IN SECTIONS 44 & 45, TOWNSHIP 18 NORTH, RANGE 3 EAST, OUACHITA PARISH, LOUISIANA, AS PER PLAT ON FILE IN THE OFFICE OF THE CLERK OF COURT, OUACHITA PARISH, LOUISIANA. MUNICIPAL NO: 317 MEDORAH DRIVE, WEST MONROE, LOUISIANA 71291.

Seized as the property of the defendants and will be sold to satisfy said WRIT OF FIERI FACIAS and all costs.

Said sale is WITH benefit of appraisement to the last and highest bidder. Terms of sale: Cash or certified funds by 1:00 P.M. on the day of sale for the full amount bid.

JAY RUSSELL, SHERIFF Ouachita Parish Monroe, LA January 24, 2019 & February 21, 2019

SHERIFF'S SALE WELLS FARGO BANK, N.A.

VS.NO. 20180793

DEBRA LYNN GREER WHEAT AND WALTER RICHARD WHEAT STATE OF LOUISIANA

PARISH OF OUACHITA

FOURTH DISTRICT COURT

By virtue of a WRIT OF SEIZURE AND SALE issued from the Honorable Fourth Judicial District Court in and for the Parish of Ouachita, State of Louisiana, in the above entitled and numbered cause to me directed I have seized and taken into my possession and will offer for sale at the Ouachita Parish Courthouse in the City of Monroe, Louisiana, between the legal hours of sale on Wednesday, February 27, 2019, beginning at 10:00 A.M., the following described property, to wit:

A CERTAIN LOT OR PARCEL OF GROUND IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 7, TOWNSHIP 16 NORTH, RANGE 3 EAST, OUACHITA PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

FROM THE SOUTHEAST CORNER OF THE NE 1/4 OF NE 1/4, SECTION 7, TOWNSHIP 16 NORTH, RANGE 3 EAST, OUACHITA PARISH, LOUISIANA, MEASURE SOUTH 89 DEGREES 35' WEST, A DISTANCE OF 2.868 CHAINS TO A STEEL BOLT ON THE WEST RIGHT-OF-WAY LINE OF RED CUT ROAD, THE POINT OF BEGIN-NING; THENCE MEASURE SOUTH 89 DEGREES 35' WEST A DIS-TANCE OF 7.68 CHAINS TO A STEEL BOLT; THENCE MEASURE NORTH 42 DEGREES 02 1/2' EAST A DISTANCE OF 6.845 CHAINS TO A STEEL BOLT ON THE WEST RIGHT-OF-WAY LINE OF RED CUT ROAD; THENCE MEASURE SOUTH 31 DEGREES 54' EAST A DIS-TANCE OF 6.00 CHAINS ALONG THE WEST RIGHT-OF-WAY LINE OF RED CUT ROAD TO A STEEL BOLT, THE POINT OF BEGINNING, CONTAINING 2.0 ACRES, MORE OR LESS, IN THE NE 1/4 OF NE 1/4, SECTION 7, TOWNSHIP 16 NORTH, RANGE 3 EAST, OUACHI-TA PARISH, LOUISIANA, ALL AS SHOWN ON PLAT ATTACHED TO ACT OF CORRECTION DATED SEPTEMBER 11, 1957, FROM JOHN M. MCKASKLE TO WILLIAM L. WILKES, JR., OF RECORD IN CON-VEYANCE BOOK 627, PAGE 745, RECORDS OF OUACHITA PARISH, LOUISIANA: SUBJECT TO RESTRICTIONS, SERVITUDES, RIGHTS-OF-WAY AND OUTSTANDING MINERAL RIGHTS OF RECORD AF-FECTING THE PROPERTY

Seized as the property of the defendants and will be sold to satisfy said WRIT OF SEIZURE AND SALE and all costs.

Said sale is WITH benefit of appraisement to the last and highest bidder. Terms of sale: Cash or certified funds by 1:00 P.M. on the day of sale for the full amount bid. of a parish asphalt road, known as Oliver Road, a distance of 870.15 feet to a point, thence continuing along the said centerline of Oliver Road in a Northwesterly and Northerly direction as follows:

N 61 degrees 53 minutes W, a distance of 74.17 feet to a point thence, N 33 degrees 00 minutes W a distance of 87.44 feet to a point; and thence N 8 degrees 46 minutes W a distance of 118.57 feet to a point of beginning, which is monumented by a cotton picker spindle and from which a 5/8inch iron rod bears S 89 degrees 43 minutes 47 seconds E, a distance of 30.00 feet, said point being common with the North and Westernmost corner of the property of Donald R. and Betty M. Allen, thence continue N 8 degrees 46 minutes W, along the centerline of said Oliver Road, a distance of 175.43 feet to a point, from which a 3/4 inch iron pipe bears S 89 degrees 56 minutes E, a distance of 30.00 feet; thence, proceed S 89 degrees 56 minutes E a distance of 250.00 feet to a 1/2 inch iron rod, being common with the Northernmost corner of the said property of Donald R. and Betty M. Allen; thence proceed S 8 degrees 46 minutes E along the common property line of said property of Donald R. and Betty M. Allen, a distance of 176.33 feet to a 1/2 inch iron rod thence, proceed N 89 degrees 43 minutes 47 seconds W continuing along a common property line with the said property of Donald R. and Betty M. Allen, a distance of 250.14 feet to the point of beginning, together with all buildings and improvements thereon.

Seized as the property of the defendants and will be sold to satisfy said WRIT OF SEIZURE AND SALE and all costs.

Said sale is WITHOUT benefit of appraisement to the last and highest bidder. Terms of sale: Cash or certified funds by 1:00 P.M. on the day of sale for the full amount bid.

JAY RUSSELL, SHERIFF Ouachita Parish Monroe, LA January 24, 2019 & February 21, 2019

SHERIFF'S SALE

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

VS.NO. 20183471

PATRICIA GAIL WILLIAMS WIFE OF/AND LOUIS DENISON WIL-

LIAMS, III

STATE OF LOUISIANA

PARISH OF OUACHITA

FOURTH DISTRICT COURT

By virtue of a WRIT OF SEIZURE AND SALE issued from the Honorable Fourth Judicial District Court in and for the Parish of Ouachita, State of Louisiana, in the above entitled and numbered cause to me directed I have seized and taken into my possession and will offer for sale at the Ouachita Parish Courthouse in the City of Monroe, Louisiana, between the legal hours of sale on Wednesday, February 27, 2019, beginning at 10:00 A.M., the following described property, to wit:

LOT ONE (1) OF UNIT #3 OF LAKEVIEW PARK SUBDIVISION, AS PER PLAT IN PLAT BOOK 12, PAGE 168 OF THE RECORDS OF OUACHITA PARISH, LOUISIANA, TOGETHER WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON

Seized as the property of the defendants and will be sold to satisfy said WRIT OF SEIZURE AND SALE and all costs.

Said sale is WITHOUT benefit of appraisement to the last and highest bidder. Terms of sale: Cash or certified funds by 1:00 P.M. on the day of sale for the full amount bid.

JAY RUSSELL, SHERIFF Ouachita Parish

Monroe, LA

January 24, 2019 & February 21, 2019

SHERIFF'S SALE

WELLS FARGO BANK, NA VS.NO. 20183965 W.H. CANTRELL AND TERESA ANN DANCY CANTRELL STATE OF LOUISIANA PARISH OF OUACHITA FOURTH DISTRICT COURT

By virtue of a WRIT OF SEIZURE AND SALE issued from the Honorable Fourth Judicial District Court in and for the Parish of Ouachita, State of Louisiana, in the above entitled and numbered cause to me directed I have seized and taken into my possession and will offer for sale at the Ouachita Parish Courthouse in the City of Monroe, Louisiana, between the legal hours of sale on Wednesday, February 27, 2019, beginning at 10:00 A.M., the following described property, to wit:

LEGAL DESCRIPTION OF 3.004 ACRES:

A certain tract of land in the Northeast quarter of the Northeast quarter of Section 8, Township 18 North, Range 3 East, Land District North of Red River, Ouachita Parish, Louisiana, and being more particularly described

February 21, 2019

#### SHERIFF'S SALE

WELLS FARGO BANK NA, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF PARK PLACE SECURITIES INC., ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-WCW3

VS.NO. 20102237 JOSEPH CHRISTIAN PLEASANT AND TIFFANY FONTANA PLEASANT

STATE OF LOUISIANA

PARISH OF OUACHITA

FOURTH DISTRICT COURT

By virtue of a WRIT OF SEIZURE AND SALE issued from the Honorable Fourth Judicial District Court in and for the Parish of Ouachita, State of Louisiana, in the above entitled and numbered cause to me directed I have seized and taken into my possession and will offer for sale at the Ouachita Parish Courthouse in the City of Monroe, Louisiana, between the legal hours of sale on Wednesday, March 27, 2019, beginning at 10:00 A.M., the following described property, to wit:

LOT FOURTEEN (14) OF PARKWEST SUBDIVISION IN WEST MONROE, UNIT 1, AS PER PLAT IN PLAT BOOK 13, PAGE 110 OF THE RECORDS OF OUACHITA PARISH, LOUISIANA,

PROPERTY ADDRESS 112 PARKWEST DRIVE, WEST MONROE, LA 71291

Seized as the property of the defendants and will be sold to satisfy said WRIT OF SEIZURE AND SALE and all costs.

Said sale is WITH benefit of appraisement to the last and highest bidder. Terms of sale: Cash or certified funds by 1:00 P.M. on the day of sale for the full amount bid.

JAY RUSSELL, SHERIFF

Ouachita Parish

Monroe, LA

February 21, 2019 & March 21, 2019

SHERIFF'S SALE

MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNIT-ED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY

VS.NO. 20183788

CLYDE KEITH EVANS

STATE OF LOUISIANA

PARISH OF OUACHITA

FOURTH DISTRICT COURT

By virtue of a WRIT OF SEIZURE AND SALE issued from the Honorable Fourth Judicial District Court in and for the Parish of Ouachita, State of Louisiana, in the above entitled and numbered cause to me directed I have seized and taken into my possession and will offer for sale at the Ouachita Parish Courthouse in the City of Monroe, Louisiana, between the legal hours of sale on Wednesday, March 27, 2019, beginning at 10:00 A.M., the following described property, to wit:

Lot 47, Unit #2, Northwood Estates Subdivision, Ouachita Parish, Louisiana, situated in Sections 22 and 6, Township 18 North, Range 3 East, Ouachita Parish, Louisiana, as per plat on file in Plat Book 13, Page 156, records of Ouachita Parish, Louisiana; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.

Seized as the property of the defendant and will be sold to satisfy said WRIT OF SEIZURE AND SALE and all costs.

Said sale is WITHOUT benefit of appraisement to the last and highest bidder. Terms of sale: Cash or certified funds by 1:00 P.M. on the day of sale for the full amount bid.

JAY RUSSELL, SHERIFF

Ouachita Parish

Monroe, LA

February 21, 2019 & March 21, 2019

SHERIFF'S SALE

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION VS.NO. 20190103

ASHLEI MICHELLE LENARD A/K/A ASHLEI M. DUCKETT DI-VORCED WIFE OF/AND LARRY DON LENARD

STATE OF LOUISIANA

PARISH OF OUACHITA

FOURTH DISTRICT COURT

By virtue of a WRIT OF SEIZURE AND SALE issued from the Honorable Fourth Judicial District Court in and for the Parish of Ouachita, State of Louisiana, in the above entitled and numbered cause to me directed

of Louisiana, in the above entitled and numbered cause to me directed I have seized and taken into my possession and will offer for sale at the Ouachita Parish Courthouse in the City of Monroe, Louisiana, between the legal hours of sale on Wednesday, March 27, 2019, beginning at 10:00

JAY RUSSELL, SHERIFF Ouachita Parish Monroe, LA January 24, 2019 & February 21, 2019

#### SHERIFF'S SALE

BAYVIEW LOAN SERVICING LLC A DELAWARE LIMITED LIA-BILITY COMPANY

#### VS.NO. 20182434

THE UNOPENED SUCCESSION OF EDWARD L GREGORY AKA EDWARD L. GREGORY AKA EDWARD GREGORY AND THE UN-OPENED SUCCESSION OF SHARON DIANNE MORGAN GREGORY AKA SHARON DIANNE MORGAN GREGORY AKA SHARON DI-ANNE MORGAN AKA SHARON D MORGAN AKA SHARON MOR-GAN AKA SHARON DIANNE GREGORY AKA SHARON D. GREGORY AKA SHARON GREGORY AKA SHARON MORGAN GREGORY AKA SHARON M. GREGORY

STATE OF LOUISIANA

PARISH OF OUACHITA

FOURTH DISTRICT COURT

By virtue of a WRIT OF SEIZURE AND SALE issued from the Honorable Fourth Judicial District Court in and for the Parish of Ouachita, State of Louisiana, in the above entitled and numbered cause to me directed I have seized and taken into my possession and will offer for sale at the Ouachita Parish Courthouse in the City of Monroe, Louisiana, between the legal hours of sale on Wednesday, February 27, 2019, beginning at 10:00 A.M., the following described property, to wit:

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE PARISH OF OUACHITA, STATE OF LOUISIANA, TO WIT: SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (S 1/2 OF NE 1/4 OF NE 1/4) OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 5 EAST, OUACHITA PARISH, LOUISIANA, TO-GETHER WITH ALL IMPROVEMENTS AND APPURTENANCES THEREUNTO BELONGING.

Seized as the property of the defendants and will be sold to satisfy said WRIT OF SEIZURE AND SALE and all costs.

Said sale is WITHOUT benefit of appraisement to the last and highest bidder. Terms of sale: Cash or certified funds by 1:00 P.M. on the day of sale for the full amount bid.

JAY RUSSELL, SHERIFF Ouachita Parish Monroe, LA January 24, 2019 & February 21, 2019

#### SHERIFF'S SALE

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION VS.NO. 20183206

JESSIE BROWN AKA JESSIE MAE BROWN AKA JESSIE MAE BARBER AKA JESSIE BARBER BROWN, DIVORCED WIFE BY FIRST MARRIAGE OF TONY YARBOROUGH, NOW WIFE OF/AND JOHN-NY L BROWN, SR.

STATE OF LOUISIANA

PARISH OF OUACHITA

FOURTH DISTRICT COURT

By virtue of a WRIT OF SEIZURE AND SALE issued from the Honorable Fourth Judicial District Court in and for the Parish of Ouachita, State of Louisiana, in the above entitled and numbered cause to me directed I have seized and taken into my possession and will offer for sale at the Ouachita Parish Courthouse in the City of Monroe, Louisiana, between the legal hours of sale on Wednesday, February 27, 2019, beginning at 10:00 A.M., the following described property, to wit:

A 0.997 acre, more or less, parcel of land, situated in the Southeast Quarter of the Northeast Quarter (SE 1/4 of NE 1/4) of Section 3, Township 16 North, Range 4 East of the Land District North of Red River, Ouachita Parish, Louisiana and is more particularly described as follows:

Commence at the Southeast corner of the SE 1/4 of the NE 1/4, Section 3, T16N, R4E, Ouachita Parish, Louisiana, proceed N 89 degrees 56 minutes W, along the South line of said Forty and the approximate centerline

as follows, to-wit:

Commencing at a 5/8 inch iron bar found next to a pine knot marking the Northeast corner of said Section 8; thence N 89 degrees 41' 48" W (called N 89 degrees 35' 00" W) along the North line of said Section 8, 412.62 feet (called 412.50 feet) to a 5/8 inch iron bar found; thence S 0 degrees 02' 31" E (called S 0 degrees 02' 03" W) 746.85 feet to a 1/2 inch iron bar set marking the POINT OF BEGINNING; thence S 0 degrees 02' 31" E 498.83 feet to a 1/2 inch iron bar set in the centerline of a gravel drive; thence N 89 degrees 39' 04" W 14.43 feet (called S 89 degrees 15' 04" W 15.00') to the Southeast corner of the Jacquelyn Cain property; thence along the East line of said Cain property, N 0 degrees 03' 25" W 167.22 feet (called 170.00 feet) to a 1/2 inch iron bar set marking the Northeast corner of said Cain property; thence along the Northerly line of said Cain property, N 83 degrees 31' 14" W 400.56 feet to a 1/2 inch iron bar set marking the Northwesterly corner of said Cain property; thence N 0 degrees 03' 25" W (called N 0 degrees 02' 30" E) 288.83 feet to a 1/2 inch iron bar set; thence S 89 degrees 39' 04" E 412.52 feet to the POINT OF BEGINNING; containing 3.004 acres.

LEGAL DESCRIPTION OF SHARED INGRESS-EGRESS:

A certain 30-foot-wide strip of land in the Northeast quarter of the Northeast quarter of Section 8, Township 18 North, Range 3 East, Land District North of Red River, Ouachita Parish, Louisiana, lying 15 feet each side of and running with its centerline, which is more particularly described as follows, to-wit:

Commencing at a 5/8 inch iron bar found next to a pine knot marking the Northeast corner of said Section 8; thence N 89 degrees 41' 48" W (called N 89 degrees 35' 00" W) along the North line of said Section 8, 412.62 feet (called 412.50 feet) to a 5/8 inch iron bar found; thence S 0 degrees 02' 31" E (called S 0 degrees 02' 30" W) 850 feet to the POINT OF BEGINNING; thence S 0 degrees 02' 31" E 395.68 feet to a 1/2 inch iron bar set in the centerline of a gravel drive at the Northerly end of Lea Drive, and the POINT OF TERMINATION; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.

Seized as the property of the defendants and will be sold to satisfy said WRIT OF SEIZURE AND SALE and all costs.

Said sale is WITH benefit of appraisement to the last and highest bidder. Terms of sale: Cash or certified funds by 1:00 P.M. on the day of sale for the full amount bid.

JAY RUSSELL, SHERIFF Ouachita Parish Monroe, LA January 24, 2019 & February 21, 2019

SHERIFF'S SALE

OUACHITA VALLEY FEDERAL CREDIT UNION VS.NO. 20190078 MICHAEL JACKSON AKA, MICHAEL LEE JACKSON STATE OF LOUISIANA PARISH OF OUACHITA FOURTH DISTRICT COURT

By virtue of a WRIT OF SEIZURE AND SALE issued from the Honorable Fourth Judicial District Court in and for the Parish of Ouachita, State of Louisiana, in the above entitled and numbered cause to me directed I have seized and taken into my possession and will offer for sale at the Ouachita Parish Courthouse in the City of Monroe, Louisiana, between the legal hours of sale on Wednesday, March 06, 2019, beginning at 10:00 A.M., the following described property, to wit:

2008 MERZ E, VIN WDBUF56X68B190063

2009 SUZI NA MC, VIN JS1GX72A592100499

Seized as the property of the defendant and will be sold to satisfy said WRIT OF SEIZURE AND SALE and all costs.

Said sale is WITH benefit of appraisement to the last and highest bidder. Terms of sale: Cash or certified funds by 1:00 P.M. on the day of sale for the full amount bid.

JAY RUSSELL, SHERIFF

Ouachita Parish

Monroe, LA

A.M., the following described property, to wit:

LOT THIRTEEN (13), UNIT 1 OUTBACK ESTATES SUBDIVISION, IN SECTION 5, TOWNSHIP 17 NORTH, RANGE 3 EAST, OUACHITA PARISH, LOUISIANA, AS PER PLAT RECORDED IN PLAT BOOK 19, PAGE 58, OF THE RECORDS OF OUACHITA PARISH, LOUISIANA, SUBJECT TO RESTRICTIONS, SERVITUDES, RIGHTS-OF-WAYS AND OUTSTANDING MINERAL RIGHTS OF RECORD AFFECTING THE PROPERTY, TOGETHER WITH ALL BUILDINGS AND IM-PROVEMENTS THEREON

Seized as the property of the defendants and will be sold to satisfy said WRIT OF SEIZURE AND SALE and all costs.

Said sale is WITHOUT benefit of appraisement to the last and highest bidder. Terms of sale: Cash or certified funds by 1:00 P.M. on the day of sale for the full amount bid.

JAY RUSSELL, SHERIFF Ouachita Parish Monroe, LA February 21, 2019 & March 21, 2019

SHERIFF'S SALE BANCORPSOUTH BANK VS.NO. 20190106 PAUL RYAN JOHNSON STATE OF LOUISIANA PARISH OF OUACHITA FOURTH DISTRICT COURT

By virtue of a WRIT OF SEIZURE AND SALE issued from the Honorable Fourth Judicial District Court in and for the Parish of Ouachita, State of Louisiana, in the above entitled and numbered cause to me directed I have seized and taken into my possession and will offer for sale at the Ouachita Parish Courthouse in the City of Monroe, Louisiana, between the legal hours of sale on Wednesday, March 27, 2019, beginning at 10:00 A.M., the following described property, to wit:

A CERTAIN LOT OR PARCEL OF LAND LYING IN THE SOUTH-EAST QUARTER OF THE NORTHEAST QUARTER (SE 1/4 OF NE 1/4), SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 EAST, OUACHI-TA PARISH, LOUISIANA, CONTAINING 19.65 ACRES, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTH-EAST QUARTER OF THE NORTHEAST QUARTER (SE 1/4 OF NE 1/4), SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 EAST, OUACHI-TA PARISH, LOUISIANA AND RUN NORTHERLY ALONG THE WEST SIDE OF SAID SE 1/4 OF NE 1/4, SAID SECTION 19 FOR A DIS-TANCE OF 1666.77 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING CONTINUE NORTHERLY ALONG THE WEST SIDE OF SAID SE 1/4 OF NE 1/4, SECTION 19, FOR A DISTANCE OF 1069.00 FEET TO A POINT LOCATED ON THE NORTH SIDE OF SECTION 19; THENCE TURN A DEFLECTION AN-GLE OF 89 DEGREES 26 MINUTES 43 SECONDS TO THE RIGHT AND RUN EASTERLY ALONG THE NORTH SIDE OF SAID SECTION 19, FOR A DISTANCE OF 800.63 FEET; THENCE TURN A DEFLEC-TION ANGLE OF 90 DEGREES 33 MINUTES 32 SECONDS TO THE RIGHT AND RUN SOUTHERLY, FOR A DISTANCE OF 1069.00 FEET; THENCE RUN WESTERLY PARALLEL WITH THE NORTH SIDE OF SAID SECTION 19, FOR A DISTANCE OF 800.55 FEET TO THE POINT OF BEGINNING

AND ALSO:

BEING GRANTED HEREIN THE RIGHT OF INGRESS AND EGRESS ALONG A 50 FOOT WIDE STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SE 1/4 OF NE 1/4, SECTION 19 AND RUN NORTHERLY ALONG THE WEST SIDE OF SAID FORTY FOR A DISTANCE OF 500 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGIN-NING, CONTINUE NORTHERLY ALONG THE WEST SIDE OF SAID FORTY FOR A DISTANCE OF 1166.77 FEET TO THE SOUTHWEST

## **PUBLIC NOTICES**

#### (Continued from Page 10B)

CORNER OF HEREIN DESCRIBED 19.65 ACRE PARCEL OF LAND; THENCE RUN EASTERLY ALONG THE SOUTH SIDE OF SAID PARCEL OF LAND FOR A DISTANCE OF 50 FOOT; THENCE RUN SOUTHERLY PARALLEL WITH THE WEST SIDE OF SAID FORTY FOR A DISTANCE OF 1166.77 FEET, MORE OR LESS TO A POINT LO-CATED ON THE NORTH SIDE OF A CERTAIN 2.00 ACRE PARCEL OF LAND; THENCE RUN WESTERLY ALONG THE NORTH SIDE OF SAID 2.00 ACRE PARCEL OF LAND, FOR A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING

Seized as the property of the defendant(s) and will be sold to satisfy said WRIT OF SEIZURE AND SALE and all costs.

Said sale is WITHOUT benefit of appraisement to the last and highest bidder. Terms of sale: Cash or certified funds by 1:00 P.M. on the day of sale for the full amount bid.

JAY RUSSELL, SHERIFF Ouachita Parish Monroe, LA

February 21, 2019 & March 21, 2019

#### BID NOTICE

Sealed bids will be received by the Purchasing Agent, Ouachita Parish School Board, 100 Bry Street, Monroe, LA 71201 until 2:00 P.M. March 11, 2019 at which time they will be publicly opened and read aloud for: RFP41-19 LITERACY CURRICULUM

Bid forms and specifications may be obtained from the Ouachita Parish School Board, Purchasing Department. The School Board reserves the right to reject any or all bids received.

Bidders also have the option to submit bids electronically. To submit a bid electronically, bidders must register at BidSync by visiting www. BidSync.com or by calling their vendor support at (800)990-9339, ext 1. There is a yearly registration fee in order to use their service. Submission of an electronic bid requires a digital signature and an electronic bid bond when applicable.

OUACHITA PARISH SCHOOL BOARD Jerry Hicks, President ATTEST: Don Coker, Ed. D,Secretary 2/7,2/14,2/21

#### BID NOTICE

Sealed bids will be received by the Child Nutrition Director with Ouachita Parish School Board, 920 Thomas Road, West Monroe, LA 71292, or P.O. Box 1642, Monroe, LA 71210-1642 until 2:00 P.M. March 8, 2019 at which time they will be publicly opened for:

IFB: FS8D-19 Fresh Produce and Eggs

Bid period will be for April 1 – April 26, 2019. Bid information can be obtained from Ouachita Parish System - Child Nutrition Program Director, Jo Lynne Correro, 920 Thomas Road, West Monroe, LA 71292, phone 318-398-1990. Awards shall be made "ALL OR NONE" to the lowest responsive bidder. The OPSB Child Nutrition Services reserves the right to reject any and/or all bids as prescribed by Statute. The Child Nutrition Program is funded 72% with Federal Funds for a total of approximately \$ 7,158,981 per year.

In accordance with Federal Law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, age, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. To file a complaint of discrimination, write USDA, Director, Office of Adjudication, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410 or call toll free (866) 632-9992 (Voice). Individuals who are hearing impaired or have speech disabilities may contact USDA through the Federal Relay Service at (800) 877-8339; or (800) 845-6136 (Spanish). USDA is an equal opportunity provider and employer.

Bidders also have the option to submit bids electronically. To submit a bid electronically, bidders must register at BidSync by visiting www. BidSync.com or by calling their vendor support at (800)990-9339, ext 1. There is a yearly registration fee in order to use their service. Submission of an electronic bid requires a digital signature and an electronic bid bond when applicable.

OUACHITA PARISH SCHOOL BOARD Jerry Hicks, President ATTEST: Don Coker, Ed. D Secretary 2/14.2/21 ect". All bids must be submitted on the proper bid form. The contractor shall display his active contractor's license number prominently on the outside of the envelope. Bids may also be submitted electronically through Civcast (HYPERLINK "http://www.civcastusa.com" www.civcastusa.com). Instructions for electronic submittal are provided on the site. Any bids received after the specified time and date will not be considered. The sealed bids will be publicly opened and read aloud at 2:00 p.m. on March 11, 2019 in the Council Chambers at the West Monroe City Hall located at 2305 North 7th Street, West Monroe, Louisiana.

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

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

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

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

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

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

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

Minority owned firms and small businesses are encouraged to participate.

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

Staci Albritton Mitchell, Mayor

2/14,2/21,2/28

#### NOTICE

Anyone having knowledge or information regarding the whereabouts of the heirs of Mr. Alex Stevenson or the heirs of Ms. Deloris Stevenson, please contact Morgan Livingston, Attorney at Law, 2483 Tower Drive, Suite 1, Monroe, Louisiana 71201, (318) 323-3838. 2/7,2/14,2/21

#### NOTICE TO BIDDERS

SEALED BIDs will be received in the office of the Ouachita Parish Police Jury in the Courthouse Building, 301 South Grand Street, Monroe, Louisiana, on or before two (2:00 PM,) Tuesday March 12, 2019 and that the same will be opened, read aloud and tabulated in the office of Ouachita Parish Police Jury, at two (2:00) PM, Tuesday, March 12, 2019 and submitted to the Ouachita Parish Police Jury at its next scheduled meeting, for the purpose of furnishing the following:

Elevator Modernization for the Ouachita Parish Courthouse Annex Architect Project Number 2074

There will be a NON MANDATORY Pre-Bid Conference at 10:00 AM on Friday March 1, 2019 at the Project Site in the Elevator Lobby of the Ouachita Parish Courthouse Annex, 400 St. John Street, Monroe LA. 71201

Complete bidding documents for this project are available from the Architect in electronic form at no charge. Questions about this procedure shall be directed to Bill Land, the Project Architect at:

LAND 3 ARCHITECT INC

- 1900 Stubbs Avenue, Suite A
- Monroe, Louisiana 71201-5752
- PH: 318 322 2694 ext. 2
- Cell: 318 348-9753
- Bill@Land3.com

Bid Documents are also available online at www.bidsync.com and Electronic Bids will also be accepted on www.bidsync.com. The seizing agency in this matter is the Metro Narcotics Unit, 500 Natchitoches St., West Monroe, LA 71291.

Under R.S.40:2610, the claim shall be in affidavit form, signed by the claimant under oath, before one who has authority to administer the oath, under penalty of perjury or false swearing. It shall set forth the caption of the forfeiture proceedings, the address where the claimant will accept mail, the nature and extent of claimant's interest in the property, the date and identity of the transferor/seller, and the circumstances of the claimant's acquisitions, the specific provisions of this law asserting that the property is not subject to forfeiture, all essential facts supporting the assertion and the specific relief sought.

The failure to timely mail a claim to the seizing agency and the District Attorney's Office will result in forfeiture of the property to the State of Louisiana without further notice or hearing.

STATE OF LOUISIANA CYNTHIA P. LAVESPERE ASST. DISTRICT ATTORNEY 2/21

PARISH OF OUACHITA PUBLIC NOTICE Parcel# 36695 Notice is hereby given that

Notice is hereby given that the Parish of Ouachita has received a request to sell their respective tax interest in the following listed properties. These properties have previously been adjudicated to the Parish of Ouachita for unpaid taxes. A public sale of these properties will begin at 10:00 A.M. on February 26, 2019 at the Ouachita Parish Police Jury, 300 St. John Street, Suite 200, Monroe, LA 71201. The minimum bid has been set at \$4,000. Anyone intending to bid must hand deliver your intent letter and processing fee to E & P Consulting, LLC, 1300 Hudson Lane, Suite 5, Monroe, Louisiana by February 22, 2019. NO faxed, telephoned, mailed or any kind of electronic submission of intent to bid will be accepted. Any intent to bid letter received by the above deadline will allow 1 party into the bid session. If more than one offer for any particular piece of property is received, all parties who have submitted a written offer will be allowed to bid on the property.

For additional information, please contact Parish Adjudicated Property Program at E & P Consulting, LLC: 318-807-0924 or Parishpropertyinfo@escamillaponeck.com

Parcel # 36695- LOTS 28 & 29, SQ 11, BIEDENHARNS ADDITION Municipal Address: 300 Malvern Street, Monroe, LA 1/24,2/21

PARISH OF OUACHITA

PUBLIC NOTICE

Parcel# 62378

Notice is hereby given that the Parish of Ouachita has received a request to sell their respective tax interest in the following listed properties. These properties have previously been adjudicated to the Parish of Ouachita for unpaid taxes. A public sale of these properties will begin at 10:00 A.M. on February 26, 2019 at the Ouachita Parish Police Jury, 300 St. John Street, Suite 200, Monroe, LA 71201. The minimum bid has been set at \$100.00. Anyone intending to bid must hand deliver your intent letter and processing fee to E & P Consulting, LLC, 1300 Hudson Lane, Suite 5, Monroe, Louisiana by February 22, 2019. NO faxed, telephoned, mailed or any kind of electronic submission of intent to bid will be accepted. Any intent to bid letter received by the above deadline will allow 1 party into the bid session. If more than one offer for any particular piece of property is received, all parties who have submitted a written offer will be allowed to bid on the property.

For additional information, please contact Parish Adjudicated Property Program at E & P Consulting, LLC: 318-807-0924 or Parishpropertyinfo@escamillaponeck.com

Parcel # 62378- LOT 2 RESUB UNIT 1 CHARMINGDALE SUBDIVI-SION

No Municipal Address: Located on Merrydale Drive, Monroe, LA 1/24,2/21

PARISH OF OUACHITA PUBLIC NOTICE Parcel# 122053

Notice is hereby given that the Parish of Ouachita has received a request to sell their respective tax interest in the following listed properties. These properties have previously been adjudicated to the Parish of Ouachita for unpaid taxes. A public sale of these properties will begin at 10:00, A.M. on February 26, 2019 at the Ouachita Parish Police Jury, 300 St. John Street, Suite 200, Monroe, LA 71201. The minimum bid has been set at \$1,707.74. Anyone intending to bid must hand deliver your intent letter and processing fee to E & P Consulting, LLC, 1300 Hudson Lane, Suite 5, Monroe, Louisiana by February 25, 2019. NO faxed, telephoned, mailed or any kind of electronic submission of intent to bid will be accepted. Any intent to bid letter received by the above deadline will allow 1 party into the bid session. If more than one offer for any particular piece of property is received, all parties who have submitted a written offer will be allowed to bid on the property.

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#### PUBLIC NOTICE

NOTICE is hereby given that the Board of Adjustments of the City of West Monroe will meet in legal session on Monday, February 25, 2019, at 5:30 PM in the Council Chambers of West Monroe City Hall, 2305 North 7th Street, West Monroe, Louisiana, to review the following application:

APPLICATION NO: VAR-19-20000001 APPLICANT: Cypress Hill Properties LLC / Jonathan Hill ADDRESS: 3806 & 3900 Cypress St. LEGAL DESCRIPTION: Parcel: #87735 LOT 17 & E 10 FT Lot 18 Pine Crest ADDN. R#40273

LOT 18 -LESS E 10 FT- & E 141 OF LOT 19 PINECREST ADDN-AL-SO-LOT IN SE 4 OF NW 4 SEC 28 T 18N R 3 E FROM SW COR SE 4 OF NW 4 165 FT, SE 135 FT TO N LINE OLD CLAIBORNE RD, WESTERLY ALG SAID N LINE 85 FT TO POB-ALSO-LOT IN SE 4 OF NW 4 SEC 28 T 18 N R 3 E FROM SW COR SAID FORTY, N 59 E ALG CLAIBORNE RD 85 FT TO POB, N 59 E ALG 90 FT, N 26 W 196 FT, S 83 W 43 FT, N 328 FT, S59 W 23.5 FT TO W LINE FORTY, S 423 FT, S 30 E 141.5 FT TO POB -LESS 0.128 ACS M/L BK 1719-340

REQUEST: Requesting – Rear Yard Variance from required 20' to 10' to build an office building.

APPLICATION NO: VAR-19-20000002 APPLICANT: B&B Properties of Ouachita LLC

ADDRESS: 107 Lomaland Drive

LEGAL DESCRIPTION: Parcel: #65842

Resub of Lot 1 of the Resub of Lots 20, 21, 22 & 23 of Square 44, Unit No. 8, H.M. McGuires Highland Park.

REQUEST: Requesting Front Yard Variance from required 25' to 15', Lot Size Variance from required 7200 sq ft to 2394 sq ft, Lot Width Variance from required 60' to 37.5', Rear Yard Variance from 25' to 10', and Side Corner Variance from required 20' to 10'.

The public is invited to attend.

#### 2/7, 2/14, 2/21

#### PUBLIC NOTICE

NOTICE is hereby given that the Heritage Preservation Commission of the City of West Monroe will meet in legal session on Monday, March 4, 2019, at 5:30 pm in the Council Chambers of West Monroe City Hall, 2305 North 7th Street, to review the following applications:

COA-19-70000002

CottonPort Antique Mall

323 Trenton St. (Parcel # 19455)

Requesting Certificate of Appropriateness for exterior remodel including painting side

and back of building white and signage in red in the Cottonport Historic District.

COA-19-70000003

Wolf Development LLC

200 Trenton Street (Parcel # 38982)

Requesting Certificate of Appropriateness for open air food truck park with permanent

bathrooms in the Cottonport Historic District. The public is invited to attend this meeting.

2/14,2/21,2/28

#### ADVERTISEMENT FOR BIDS

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

PROJECT: Plum Street Sanitary Sewer Lift Station Renovation Project TYPE: Municipal & Public Works Construction

CONTRACT TIME: 180 Working Days

LIQUIDATED DAMAGES: \$200 (Two hundred) per Working Day

Proposals shall be addressed to the City of West Monroe, and delivered here to the office of the City Clerk, located in the City Hall not later than 2:00 p.m. on March 11, 2019. Proposals shall be designated as "Sealed Bid – "Plum Street Sanitary Sewer Lift Station Renovation ProjAll bids must be accompanied by bid security equal to five percent (5%) of the base bid and all alternates, and must be in the form of a certified check, cashier's check or bid bond written by a company licensed to do business in Louisiana, countersigned by a person who is under contract with the surety company or bond issuer as a licensed agent in this State and who is residing in this State. No Bid Bond indicating an obligation of less than five percent (5%) by any method is acceptable.

The Successful Bidder will be required to furnish a performance and payment bond written by a company licensed to do business in Louisiana, and shall be countersigned by a person who is contracted with the surety company or bond issuer as agent of the company or issuer, and who is licensed as an insurance agent in this State and who is residing in this State, in an amount equal to 100% of the contract amount.

Bids shall be accepted from Contractors who are licensed under LA. R.S. 37:2150-2192 for the classification of Building Construction. Bidder is required to comply with provisions and requirements of LA R.S. 38:2212(B)(5). No bid may be withdrawn for a period of forty-five (45) days after receipt of bids, except under the provisions of LA. R.S. 38:2214.

The Owner reserves the right to reject any and all bids for just cause. In accordance with La. R.S. 38:2212(B)(1), the provisions and requirements of this Section; and those stated in the bidding documents shall not be waived by any entity.

OUACHITA PARISH POLICE JURY 2/14,2/21,2/28

#### NOTICE OF PENDING FORFEITURE

On December 5, 2018, in Ouachita Parish, Louisiana State Police seized for forfeiture \$24,855.35 U.S. Currency from Xavier C. Jenkins and Chrishun Atkins pursuant to LSA-R.S.40:2601 et seq.

The property was seized with respect to the alleged violation of Section 2603 and 2604 of the Seizure and Controlled Dangerous Substances Property Act of 1989 and will be forfeited pursuant to that Act.

If any person desires to contest the forfeiture of this property, they must mail a claim to the seizing agency and the District Attorney's Office, P.O. Box 1652, Monroe, LA, 71210 stating your interest in the property. The claim must be mailed, certified mail, return receipt requested, within thirty (30) days from the date this notice appears in the Ouachita Citizen. The seizing agency in this matter is the Louisiana State Police, 3420 Medical Park Dr., Suite 10, Monroe, LA 71203.

Under R.S.40:2610, the claim shall be in affidavit form, signed by the claimant under oath, before one who has authority to administer the oath, under penalty of perjury or false swearing. It shall set forth the caption of the forfeiture proceedings, the address where the claimant will accept mail, the nature and extent of claimant's interest in the property, the date and identity of the transferor/seller, and the circumstances of the claimant's acquisitions, the specific provisions of this law asserting that the property is not subject to forfeiture, all essential facts supporting the assertion and the specific relief sought.

The failure to timely mail a claim to the seizing agency and the District Attorney's Office will result in forfeiture of the property to the State of Louisiana without further notice or hearing.

STATE OF LOUISIANA CYNTHIA P. LAVESPERE ASST. DISTRICT ATTORNEY 2/21

#### NOTICE OF PENDING FORFEITURE

On December 6, 2018, in Ouachita Parish, Metro Narcotics Unit seized for forfeiture \$3,250 U.S. Currency from Dondrell Powell pursuant to LSA-R.S.40:2601 et seq.

The property was seized with respect to the alleged violation of Section 2603 and 2604 of the Seizure and Controlled Dangerous Substances Property Act of 1989 and will be forfeited pursuant to that Act.

If any person desires to contest the forfeiture of this property, they must mail a claim to the seizing agency and the District Attorney's Office, P.O. Box 1652, Monroe, LA, 71210 stating your interest in the property. The claim must be mailed, certified mail, return receipt requested, within thirty (30) days from the date this notice appears in the Ouachita Citizen. For additional information, please contact Parish Adjudicated Property Program at E & P Consulting, LLC: 318-807-0924 or Parish property info@escamillaponeck.com

Parcel # 122053 – LOT 27 OF RESUB OF UNIT 1 CHARMINGDALE SUB

No Municipal Address: Located on Charmingdale Dr. 1/24,2/21

#### L & R UTILITIES

#### NOTICE TO WATER CUSTOMERS WILDWOOD MHP WATER SYSTEM 02/11/2019 (PWS ID No. LA1073110)

The Wildwood MHP Water System is currently in violation of the maximum contaminant level (MCL) for total trihalomethanes as set forth by the State [Part XII of the Louisiana State Sanitary Code (LAC 51: XII)] and the Federal Primary Drinking Water Regulations (40 CFR Part 141).

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

In December 1998, EPA set enforceable drinking water standards for TTHMs at 80 parts per billion (ppb) and for HAA5 at 60 parts per billion (ppb) to reduce the risk of cancer or other adverse health effects. Compliance with the TTHMs and HAA5 standards for public water systems serving less than 10,000 individuals initially became effective and enforceable on January 1, 2004. Compliance with the TTHMs standard is determined by calculating a locational running annual average (LRAA) of quarterly TTHMs sample results. Compliance calculations performed for the first quarter of 2019 show that the system's current TTHMs LRAAs are 296 ppb at DBP02 – 131 Swartz School Rd. #63 and 256 ppb at DBP03 – 131 Swartz School Rd. #1000 Rd. #21; Thus, the system is currently in violation of the TTHMs standard.

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

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

This system purchases its water from Better Waterworks. Better Waterworks installed a carbon filter system at its well site the last quarter of 2018. The filters were turned on in early December 2018. The carbon filters have reduced the about of TTHMs and HAA5s in your water system. The results from the first quarter sampling were as follows; 131 Swartz School Rd #63 – TTHM – 8.5 ppb; HAA5 – 6.2 ppb; 131 Swartz School Rd #21- TTHM – 7.1 ppb; HAA5 – 4.9 ppb. All results were well below the EPA limit as stated in a paragraph above. The TTHM LRAA will continue being out of compliance until there are four (4) quarters of results that are

# **PUBLIC NOTICES**

#### (Continued from Page 11B)

below the EPA limit. Should you have any questions regarding this notice, please contact the office at (318) 322-3741. 2/21

#### L & R UTILITIES NOTICE TO WATER CUSTOMERS RAMSEY WATER SYSTEM 2/11/2019 (PWS ID No. LA1073025)

The Ramsey Water System is currently in violation of the maximum contaminant level (MCL) for total trihalomethanes as set forth by the State [Part XII of the Louisiana State Sanitary Code (LAC 51: XII)] and the Federal Primary Drinking Water Regulations (40 CFR Part 141).

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

In December 1998, EPA set enforceable drinking water standards for TTHMs at 80 parts per billion (ppb) and for HAA5 at 60 parts per billion (ppb) to reduce the risk of cancer or other adverse health effects. Compliance with the TTHMs standard is determined by calculating a locational running annual average (LRAA) of quarterly TTHMs sample results. Compliance calculations performed for the first quarter of 2019 show that the system's current TTHMs LRAAs are 279 ppb at DBP01 – 182 Gabe Ln and 286 ppb at DBP03 – 137 Music Rd.; Thus, the system is currently in violation of the TTHMs standards.

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

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

This system purchases its water from Better Waterworks. Better Waterworks installed a carbon filter system at its well site the last quarter of 2018. The filters were turned on in early December 2018. The carbon filters have reduced the about of TTHMs and HAA5s in your water system. The results from the first quarter sampling were as follows: 182 Gabe Ln. – TTHM – 5.40 ppb; HAA5 – 6.2 ppb; 137 Music Rd. – TTHM – 7.23 ppb; HAA5 – 7.20 ppb. All results were well below the EPA limit as stated in a paragraph above. The TTHM LRAA will continue being out of compliance until there are four (4) quarters of results that are below the EPA limit. Should you have any questions regarding this notice, please contact the office at (318) 322-3741. 2/21

#### NOTICE

Notice is hereby given that on February 5, 2019, Atmos Energy Corporation ("Atmos Energy"), a local gas distribution company and public utility providing natural gas service to customers in forty-nine (49) Parishes of the State of Louisiana, filed with the Louisiana Public Service Commission ("LPSC") its Application requesting Consolidation of the Rates and Tariffs of Atmos Energy Corporation's Louisiana Rate Divisions, Trans Louisiana Gas and Louisiana Gas Service (the "Consolidation Application").

In the Consolidation Filing, Atmos Energy is requesting to consolidate the tariff books of its two rate divisions, Trans Louisiana Gas ("Trans La") and Louisiana Gas Service ("LGS"), including the Rate Stabilization Clauses ("RSC's") of each rate division, and charge uniform rates in order to appropriately reflect the fact that Atmos Energy's infrastructure is operated as one system for the benefit of all of Atmos Energy's Louisiana customers. To further ensure that the rates reflect the cost of service of each customer class, Atmos Energy is also requesting to consolidate certain customer classes, to modify its overall rate design, to update special contracts, and to update its facilities fees.

This is a revenue neutral filing, in that Atmos Energy is not requesting an increase in its overall revenue requirement. However, due to the consolidation of the two rate divisions, the reallocation of revenue requirement across customer classes, and the consolidation of various existing customer classes, the relief requested in the Consolidation Application will have the following estimated effect on typical monthly customer bills. For Trans La customers: for Residential Services (RS), a decrease of \$2.62 from \$43.70 to \$41.08; for General Services (GS), a decrease of \$13.41 from \$258.91 to \$245.50; for Large General Service (LGS), a decrease of \$4.97 from \$6,532.89 to \$6,527.92; for Natural Gas Air Conditioning (NGAC), a decrease of \$30.87 from \$283.07 to \$252.20; and for Farm and Agriculture Services (FAS), an increase of \$261.56 from \$444.54 to \$706.09. For LGS customers: for Residential Services (RS), a decrease of \$0.29 from \$42.32 to \$42.03; for Residential Service Air Condition (RS A/C), an increase of \$22.74 from \$181.85 to \$204.59; for Public Housing Service, an increase of \$2.17 from \$27.39 to \$29.56; for General Services (GS), a decrease of \$0.71 from \$237.77 to \$237.06; for Farm & Agriculture Services (FAS), an increase of \$287.32 from \$799.86 to \$1,087.18; and for Large General Service (LGS), an increase of \$500.05 from \$8,395.61 to \$8,895.66. The requested relief will also result in an increase to the typical monthly bills of customers who are currently parties to special contracts.

Boyd, Lillian Dorris; 1106 Louisville Ave Monroe Boykins, Tyra Rose; 1405 Oaklawn Dr Monroe Branch, Danny Keith Jr; 1617 N 7th St Monroe Bridgewater, Veronica Lyn; 207 N McGuire Ave #A Monroe Britton, Gerrod Rontay; 3807 Parkland St Monroe Bromley, David Ray; 172 Well Spring Rd Calhoun Brown, Russell E; 3619 Johnson St Monroe Browning, Jessica Marie; 309 Darbonne Dr West Monroe Byars, Alexis Rae; 16 Sebron Ln West Monroe Candella, Heather Leann; 117 Kenny Pl West Monroe Carpenter, Stacy W; 220 Pine Grove Cir West Monroe Cascio, Carter Christopher; 1006 N 2nd St Monroe Cathey, Caleb Lavert; 229 Durwood Crowell Rd Eros Cerda, Rebecca Hamilton; 901 Norris Ln West Monroe Ceslok, Scott Gregory Eugene; 106 Topic St Monroe Chisholm, Kristina Williams; 260 New House Dr Calhoun Christianson, Katie Whittington; 515 Lincoln Rd #101 Monroe Clark, Yolanda Denise; 3 Lock Dr #A Monroe Clarke, Jennifer Linn: 2732 Arkansas Rd West Monroe Clegg, Malcolm Alexander; 1401 Erin St #123 Monroe Coburn, Joseph Kyle; 1 Natchitoches St #210 West Monroe Coker, Hunter Anthony; 196 Bwanas Rd Calhoun Coleman, Chris Allen; 330 Marion Sims Rd #27 West Monroe Collins, Carolyn Gayle; 1113 Griffin St Monroe Cook, Tedhra Suzzanne; 990 Weems Rd Downsville Coppejans, Jennifer A; 241 Blanchard St #4201 West Monroe Craighead, Martin S; 260 Petrus Cir West Monroe Daniels, Anna R; 4318 Petain St Monroe Davis, Byron Markeith Jr; 515 Foster St Monroe Davis, Demetra L; 611 Moore Rd Monroe Davis, Stephanie D; 719 Robert St Monroe Dennis, Ladarius David; 1001 Standifer Ave Monroe Dhaliwal,Satveer Kaur; 2800 Cuba Blvd Monroe Dopson, Dalton Brian; 623 E Frenchmans Bend Rd Monroe Doyle, Angela Bordelon; 1306 McMillan Rd West Monroe Elliott, Aaron Johnathan Edwin; 5768 Vogel St Tarawa Terrace, NC Ervin, Mary A; 1903 John Cit Monroe Essex, Mary Catherine; 101 Valley Hill Dr West Monroe Fairley, Kelvin Armad; 1707 S 6th St Monroe Feritta, Sherra Ann; 3009 Oliver Rd Monroe Fortenberry, Jo Anne; 358 Okaloosa Rd Eros Foster, Joshua Dewayne; 670 Line Rd West Monroe Foster, Stephanie Diane; 260 Leon Blakeney Rd West Monroe Franks, Jana Kalin; 214 Austin Oaks Cir West Monroe Futrell, Tyler Cole; 340 Sibley Rd Choudrant Gamble, Aubrey Michelle; 209 Dauphine Rd West Monroe Garsee, Amey Dianne; 125 Lynette Dr West Monroe Gay, Roy Lee; 152 Latham Ln Monroe Gloer, Reagan M; 224 Finks Hideaway Rd #80 Monroe Gorham, Zaquanya Lain; 2614 Railroad Ave Monroe Goss, Betty Williams; 117 Louisiana Ave West Monroe Gulledge, Dustin Randolph; 102 Ellen Drive West Monroe Gwin, Elizabeth D; 1526 Wellerman Rd West Monroe Hall, Karen Hunter; 115 Dillingham Dr Monroe Halliday, Marissa Danielle; 107 York Dr Monroe Hamilton, Terry L; 3617 Cooper St Monroe Hebert, Kenneth Ray; 49 Forest Dr Monroe Hersey, John Taylor II; 2202 Park Ave Monroe Hollis, Ronald O; 203 Allen Ave Monroe Holmes, Rochell Lynn; 4002 Spurgeon Dr Monroe Howard, Debra M; 208 Dick Tracy Dr West Monroe Howard, Stephen E; 210 Newell Johnston Rd West Monroe Howell, Delanza Lynette; 110 Smith Ave Monroe Jackson, Evangeline Latrice; 118 Martinez St #44 Monroe Jackson, Gabrielle Lhundrea; 2903 Barrington Dr #A Monroe Jackson, Johnny; 1844 Bonner Dr Monroe Jackson, Vanisha Hamburg; 107 Ellen Dr West Monroe Jacobs, Cedric L; 809 W Rimes Cir Monroe James, Darlene Adelia; 479 Charles Rawls Rd West Monroe Johns, Justin Tyler; 639 Forty Oaks Farm Rd West Monroe Johnson, Hunter Uriah; 213 Camellia Dr Monroe Johnson, Kiama Avo: 1701 McKeen Pl #20 Monroe Johnson, Mary H; 102 Michael Cir Monroe Jones, Deborah McCain; 530 Woodhaven Dr Monroe Jones, Dementrick Varnay; 1012 Florida St Monroe Jones, Georgette; 4414 Winnsboro Rd #51 Monroe Jordan, Deshaunna Toisha; 110 Huntington Dr Monroe Jordan, Lynda Janette; 247 Prairie Rd Monroe Kahn, Cynthia; 228 Carey Nelson Rd West Monroe Kelley, Kerry Carvell Jr; 200 Taylor Dr Monroe Klein, Janet A Wilkes; 230 Desiard Plaza Dr #126 Monroe Lambert, Spencer Birch; 114 Country Way West Monroe Lewis, Lisa Thompson; 2013 Bienville Dr Monroe Lockard, Mark Alan; 2624 Hwy 594 Monroe Looney, Lamorie Jermaine; 1311 S 4th St Monroe Lyles, Adrienne Marie; 3501 Breville St Monroe Lyons, Paul A; 1509 S 2nd St Monroe Manning, Mary Lou; 16 Woodberry Dr Monroe Marsala, Mary Price; 107 Violet St West Monroe Medaries, Laura Lynn; 522 Laura Wilkes Rd West Monroe Mejias, James Daniel; 2116 Maywood Dr Monroe Menyweather, Robert Earl; 1108 Flanagan Rd #11 West Monroe Miller, Cally Cian; 1515 Woodland St West Monroe Minchew, Katelyn Michelle; 350 Pencie Murphy Rd West Monroe Mongold, James Benjamin; 117 Kings Ln West Monroe Monson, Jahne Monique; 803 S 28th St Monroe Moore, Paige; 314 Randy Rd West Monroe Murphy, Roger Dale Sr; 3649 Hwy 139 Monroe Nelson, WIlliam James Jr; 4104 Harvey St Monroe Newson, Lekesha Lynette; 808 1/2 Crosley St West Monroe Nolen, Charles C; 100 W Westridge Dr West Monroe Norman, Quiana Juanita; 127 Meredith St Monroe Norton, Jayne C; 105 Dupont Dr West Monroe Nsabimana, Jacqueline Donna; 107 Ashford Dr #734 West Monroe Payne, Timmy Dwayne; 611 Tanglewood Dr Monroe Pendergrass, James Dean; 3909 Spurgeon Dr #A Monroe Powell, Kashanti Kymari; 1611 S 4th St Monroe Price, John Everett; 203 Barnes Rd West Monroe Price, John Thomas; 1934 Old Natchitoches Road West Monroe Primm, Brandi Nicole; 1402 S 9th St Monroe Pruett, Olivia Nicole; 2302 New Natchitoches Rd West Monroe Razon, David Sunico; 106 Winterpark Dr West Monroe Rivera-Castillo, Erika; 705 N 4th St West Monroe Roberts, Terri D; 406 Danna Rd West Monroe Roberts, Trent Lee; 309 Jack Crowell Rd Eros Robertson, Diane Lynn; 158 Lenox Brg Sterlington Robinson, Robinicia SN; 141 Desiard St #603 Monroe Romano, Therese; 123 Lakeside Dr #11 West Monroe Sanders, John C; 112 Bonaparte Dr West Monroe Scott, Nakeisha; 129 Ridgedale Dr #4 West Monroe Shields, Terri L; 2205 Oak St Monroe Shoyebia, Adebola Atinuke; 811 E Rimes Cir Monroe Smith, Kathryn Elayne; 107 Archaic Dr Monroe Smith, Lecharles Richard; 202 Keller St #7 West Monroe Smith, Ronnie Leatis; 205 Otis St West Monroe Smith, Shawn Micheal; 211 Richard Linder Rd Calhoun Smith, William E; 1208 Forsythe Ave Monroe Solley, Christi Lynn; 402 Comanche Trl West Monroe South, Lena Mae; 890 Dan Lenard Rd West Monroe Standifer, George Edward; 2910 Gordon Ave Monroe Staples, Sentrail; 100 Preston Loop Monroe Starke, Glenda Karon; 107 Norris Ln #E33 West Monroe Stevenson, Nicki Danielle; 905 S 19th St Monroe Stokes, Trina Nanette; 2000 Peach St #50 Monroe Sullivan, Taylor Mae; 709 Watkins St West Monroe Taylor, Bridget Gail; 101 Day Dr Monroe Taylor, Jasmine Nicole; 1012 Maplewood Dr Monroe Theobald, Jason C; 438 E Frenchmans Bend Rd Monroe Thomas, Carolyn Denise; 410 Beasley St Monroe Tolbert, Debra Lou; 851 Rowland Rd #37 Monroe Trent, Jerry L; PO Box 397 Monroe Tripp, Jessica Brittany; 713 Camellia Dr Monroe Vangilder, Stephanie Ramshur; 113 Ridgeway Dr West Monroe Varner, Khalid Abdul Jarbarr; 100 Linderman Ave West Monroe Vergenal, Skye Anthony; 170 Hattaway Rd Calhoun Walsh, Zachary David I; 121 Mohawk Cir West Monroe Wesley, Keirra Lashaye; 5405 Blanks Ave #12 Monroe

Wheeler, Angela Clay; 1057 Harmon Johnson Rd Monroe

- Whitaker, Buddy Ray; 111 Jennifer Ln West Monroe
- White, Alicia Hayes; 2984 Hwy 80 W #28 Calhoun
- Wilkinson, Miranda Nicole; 118 Honeysuckle Dr West Monroe
- Williams, Debbie D; 1606 Ford St Monroe
- Williams, Desmond J; 105 Allen Ave Monroe
- Wimberly, Keon Dewayne; 118 Dodie Ln Monroe Wright, Stacy Cleveland; 732 Lakeshore Dr Monroe
- Zeagler, Austin Macneal; 113 Bordeaux Dr West Monroe

The slips containing the names of persons listed "THREE" written thereon and placed in said box labeled "JURY BOX." The Jury Box and General Venire Box were then locked and sealed and delivered to the custody of the Clerk of said Court, subject to the orders of Court.

In testimony all of which we hereunto subscribe our names on this the 28th day of DECEMBER, at Monroe, Louisiana. SARAH CALHOUN ALBRITTON, SYDNEY CAMERON, PAMELA HIGGINS SAULSBER-RY, SAM O. HENRY IV

I, Louise Bond, Clerk of Court, hereby certify that all of the members of the Jury Commission were duly summoned to attend this meeting as will appear from the Sheriff's returns on said summons, as on file in my office. Louise Bond Clerk of Court

2/21

#### STATE OF LOUISIANA

CITY OF WEST MONROE ORDINANCE NO. 4635 MC

MOTION BY: <u>Mr. Westerburg</u> seconded by: <u>Mr. Hauilton</u>

AN ORDINANCE TO AMEND SECTION 12-7032 AND SECTION 12-7033 OF THE CODE OF ORDINANCES, CITY OF WEST MONROE, LOUISIANA, TO CHANGE THE NAME OF THE WEST MONROE HERITAGE PRESERVATION COMMISSION TO THE WEST MONROE HISTORIC PRESERVATION COMMISSION; 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 12-7032 of the Code of

Ordinances, City of West Monroe, Louisiana, is hereby amended, to read as follows:

"Sec. 12-7032. - Definitions.

For purposes of this article, certain words or phrases used herein are defined as follows:

\* \* \*

Commission means the West Monroe Historic Preservation Commission.

\* \* \*

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 Section 12-7033 of the

Code of Ordinances, City of West Monroe, Louisiana, is hereby amended, to read as follows:

"Sec. 12-7033. - Establishment of preservation commission.

- (a) The West Monroe Historic Preservation Commission shall consist of five (5) members, all of whom shall reside in the city, appointed by the mayor with the consent of the board by majority vote.
- (b) \*\*\*.

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

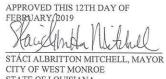
nd adopted the 12th	day of February	, 2019, the final	vote being as follows:	
0.		11		

YEA: Bri	an, Hanilto	N, Land,	Westerburg
NAY:	None		
NOT VOTING:_	None		
ABSENT:	Bennett	(*)	

ATTEST:

2/21

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



For questions regarding Atmos Energy's filing please call the LPSC toll free at (800) 256-2397. Additionally, the public version of Atmos Energy's filing, including its attachments, may be viewed in the Records Division of the LPSC at the following address:

Records Division 602 N. 5th Street, 12th Floor Baton Rouge, Louisiana 70802 Telephone: (225) 342-3157 ATMOS ENERGY CORPORATION 2/21

#### STATE OF LOUISIANA PARISH OF OUACHITA FOURTH JUDICIAL DISTRICT COURT

BE IT KNOWN that on this 28th day of DECEMBER, 2018, pursuant to an order of the Court dated DECEMBER 4, 2018, we the undersigned members of the Jury Commission in and for the said Parish and State, namely,

SARAH CALHOUN ALBRITTON, SYDNEY CAMERON, PAMELA HIGGINS SAULSBERRY, SAM O. HENRY, IV

Duly and legally appointed and sworn to law, a quorum being present, assembled at the Clerk's Office in the Courthouse, at Monroe, Louisiana, together with Louise Bond, Clerk of Court and a member of said Commission, and did then and there perform the duties prescribed by law in the following manner to-wit: The Court ordered the drawing of 175 jurors to serve as Petit Jurors for the term of Court beginning MONDAY, FEBRU-ARY 25, 2019;

The names having been drawn by a Computer indiscriminately and by lot as provided for by C.Cr.P.Art.416.1, are as follows:

Albritton, Sandra B; 3105 N 7th St West Monroe Alexander, Robert Dornell; 617 Tanglewood Dr Monroe Alford, Matthew Phillip; 232 Trichel Ln Monroe Anding, David Nathaniel; 107 Martinez St #24 Monroe Andrade, Alexander Xavier; 720 Warren Dr West Monroe Arceneaux, Sarah Elisabeth; 177 Boatwright Rd Calhoun Atkins, Dollie L; 1411 Sycamore Ln Monroe Babb, Taylor Bickham; 2467 Hwy 594 Monroe Bailey, Whitney Releford; 1423 Elizabeth St West Monroe Beavers, Timothy Ray; 1027 Luebenia Rd Calhoun Bellio, Michael; 205 N 8th St West Monroe Belt, Shelley H; 1401 Erin St #240 Monroe Benitez, Paula Adelquis; 121 Teal Loop West Monroe Bethea, Nya Shadell; 15 Martha Dr Monroe Bethley, Auderrious Deon; 1615 S 5th St Monroe Bishop, Otis Raytheme; 402 Somerset Dr Monroe Bloch, Marcel H; 3426 Westminister Ave Monroe Boley, Nathan Jr; 1908 Crescent Dr Monroe Bosely, Windy Lee; 128 Greenfield Cir West Monroe Boxley, Howard Devall; 200 Atkinson St Monroe

#### STATE OF LOUISIANA

#### CITY OF WEST MONROE

ORDINANCE NO. 4636

MOTION BY: Mr. Hawi HON SECONDED BY: Mr. LANC

AN ORDINANCE TO ENACT ARTICLE J-LANDSCAPING REQUIREMENTS OF CHAPTER 5 OF PART 12 OF THE CODE OF ORDINANCES, CITY OF WEST MONROE, LOUISIANA, CONSISTING OF SEC. 12-5091.1 TO SEC. 12-5099.2, PROVIDING FOR LANDSCAPING REQUIREMENTS AND ASSOCIATED MATTERS; TO DECLARE THE PROVISIONS SEVERABLE; TO ESTABLISH AN EFFECTIVE DATE; AND TO OTHER WISE 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 Article J. of Chapter 5 of Part 12 of

the Code of Ordinances, City of West Monroe, Louisiana, consisting of Sec. 12-5091.1 to Sec. 12-

5099.2, is hereby enacted, to read as follows:

"ARTICLE J. - LANDSCAPING REQUIREMENTS

#### Sec. 12-5091.1 - Intent.

The intent of the landscaping requirements stated herein are as follows:

- (a) To aid in stabilizing the environment's ecological balance by contribution to the processes of air movement, air purification, oxygen regeneration, groundwater recharge, and stormwater runoff control; while at the same time aiding in noise, glare, heat, and dust abatement;
- (b) To provide visual buffering between land uses of differing character;
- (c) To enhance the beautification and quality of life of the metropolitan area;
- (d) To protect the public health, safety, and general welfare;
- To safeguard and enhance property values and to protect public and private investment;
- (f) To assist in providing adequate light, and air and in preventing overcrowding of land;
- (g) To encourage innovation and quality in landscape and architectural design; and
- (h) To enhance the pedestrian character of the city streetscape.

#### Sec. 12-5091.2 - Definitions.

The following words, terms and phrases, when used in this Article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Buffer planting area*: The unpaved area of land located between the property line and building or vehicular use area, designated for the preservation and placement of plant materials.

*Caliper:* The diameter of a tree trunk measured six (6) inches above ground level. If a tree is of a multitrunked variety, the caliper of the tree is the average caliper of all its trunks.

- Canopy tree: A species of a tree which normally bears crown foliage no lower than six (6) feet above ground level upon maturity.
- Ground cover: Natural mulch or plants of species which normally reach a height of less than three (3) feet upon maturity, installed in such a manner so as to form a continuous cover over the ground.

Large tree: A tree of a species which normally reaches a height of thirty (30) feet or more upon maturity.

Nonpermeable coverage: Coverage with nonpermeable pavement or any surface lacking the ability for air and water to pass through to the root zone of plants.

Permeable coverage: Any surface with the ability for air and water to pass through to the root zone of plants.

*Sight safety triangle:* The triangle at either side of an accessway or public right-of-way with sides of a specific length each along the public right-of-way and/or accessway. Refer to section 12-5095 (c) for specific lengths.

Small tree: A tree of a species which normally reaches a height of less than thirty (30) feet upon maturity.

Temporary certificate of occupancy: This certificate allows for a structure to be used and occupied for a specified time period until a certificate of occupancy is officially approved.

(Continued to Page 13B)

### **PUBLIC NOTICES**

#### (Continued from Page 12B)

Utility Service Area. An area, which contains any surface, mounted HVAC equipment or free-standing, above ground devices, such as utility boxes, booster boxes, switch boxes and transformers that are part of an underground utilities system.

Visibility at intersections: On a corner building site in any district in which a front yard is required, no fence, wall, hedge, or other structure or plant more than three (3) feet in height shall be erected, placed or maintained within the triangular area formed by the intersecting street rights-of-way (property lines) and a straight line connecting such street rights-of-way (property lines) at point twenty (20) feet from the point of intersection measured along such street rights-of-way (property lines).

#### Sec. 12-5091.3 - Administration.

The provisions of this Article shall apply to any real property having street frontage with zoning classifications designated by the West Monroe Planning Commission which involve any new construction of commercial, governmental, industrial, multifamily of three (3) or more units, religious, educational and conditional uses as deemed necessary and appropriate by the West Monroe Planning Commission.

(b) Single-family and two-family residences shall be exempt from these requirements.

(c) The requirements of this Article shall not apply to the development of lots on property subdivided before this Article J. - Landscaping Requirements, came into effect where the minimum requirements of this Article cannot be met due to property size or configuration. The unbuilt site area must be fully utilized, if possible, for landscape purposes to satisfy the intent of this Article.

#### Sec. 12-5092 - Existing developed areas.

(a) Unless otherwise noted, all property designated in section 12-5091.3 with existing paved ground surface areas on the effective date of this ordinance shall not be required to conform with the requirements of this Article, unless construction or expansion of improvements on the property requiring a building permit is undertaken that:

- (1)Increases the number of stories in a building on the property;
- Increases by more than twenty (20) percent or twenty thousand (2)(20,000) square feet, whichever is less, the combined floor areas of all buildings on the property; or

Increases the nonpermeable coverage on the property by more than (3)

three thousand (3,000) square feet or ten (10) parking spaces. No structure shall be required to be altered or moved, except during (b)

#### construction, to meet the requirements of this Article.

(c) Existing developed areas designated in Sec 12-5092 which are not

undergoing construction or expansion activities are encouraged, although not legally obligated, to meet the landscaping requirements as stated in this Article.

#### Sec. 12-5093 - Landscape plan submission.

A landscape plan must be submitted, in conjunction with the required site plan, to the Office of Planning and Zoning with the application for a building permit for work on the property. In addition, a landscape plan must be submitted as part of the required site plan review by the West Monroe Director of Planning & Zoning. The landscape plan can either be a separate print or be included on the required site plan print. The minimum information required on the landscape plan shall include:

Locations and dimensions of the proposed landscaping strips adjacent to the public right-of-way including a description and location of the trees and plant materials to be placed within the landscaping strip;

(b) Locations and dimensions of the proposed landscape areas within the parking area including a description and location of the trees and plant materials to be placed within the landscape areas;

Locations and calipers of existing healthy trees to be retained and counted as part of the landscaping requirements

An indication of how existing healthy trees proposed to be retained will be protected from damage during construction; and

(e) Compliance with visibility at intersections requirements.

#### Sec. 12-5094 - Alternative compliance.

A landscape plan which is alternative to strict compliance with the various landscaping requirements of this Article may be reviewed by the Department of Planning and Zoning and approved by the West Monroe Board of Aldermen if this plan achieves the intent and general landscaped open space ratio of this Article.

#### Sec. 12-5095 - Street frontage requirements.

For all land under the jurisdiction of this Article, there shall be a minimum of a five-foot landscaping strip abutting the public right-of-way running parallel with the street line, exclusive of driveways and access ways at points of ingress and egress to and from the property. Where the acreage falls within twenty (20) and fifty (50) acres, a ten-foot landscaping strip shall be required. Where the acreage exceeds fifty (50) acres, a fifteen-foot landscaping strip shall be required.

The minimum width of a nonresidential accessway to an off-street parking (b) or other vehicular use area shall be twenty (20) feet for two-way vehicular movement and twelve (12) feet for one-way movement. The maximum width for an accessway shall be thirty (30) feet for two-way vehicular movement except along major traffic routes of which the maximum width shall be thirty-five (35) feet and twenty-four (24) feet for one-way movement. The minimum width of a multifamily residential accessway shall be fifteen (15) feet and the maximum width shall be twenty-four (24) feet. For street frontage up to seventy-five (75) feet no more than two (2) one-way or one two-way accessways will be permitted. seventy-five (75) feet of frontage, two (2) additional one-way or one additional two-way accessways may be permitted.

from view from street rights-of-way for the entire length of the structure, excep for necessary access. All utility service areas shall be screened from public rights of-way. Screening for both outdoor storage areas and utility service areas shall be as follows

- (1) Evergreen plants shall have a minimum installation height of thirty-six (36) inches, spaced three (3) feet on center and be expected to reach a minimum height of six (6) feet within three (3)
- Fences or walls shall be constructed of a compatible material with (2)that of the principal building of masonry, stone or wood and of a height and width equal to or greater than the utility service structure to be screened. One third of fences or walls must be screened with plants to reach minimum height of six (6) feet within three (3) years after year of planting.
- No screening shall be installed which would impair the safe operation, maintenance or function of the utility service equipment.

#### Sec. 12-5097 - Acceptable landscape materials.

Large trees shall have a minimum caliper of two (2) inches or a minimum height of ten (10) feet at the time of planting, depending on the standard measuring techniques for the species

(b) Small trees shall have a minimum height of six (6) feet at the time of planting.

(c) For the purposes of this section, height is measured from the top of the root ball or if the plant is in a container, from the soil level in the container.

(d) In satisfying the landscaping requirements of this division, the use of high quality, hardy and drought-tolerant plant materials is recommended and encouraged.

#### Sec. 12-5098 - Installation and maintenance.

(a) Tree limbs, shrubs, and other planting shall be installed and maintained in compliance with the West Monroe City Code.

The property owner shall be responsible for watering and maintaining all (b) installed landscaping in a healthy, neat, and orderly condition, replacing plants and trees when necessary, and keeping the area free of refuse and debris. Tree limbs and other planting shall be maintained so as not to create an obstruction to a driver's visibility and/or pedestrian movement.

Ground covers, including wildflowers, which are used to satisfy the (c) requirements of this division, are not considered grasses and thus shall not be subject to the city's grass height limitation requires

#### Sec. 12-5098.1 - Technical assistance.

The Director of Planning and Zoning will provide, when applicable, assistance to property owners in applying the requirements of this Article to their respective site plans. It is further recommended that property owners consult with landscape nurseries, landscape architects, architects, engineers, etc., regarding the development of landscape plans and appropriate plant materials.

#### Sec. 12-5098.2- Surface Water Retention and Detention Basins.

Surface water retention and detention basins designed to handle surface water runoff and overflow are recommended to be constructed so as to appear natural in appearance

Fencing Criteria - The requirements for slopes and fencing are intended to discourage access to portions of a basin where steep side slopes (steeper than 4:1) increase potential for slipping into basins, and to allow easy egress for those who have fallen with slopes that are mild enough (flatter than 4:1 and unfenced) to allow for easy escape. If the basin will hold water deeper than two (2) feet, a physical barrier as demarcation of the basin limits is required.

- (1) Where interior slopes are steeper than 4:1, the barrier shall be a black chain link fence six (6) feet in height
- If a retention or detention basin abuts a public street, a six (6) foot (2)black chain link fence with evergreen planting and trees shall run parallel with the street right-of-way for the length of the basin
- (3)If the retention or detention abuts a parking lot, there shall be one (1) large tree for every sixty (60) linear feet for the length of the parking lot or one (1) small tree for every thirty (30) linear feet.
- Evergreen plants shall have a minimum installation height of (4)thirty-six (36) inches, spaced three (3) feet on center and be expected to reach a minimum height of six (6) feet within three (3) vears.
- (5) There shall be at least one (1) large tree for every sixty (60) linear feet for the length of the wooden fence or one (1) small tree for every thirty (30) linear feet.

#### Sec. 12-5099.2 - Enforcement.

No certificate of occupancy shall be approved before completion of landscaping except as follows: If due to the seasonal nature of plant materials, landscaping has not been completed at the time that a certificate of occupancy could be granted, and such certificate is requested, the Director of Planning and

#### Sec. 12-5020. - B-4 Downtown development district.

This district is composed of land and structures occupied by or suitable for furnishing a range of retail goods, entertainment, cultural, and personal services required by the residents of the city and its greater trade area. The intent of the district's regulations is to encourage the close association of compatible and mutually beneficial uses and structures which (1) encourages preservation of the district's unique character, (2) promotes pedestrian oriented traffic patterns, (3) invites patrons from beyond the district's boundaries, (4) discourages uses and structures deemed hom to be overall prosperity of the district's residents and businesses, and (5) otherwise seeks to accomplish the goals of the downtown action plan as adopted by the city, including any amendments to said plan as may be, from time to time, adopted.

(a) Permitted uses: In the B-4 Downtown development district, only the following uses are allowed, subject to the limitations of subsections (b) and (c) of this section.

Uses by right. The uses listed below are permitted subject to the conditions specified.

Amusements, commercial (indoor)

Antique store. Apothecary (limited to the sale of pharmaceuticals and medical supplies). Apparel and accessory store. Appliance store. Art gallery or museum Auditorium, used for public gatherings, speeches, or state perform Bakery, retail. Bank Barber shop or beauty shop. Bed and breakfast home (second floor). Bicycle sales and repair. Book store. Camera and photographic supplies store. Candy, nut and confectionery store. Catering shop. Cigar café. City hall, court house, federal building, post office. Clinic, dental or medical. Club or lodge (private). Dairy products sales (retail). Day care facility for children. Delicatessen Department store (limited to sale of items which may be sold by any other use permitted in this district). Drug store. Dry goods store. Dwelling, condominium (second floor). Dwelling, multiple family (second floor). Dwelling, one family (second floor) Dwelling, two family (second floor). Floor covering sales. Floral shop. Food vendor (on street, licensed). Furniture store, retail. Gift shop. Grocery store, retail. Hardware store, retail. Health / fitness facility. Health food store. Hobby supply store. Home occupation (second floor). Hotel, motel, tourist home (for transient occupancy). Ice cream store. Interior decorating service. Jewelry store. Laundry and/or dry cleaning pick-up station. Library, museum Loan office. Music store Newsstand. Office. Office equipment and supplies, retail. Optician/optical. Park or playground, public. Pet store. Picture framing. Post office or parcel service. Printing, publishing and duplicating. Record shop. Reducing salon. Restaurant. Shoe repair shop. Shoe store, retail. Sporting goods store (retail). Studio for professional work or teaching or any form of fine arts, photography, music, drama, dance Tailor shop. Tavern, wineries, brew pub, live entertainment with or without alcoholic beverages. Theater, indoor. Toy store. Variety store. Venu

(c) The line of sight safety triangle at either side of an accessway intersecting with a public street shall be not less than ten (10) feet in length along the accessway and public street right-of-way. The line of sight safety triangle at the junction of two (2) public streets shall be not less than twenty (20) along each public street right-of-way. This line of sight safety triangle must be essentially clear of obstructions above the height of three (3) feet above grade to allow for vehicular visibility.

Landscaping shall consist of a combination of plant materials from each of (d) the following categories:

- (1) Grasses/ground covers/vines.
- (2)Shrubs/hedges.
- (3) Trees.

Grasses and ground covers alone shall not constitute adequate landscaping.

There shall be at least one (1) large tree for every sixty (60) linear feet of (e) the required landscaping strip, or one (1) small tree for every thirty (30) linear feet of the required landscaping strip.

As part of the trees required, any existing tree with a twelve (12) inch or (f) greater caliper that is retained within the required front yard as defined by zoning ordinances or landscape strip shall be counted as two (2) trees in satisfying the above requirement.

The requirements for trees in the front yard shall be waived, on a tree-for-(g) tree basis, if the adjacent public right-of-way, excluding medians, contains existing street trees.

Landscaping the adjacent right-of-way shall be permitted subject to (h) approval by the city engineer. Credit for up to fifty (50) percent of the minimum street frontage landscaping area requirements shall be allotted for landscaping the public right-of-way. The preceding statement shall apply only to those areas where the five-foot landscaping strip is required.

#### Sec. 12-5096 - Off-street surface parking facility requirements.

(a) In addition to the street frontage landscaping requirement, a minimum of twenty (20) square feet of landscape area shall be provided for each required offstreet parking space. Such landscaping shall be located within the paved portion of the parking lot and/or within twenty (20) feet immediately adjacent to the paved portion of the parking lot or any buffer area.

(b) Landscaping shall consist of a combination of lawn grasses, groundcovers, shrubs, trees, and nonliving durable material such as brick, stone, rocks, pavers, or similar materials. Eighty (80) percent of such material shall be living. Grasses and ground covers alone shall not constitute adequate landscaping.

A minimum of one (1) large or small tree for each twelve (12) required parking spaces shall be required in the off-street parking area.

These landscaped areas shall be, to the extent possible, evenly distributed (d) to effectively relieve the monotony of large paved areas but not interfere with the orderly circulation of vehicular and pedestrian traffic. Location can be adjusted to accommodate existing trees or other natural features as long as the total off-street parking area landscaping requirements are met.

(e) All landscaped areas, except grass areas, shall be protected from vehicular encroachment by concrete curbs, wheel stops, or other permanent barriers, and should be raised.

As part of the tree requirements, any existing tree with a twelve (12) inch or greater caliper that is retained within the parking lot shall be counted as two (2) trees in satisfying the above requirement, subject to the following: (i) if such

existing tree(s) later dies or is removed, two (2) trees shall be required to be planted; and (ii) permeable coverage shall be maintained to the extent of the crown of the existing tree at the original elevation.

A reduction of two (2) feet, measured from the concrete curb or other (g) permanent barrier, shall be allowed in the computation of the depth of parking spaces contiguous to the perimeter landscaping strips and/or interior planting area. In such event, this reduction shall not be considered as a reduction of the landscaped area.

(h) All outdoor storage with a linear dimension of fifteen (15) feet or greater, or any dumpster type refuse container with a linear dimension of five (5) feet or greater which is not screened by a building or other structure shall be screened Zoning may grant a temporary certificate of occupancy to the owner or his agent which will specify an appropriate time limitation, up to eight (8) months for completion of the landscaping requirements of this Article.

Failure to comply with the provisions of this Article within thirty (30) days of written notification shall result in imposition of an administrative fee of five hundred dollars (\$500.00) per week, or portion thereof until compliance is achieved. In addition, the City may institute proceedings in West Monroe City Court to compel performance, and shall be entitled to additionally recover direct

and indirect attorney's fees incurred and all costs.

It shall further be unlawful to fail to comply with the provisions of this Article for a period of three (3) months following receipt of written notification of the violation, and such continued violation shall be subject to the penalties contained in Sec. 1-1008

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

the City of West Monroe, Louisiana, in regular and legal session convened, that if any provisions or sections of this ordinance are held invalid, such invalidity should not affect the other provisions or sections of this ordinance which can be given in effect without the invalid provisions or sections, and to this end the provisions and sections of this ordinance are hereby declared severable

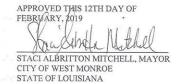
SECTION 3. BE IT FURTHER ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that for cause determined to be in the best interests of the City of West Monroe and its citizens, this enactment shall be effective on February 13th, 2019.

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 12th day of February, 2019, the final vote being as follows: YEA: Brian, Hamilton, Land, Westerburg NONC NAY:

NOT VOTING: NONC Bennett ABSENT:

ATTEST:

I Ch RONALD S. OLVEY, CITY CLERK CITY OF WEST MONROE



STATE OF LOUISIANA

2/21

#### STATE OF LOUISIANA

CITY OF WEST MONROE

ORDINANCE NO. 4637

MOTION BY: Mr. Havilton SECONDED BY: Mr. Wester Dung

AN ORDINANCE TO AMEND SECTION 12-5020 OF THE CODE OF ORDINANCES, CITY OF WEST MONROE, LOUISIANA, DEFINING THE B-4 DOWNTOWN DEVELOPMENT DISTRICT, TO MODIFY THE LISTING OF PERMITTED USES, INCLUDING USES BY RIGHT, USES REQUIRING PLANNING APPROVAL, AND SPECIAL EXCEPTION USES, TO ESTABLISH BUILDING SITE REQUIREMENTS AND TO DELETE DISTRICT USE REGULATIONS; TO REDESIGNATE DISTRICT STRUCTURAL REGULATIONS: TO AMEND THE BOUNDARIES OF THE DISTRICT; TO DECLARE THE PROVISIONS SEVERABLE; TO ESTABLISH 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 12-5020 of the Code of

Ordinances, City of West Monroe, Louisiana, is hereby amended, to read as follows:

Video Productions Studio. Water or sewage pumping station.

(2) Uses requiring planning approval. The uses listed below are permitted upon approval of location and site plan by the planning commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, as not causing undue traffic congestion or creating a traffic hazard, and as being in harmony with the orderly and appropriate development of the district in which the use is located:

> Church, including parish house, community house and educational building.

Marina or other floating commercial activity.

Pipe line or electric transmission line (need not be enclosed within structure).

Railroad right-of-way, but not including shops, yards and team tracks (need not be enclosed within structure).

Other uses added from time to time, which are deemed appropriate by the Planning Commission and approved by the Board of Alderman.

(3) Special exception uses. The uses listed below are subject to the same approval of location and site plan as uses requiring planning approval; in addition, these uses are declared to possess unique or special characteristics that each specific use shall be considered in an individual case and shall be subject to approval of the Board of Adjustments in accordance with the provisions of Article G governing special exceptions:

Accessory uses.

Business incubator (includes small manufacturing or assembly operations not exceeding one thousand two hundred (1,200) square feet in size). Fee-charged parking lots (privately owned). Furniture refinishing, repair, re-upholstery. Recreational vehicle park. Small business development center.

(b) Building site area requirements:

- Building site area. The minimum building site area shall be three (1) thousand (3,000) square feet. Building exterior plans must be approved by Historic Preservation Commission.
- (2)Building height limit. Except as provided in section 12-5023, no structure shall be erected or altered to exceed one hundred (100) feet in height.
- (3) Yards required. Except as provided in subsections (c)(2)b.(ii) and (c)(2)f., below, no yards are required. If yard is planned, proper landscaping shall be presented and approved by Historic Preservation Commission.
- (4)The requirements of section 12-5044 concerning required off-street parking are waived in the downtown development district.
- (5) Building will be required to have all utilities to structure underground.

(c) District structural regulations.

#### (1) Purpose.

a. Blank walls on the ground-floor level are limited:

1. To encourage continuity of retail and consumer service uses;

2. To encourage retail and commercial activities at street level;

3. To provide a pleasant, rich, and diverse experience for pedestrians by visually connecting activities occurring within a structure to adjacent sidewalk areas;

4. To enhance crime prevention by increasing opportunities for surveillance of the street from the interiors of buildings and vice versa:

5. To restrict unpleasant, blank-wall facades at the street level;

6. And to avoid a monotonous environment

b. Building setbacks, shapes, and bulk are regulated to encourage a monious association of compatible building

(2) Standards.

(Continued to Page 14B)

**PUBLIC NOTICES** 

#### The Ouachita Citizen

#### (Continued from Page 13B)

a. Transparency requirements.

1. At least fifty (50) percent of the length and at least twenty-five (25) percent of the area of ground level exterior walls abutting sidewalks, plazas, or other public open spaces or rights-of-way must be devoted to windows affording views into retail, office, or lobby space, pedestrian entrances, or retail display windows.

2. This limitation on blank walls does not apply to sides of buildings having residential units located adjacent to the exterior ground-floor wall.

3. Buildings having less than fifty (50) percent of their ground-level floor area in retail, office, or lobby use.

(i) Where a building contains other active uses found by the planning commission to be of visual interest to the pedestrian, windows affording views of that active use may be provided as an alternative to subsection (2)a.1. above. Examples of such uses are pressrooms, classrooms, kitchens, or manufacturing processes. Parking areas, truck loading areas, vehicular accessways, and storage areas are not to be considered active uses.

(ii) Artwork such as murals or reliefs may be substituted to meet the requirements of subsection (2)a.1, above, if the proposed artwork is found by the planning commission to meet the intent of this section. Artwork and displays relating to activities occurring within the building or historical subjects relating to the downtown area are encouraged.

b. Building setback limitations.

1. Along a street or pedestrian right-of-way, building walls must extend to the right-of-way line for at least seventy-five (75) percent of said line.

2. As an alternative to b.1., walls may extend to within twelve (12) feet of said line with the remaining space between the building and line designed as an extension of the sidewalk and committed to active uses including, but not limited to, sidewalk cafes, vendors' stands, public art, or pedestrian rest areas with street furniture.

3. Alleys unusable by the public for pedestrian access may not be created between buildings.

c. Exterior design compatibility (existing development).

1. Every reasonable effort shall be made to provide a compatible use for an existing building which requires minimal alteration of the building, structure, or site and its intended purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

 All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier or later appearance shall be discouraged.

4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

3. Every reasonable effort shall be made to protect and

fifty (50) percent of the fair market value of the existing improvements on the site (fair market value for purposes of this provision being defined as that value used to calculate the assessed value of the site on the assessment rolls of the city for the most recent year).

c. Multiple remodeling projects undertaken over a period of five (5) years or less where the cumulative effect is to accomplish a major remodeling shall be considered a major remodeling project for purposes of this section.

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 following area shall no longer be located within the B-4 Downtown development district to wit:

The West Half of Square A, West Half of Square B, the East Half of Square C, and the East Half of Square D, of the Original Town of West Monroe, Land District North of Red River, Ouachita Parish, Louisiana, as per plat filed in Plat Book 1, Page 1 of the records of Ouachita Parish, Louisiana

SECTION 3. BE IT FURTHER ORDAINED by the Mayor and Board of Aldermen of the

City of West Monroe, Louisiana, in regular and legal session convened, that if any provisions 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 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 for cause determined to be in the best interests of the City of West Monroe and its citizens, this enactment shall be effective on February 13<sup>th</sup>, 2019.

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 12<sup>th</sup> day of February, 2019, the final vote being as follows:

Brian, Hamilton, Land, Westerburg YEA: NONE

NOT VOTING: NONC ABSENT: BENNCH

ATTEST:

2/21

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

APPROVED THIS 12TH DAY OF FEBRUARY, 2019 STACLAUM MACHELL, MAYOR CITY OF WEST MONROE

STATE OF LOUISIANA

STATE OF LOUISIANA

CITY OF WEST MONROE

ORDINANCE NO. 4638

MOTION BY: Mr. Westerburg SECONDED BY: Mr. Land

AN ORDINANCE TO ENACT SECTION 12-5020.1 OF THE CODE OF ORDINANCES, CITY OF WEST MONROE, LOUISIANA, DEFINING THE CB-4 CENTRAL DOWNTOWN DEVELOPMENT DISTRICT, TO PROVIDE A LISTING OF PERMITTED USES, INCLUDING USES BY RIGHT, USES REQUIRING PLANNING APPROVAL, AND SPECIAL EXCEPTION USES, TO ESTABLISH BUILDING SITE REQUIREMENTS AND DISTRICT STRUCTURAL REGULATIONS; TO ESTABLISH THE BOUNDARIES OF THE DISTRICT, TO DECLARE THE PROVISIONS SEVERABLE; TO ESTABLISH 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 12-5020.1 of the Code of

Ordinances, City of West Monroe, Louisiana, is hereby enacted, to read as follows:

#### Sec. 12-5020.1 - CB-4 Central Downtown development district.

The intent of the district's regulations is to encourage the close association of compatible and mutually beneficial uses and structures which (1) encourages preservation of the district's unique character, (2) promotes pedestrian oriented traffic patterns, (3) invites patrons from beyond the district's boundaries, (4) discourages uses and structures deemed harmful to the overall prosperity of the district's residents and businesses, and (5) operate with a regular schedule of daytime open hours-minimum of 24 hours per week, and (6) otherwise seeks to accomplish the goals of the downtown action plan as adopted by the city, including any amendments to said plan as may be, from time to time, adopted.

(need not be enclosed within structure).

Other uses added from time to time, which are deemed appropriate by the Planning Commission and approved by the Board of Aldermen.

(b) Building site area requirements:

(1) Building site area. The minimum building site area shall be three

thousand (3,000) square feet. Building exterior plans must be approved by the Historic Preservation Commission.

- (2) Building height limit. Except as provided in section 12-5023, no structure shall be erected or altered to exceed one hundred (100) feet in height.
- (3) Yards required. Except as provided in subsections (d)(2)b.(ii) and (d)(2)f., below, no yards are required. If yard is planned, proper landscaping shall be presented and approved by the Historic Preservation Commission.
- (4) The requirements of section 12-5044 concerning required off-street parking are waived in the downtown development district.
- (5) Building will be required to have all utilities to structure underground.

District structural regulations.

(1) Purpose.

- a. Blank walls on the ground-floor level are limited:
  - 1. To encourage continuity of retail and consumer service uses;

2. To encourage retail and commercial activities at street level;

3. To provide a pleasant, rich, and diverse experience for pedestrians by visually connecting activities occurring within a structure to adjacent sidewalk areas;

4. To enhance crime prevention by increasing opportunities for surveillance of the street from the interiors of buildings and vice versa;

5. To restrict unpleasant, blank-wall facades at the street level;

6. And to avoid a monotonous environment.

b. Building setbacks, shapes, and bulk are regulated to encourage a harmonious association of compatible buildings.

(2) Standards.

a. Transparency requirements.

1. At least fifty (50) percent of the length and at least twenty-five (25) percent of the area of ground level exterior walls abutting sidewalks, plazas, or other public open spaces or rights-of-way must be devoted to windows affording views into retail, office, or lobby space, pedestrian entrances, or retail display windows.

2. This limitation on blank walls does not apply to sides of buildings having residential units located adjacent to the exterior ground-floor wall.

3. Buildings having less than fifty (50) percent of their ground-level floor area in retail, office, or lobby use.

(i) Where a building contains other active uses found by the planning commission to be of visual interest to the pedestrian, windows affording views of that active use may be provided as an alternative to subsection (2)a.1. above. Examples of such uses are pressrooms, classrooms, kitchens, or manufacturing processes. Parking areas, truck loading areas, vehicular accessways, and storage areas are not to be considered active uses.

(ii) Artwork such as murals or reliefs may be substituted to meet the requirements of subsection (2)a.1, above, if the proposed artwork is found by the planning commission to meet the intent of this section. Artwork and displays relating to activities

preserve archaeological resources affected by, or adjacent to, any project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

10. Whenever possible, new additions or alterations to structures shall be done in such a manner that, if such

additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

d. New development or additions. Any new or existing building, structure, and appurtenances thereof, that is moved, reconstructed, materially altered, or expanded shall be visually compatible with buildings, public ways, and places to which it is visually related in terms of the following characteristics:

> Its height; the relationship of width to height of its elevation; the relationship of width to height of its windows; the number, frequency and intervals of its windows, doors, and other appurtenances; the relationship of solids to voids on its exterior facades;

> Its relationship to any open space between it and adjoining buildings or structures; the relationship of its entrances and other projections to sidewalks, the relationships of the materials, textures, and colors of its facade;

> The shape of its roof line; the bulk and arrangement of associated walls, fences, landscape masses, entryways, signs, awnings, porches, and balconies;

> 4. And its directional orientation, whether this be vertical, horizontal, or nondirectional;

e. Balconies and awnings. Only cloth awnings or banners shall project into rights-of-way, alleys, or other public accessways; however, the planning commission may approve balconies that encroach into public rights-of-way provided the design of such a balcony does not violate the requirements of subsection (d)(2)c. of this section.

f. Waterfront development regulations.

1. Purpose. Waterfront development regulations are intended to assure both frequent views of the river and physical access to the river and its activities.

2. Standards.

(i) For purposes of this section, waterfront development is that development in the downtown development district which is within three hundred (300) feet of the Ouachita River's edge at its mean high-water mark.

(ii) The minimum setbacks from property lines shall be twenty (20) feet.

(iii) As an alternative to meeting the minimum setbacks, thirty (30) percent of a developed parcel of land may be dedicated for exclusively pedestrian circulation from Riverfront and Commerce Streets to the water's edge, said pedestrian access areas to be landscaped and provided with street furniture or other amenities.

(iv) Waterfront property shall not be utilized for vehicular parking except when associated with residential uses.

#### (3) Compliance.

a. Notwithstanding the requirements of section 12-5051(f), district structural regulations in this section shall apply to all new construction and all major remodeling projects in the downtown development district.

b. A major remodeling project is any remodeling or reconstruction where the building floor area is being increased by fifteen (15) percent or more or when the cost of the remodeling is greater than (a) Permitted uses: In the CB-4 CENTRAL Downtown development district, only the following higher level pedestrian attractors and use are allowed, subject to limitations.

 Uses by right. The uses listed below are permitted subject to the conditions specified.

> Amusements, commercial (indoor). Antique store. Apparel and accessory store. Appliance store. Apothecary (limited to the sale of pharmaceuticals and medical supplies). Art gallery or museum. Bakery, retail. Barber shop or beauty shop. Book store. Bicycle sales and repair. Camera and photographic supplies store. Candy, nut and confectionery store. Cigar café City hall, court house, federal building, post office. Dairy products sales (retail). Delicatessen. Department store (limited to sale of items which may be sold by any other use permitted in this district). Drug store. Dry goods store. Dwelling, condominium (second floor). Dwelling, multiple family (second floor). Dwelling, one family (second floor). Dwelling, two family (second floor). Floor covering sales. Food vendor (on street, licensed). Furniture store, retail. Gift shop. Grocery store, retail. Hardware store, retail. Health food store. Hobby supply store. Home Occupation (second floor) Hotel, motel, tourist home (for transient occupancy). Ice cream store. Jewelry store. Laundry and/or dry cleaning pick-up station. Music store. Newsstand. Office (second floor) Office equipment and supplies, retail. Park or playground, public. Pet store. Picture framing. Post office or parcel service. Record shop. Restaurant. Shoe store, retail. Sporting goods store (retail). Tavern, wineries, brew pub, live entertainment with or without alcoholic beverages. Theater, indeer, Toy store. Variety store.

(2) Uses requiring planning approval. The uses listed below are permitted upon approval of location and site plan by the Planning Commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, as not causing undue traffic congestion or creating a traffic hazard, and as being in harmony with the orderly and appropriate development of the district in which the use is located:

Church, including parish house, community house and educational building.

Pipe line or electric transmission line (need not be enclosed within structure).

Railroad right-of-way, but not including shops, yards and team tracks

occurring within the building or historical subjects relating to the downtown area are encouraged.

b. Building setback limitations.

1. Along a street or pedestrian right-of-way, building walls must extend to the right-of-way line for at least seventy-five (75) percent of said line.

2. As an alternative to b.1., walls may extend to within twelve (12) feet of said line with the remaining space between the building and line designed as an extension of the sidewalk and committed to active uses including, but not limited to, sidewalk cafes, vendors' stands, public art, or pedestrian rest areas with street furniture.

3. Alleys unusable by the public for pedestrian access may not be created between buildings.

c. Exterior design compatibility (existing development).

1. Every reasonable effort shall be made to provide a compatible use for an existing building which requires minimal alteration of the building, structure, or site and its intended purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier or later appearance shall be discouraged.

4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

(Continued to Page 15B)

### **PUBLIC NOTICES**

#### (Continued from Page 14B)

10. Whenever possible, new additions or alterations to structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

d. New development or additions. Any new or existing building, structure, and appurtenances thereof, that is moved, reconstructed, materially altered, or expanded shall be visually compatible with buildings, public ways, and places to which it is visually related in terms of the following characteristics:

1. Its height; the relationship of width to height of its elevation; the relationship of width to height of its windows; the number, frequency and intervals of its windows, doors, and other appurtenances; the relationship of solids to voids on its exterior facades;

2. Its relationship to any open space between it and adjoining buildings or structures; the relationship of its entrances and other projections to sidewalks, the relationships of the materials, textures, and colors of its facade;

3. The shape of its roof line; the bulk and arrangement of associated walls, fences, landscape masses, entryways, signs, awnings, porches, and balconies;

4. And its directional orientation, whether this be vertical, horizontal, or nondirectional;

e. Balconies and awnings. Only cloth awnings or banners shall project into rights-of-way, alleys, or other public accessways; however, the planning commission may approve balconies that encroach into public rights-of-way provided the design of such a balcony does not violate the requirements of subsection (d)(2)c. of this section.

f. Waterfront development regulations.

 Purpose. Waterfront development regulations are intended to assure both frequent views of the river and physical access to the river and its activities.

2. Standards.

(i) For purposes of this section, waterfront development is that development in the downtown development district which is within three hundred (300) feet of the Ouachita River's edge at its mean high-water mark.

(ii) The minimum setbacks from property lines shall be twenty (20) feet.

(iii) As an alternative to meeting the minimum setbacks, thirty (30) percent of a developed parcel of land may be dedicated for exclusively pedestrian circulation from Riverfront and Commerce Streets to the water's edge, said pedestrian access areas to be landscaped and provided with street furniture or other amenities.

(iv) Waterfront property shall not be utilized for vehicular parking except when associated with residential uses.

(3) Compliance.

a. Notwithstanding the requirements of section 12-5051(f), district structural regulations in this section shall apply to all new construction and all major remodeling projects in the downtown development district.

b. A major remodeling project is any remodeling or reconstruction where the building floor area is being increased by fifteen (15) percent or more or when the cost of the remodeling is greater than fifty (50) percent of the fair market value of the existing improvements on the site (fair market value for purposes of this provision being defined as that value used to calculate the assessed value of the site on the assessment rolls of the city for the most recent year).

c. Multiple remodeling projects undertaken over a period of five (5) years or less where the cumulative effect is to accomplish a major remodeling shall be considered a major remodeling project for purposes of this section

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 area encompassed

by the CB-4 Central Downtown development district shall be described as follows, to-wit:

The West Half of Square A, West Half of Square B, the East Half of Square C, and the East

- (3) "Owner" or "Property Owner" means any person, agent, firm, partnership, limited liability company, corporation, or other entity having a legal interest in the property.
- (4) Department means the Department of Planning and Zoning of the City of West Monroe, Louisiana.
- (5) Director refers to the Director of the Department of Planning and Zoning of the City of West Monroe, Louisiana.
- (6) Secured, Secure, and Securing shall have the same meanings and be subject to the same standards as set out in Sec. 12-7012, et seq., unless expressly provided otherwise in this chapter. Securing with plywood shall not exceed three (3) months except as provided by the Director, and then only if in full compliance with rules and regulations established by the Director.
- (7) Structure means any construction that which is built or constructed.
- (8) Vacant structure means that all active lawful commercial or residential activity has ceased, or reasonably appears to have ceased for a continuous period of thirty (30) days. Storage or "warehousing" is not considered an active lawful commercial activity.
- (9) Lawful activity is that the current use of the structure is that commercial or

residential use for which the structure was built or intended to be used or is lawfully being used under the zoning ordinances of the City of West Monroe.

#### Sec. 12-9002. - Applicability and administration.

- (a) This chapter shall apply to all vacant structures, as defined herein, which are now in existence or which may hereafter be constructed or converted from other uses, and which are located within the boundaries of the District or are within a one block perimeter of the District.
- (b) The Director is authorized to administer and enforce the provisions of this chapter.
- (c) Subject to review and approval by the Mayor the Director shall have the authority to render interpretations of this chapter and to adopt policies and procedures in order to clarify the application of its provisions. Subject to review and approval by the Mayor, the Director may also enter into an agreement with a registered property owner to obtain compliance with this chapter by a date certain in lieu of the deadlines otherwise provided by this chapter.

#### Sec. 12-9003. - Registration required.

- (a) The property owner of any vacant structure shall have ninety (90) days in which to register from the date that written notice is issued to the property owner. Written notice shall be issued to the property owner by means of personal service, or by first class mail to their last known address according to the records of the Ouachita Parish Assessor's Office, and by posting on the property. The Director may consider evidence provided to him/her that the property is listed for sale or lease for a reasonable fair market value and for a reasonable length of time for purposes of extending the length of time before the property must be registered.
- (b) Upon the issuance of notice to register vacant structure, a property owner shall register with the Department and provide the following information:
  - (1) The address and legal description of the property;
  - (2) The current name, physical address, mailing address, telephone number, and email information for every owner with an ownership interest in the property. Entities shall submit the same information pertaining to their registered agent, or other legal representations.
  - (3) The contact information for a local manager of the property.
  - (4) Proof of public liability insurance, in an amount no less than one hundred thousand dollars (\$100,000.00) and covering the property. This requirement is not applicable to single family residential structures.
  - (5) Complete the comprehensive plan of action form provided by the Department, detailing a timeline for correcting violations, rehabilitation, maintenance while vacant, and future use of the structure. The plan of action must be updated every six (6) months.
  - (6) A complete floor plan of the property for use by first responders in the event of a fire or other catastrophic event, except West Monroe Fire Department may waive any or all of this requirement based on their existing information and needs.
  - (7) The property owner shall post "No Trespass" placards on the premises of such type and at such locations as required by the Director, unless waived by the Director. Additional employment of security services for the property at the cost of the property owner for a specified number of hours each day may be required by the Director on the basis of the property's recent history of code and/or criminal violations.
  - (8) Vacant structure property owners shall provide written notice to the Director, including providing a copy of any new deed, of any change in:

(a) Oursell's effet

from exterior surfaces. All siding, cladding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight.

- (2) Premises identification: The property shall have address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of four inches (102mm) high with a minimum stroke width of one-half inch (12.7mm). All vacant structures shall display a vacant building identification placard unless waived by the Director.
- (3) Structure: All structural members and foundation shall be maintained free from deterioration and shall be capable of safely supporting the imposed loads.
- (4) Exterior walls: All exterior walls shall be kept in good condition and shall be free from holes, breaks, and loose or rotting materials. Exterior walls shall be maintained weatherproof and properly surface coated where necessary to prevent deterioration.
- (5) Roof and drainage: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent accumulation, dampness or deterioration. Roof drains, gutters and downspouts shall be maintained in good repair, free from obstructions and operational, and shall properly direct rainwater towards storm drains, and prevent ponding of water next to foundation for an extended period of time.
- (6) Decorative features: All cornices, belt courses, corbels, applications, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
- (7) Overhang extensions and awnings: All overhang extensions including, but not limited to canopies, marquees, signs, awnings, and fire escapes shall be maintained in good repair and be properly anchored and supported as to be kept in a sound and safe condition.
- (8) Stairways, decks, porches and balconies: Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- (9) Chimneys and towers: All chimneys, cooling towers, smoke stacks and similar appurtenances shall be maintained structurally safe and sound, and in good repair.
- (10) Handrails and guards: Every exterior handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- (11) Window, skylight and door: Every window, storefront, skylight transom, and exterior door part, including but not limited to the frame, the trim, window screens and hardware shall be kept in sound condition and good repair. All broken or missing windows shall be replaced with glass and secured in a manner so as to prevent unauthorized entry. All broken or missing doors shall be replaced with new doors which shall be secured to prevent unauthorized entry. All glass shall be maintained in sound condition and good repair. All exterior doors, door assemblies and hardware shall be maintained in good condition and secured. Locks at all exterior doors, exterior hatchways shall tightly secure the opening. Windows and doors shall not be secured by plywood or other similar means mounted on the exterior except as a temporary securing measure, generally not to exceed a period of thirty (30) days, and such securing shall be removed within the period of time designated by the Director.
- (12) Basement hatchways and windows: Every basement hatchway shall be maintained to prevent the entrance of rodents, birds, rain and surface drainage water. Every basement window that is openable shall be supplied with rodent shields, storm windows or other approved protection against entry of rodents.
- (b) All repairs shall be subject to approval by the Director, or by the Building Official. All required permits and final inspections prior to and/or following repairs shall be in accordance with applicable laws and ordinances. Historic properties and properties within designated historic districts are additionally subject to all applicable rules and regulations provided by this Code.
- (c) Continued failure to maintain the vacant structure to the standards of care required by this chapter after repeated contact by the City regarding the obligations of this chapter shall be a violation and subject to the provisions of <u>Sec. 12-9009</u>.

#### Sec. 12-9007. - Fee waivers.

All fee waivers must be applied for, using the forms provided, on an annual basis, and are subject to approval by the Director. A fee waiver is only valid for a maximum of twelve (12) months.

- (1) Property which has been devastated by a catastrophe such as fire or flood significantly damaging in excess of 50% of the structure: The owner has thirty (30) days to register from the date of the disaster but shall be exempt from the fees. This exemption is for the duration of one (1) year from the date of the catastrophe; thereafter all applicable fees are due.
- (2) A property owner who is indigent must register and is otherwise subject to this chapter but shall be exempt from the fees. In order to establish he is indigent, a property owner must provide all financial information requested by the Director, including income tax returns and a list of all properties

Half of Square D, of the Original Town of West Monroe, Land District North of Red River, Ouachita Parish, Louisiana, as per plat filed in Plat Book 1, Page 1 of the records of Ouachita Parish, Louisiana

SECTION 3. BE IT FURTHER ORDAINED by the Mayor and Board of Aldermen of the

City of West Monroe, Louisiana, in regular and legal session convened, that if any provisions 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 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 for cause determined to be in the best interests of the City of West Monroe and its citizens, this enactment shall be effective on February 13<sup>th</sup>, 2019.

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 12<sup>th</sup> day of February, 2019, the final vote being as follows: YEA: <u>Brian</u>, <u>Hawilton</u>, <u>Land</u>, <u>Westerburg</u> NAY: <u>NON</u>

NOT VOTING: NONC

ABSENT: BENNELL

ATTEST:

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

2/21

#### STATE OF LOUISIANA

#### CITY OF WEST MONROE

ORDINANCE NO. 4639

MOTION BY: Mr. Hamilton

APPROVED THIS 12TH DAY OF

CITY OF WEST MONROE

STATE OF LOUISIANA

STACI ALBRITTON MITCHELL, MAYOR

FEBRUARY/2019

SECONDED BY: Mr. Westerburg

AN ORDINANCE TO ENACT CHAPTER 9 – VACANT STRUCTURES OF PART 12 OF THE CODE OF ORDINANCES, CITY OF WEST MONROE, LOUISIANA, CONSISTING OF SEC. 12-9001 TO SEC. 12-9009, PROVIDING FOR THE DEFINITION AND REGISTRATION OF VACANT STRUCTURES, APPLICABLE FEES, STANDARDS OF CARE OF VACANT STRUCTURES, WAIVERS OF REGISTRATION, ENFORCEMENT, AND PENALTIES; TO ESTABLISH 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 Chapter 9 of Part 12 of the

Code of Ordinances, City of West Monroe, Louisiana, consisting of Sec. 12-5091 to Sec. 12-9009,

is hereby enacted, to read as follows:

#### "CHAPTER 9 - VACANT STRUCTURES

#### Sec. 12-9001. - Definitions.

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

- Historic district, or "District", means the Cottonport Historic District, as defined in Sec. 12-7043(b)(1).
- (2) "One block perimeter" means a distance of one city block extending from the perimeter of the District.

- (a) Ownership of the property;
- (b) Contact information for either the owner or the designated manager.

Written notice must be provided to the Department no later than 30 days after such changes have occurred.

(c) Proper registration shall be valid for a period of six (6) months. Following expiration of six (6) months, the building owner must again register the property, and shall continue to do so each six (6) months until the structure is deemed occupied and in compliance with all relevant requirements of this code. The Director shall make this determination.

#### Sec. 12-9004. - Registration fees.

- (a) Vacant structure property owners shall tender a registration fee at each six (6) months registration, the registration fee at the time of the first registrations shall be two hundred fifty dollars (\$250.00) for single-family residential structures, and five hundred dollars (\$500.00) for all other structures. There shall also be an annual inspection fee of one cent (\$0.01) per square foot (with a fifty-dollar \$50.00) minimum charge) due and payable at the time of first registration and annually by January 31<sup>st</sup> thereafter. The registration and inspection fees shall be pro-rated for the first time a property is registred with the city. Subsequent annual registration fees shall be due and postmarked no later than January 31st and July 31st of each year.
- (b) If the registration paperwork is submitted in its entirety within forty-five (45) days of the date the written notice provided in Sec. 12-9003 (a) is mailed, then the property owner shall be entitled to a one hundred dollar (\$100.00) discount. However, failure to submit the registration paperwork in its entirety within the ninety (90) day time period provided in Sec. 12-9003(a) shall result in an additional one hundred fifty dollar (\$150.00) late fee.
- (c) If the first registration period is less than five (5) months, the registration fee for the second registration shall remain unchanged.
- (d) The registration fee for each subsequent registration shall increase by 50% of the registration fee paid during the previous period, with a maximum registration fee of \$3,797.00. The annual inspection fee shall remain unchanged.
- (e) All renewal fees shall be used solely to offset the costs of this program, or to improve or promote the areas affected by these provisions in ways designed to improve the ability of property owners to sell, lease or develop the properties which are subject to this program.

#### Sec. 12-9005. - Property manager or agent.

- (a) Vacant structure property owners must designate a local property manager for each property and include the relevant contact information for the designated manager upon registering the property with the department. Property managers shall act as agents for the property owner for purposes of accepting legal service, however the designation of a property manager does not limit the responsibilities of the property owner under the provisions of this chapter.
- (b) The property manager or agent must be available at the number listed at all times in the event of an emergency or catastrophe. For all vacant properties except for single-family residential structures, the name and telephone number of the property manager or agent must be posted at the front of the building, in large, legible print as directed by the Director.

#### Sec. 12-9006. - Standard of care for vacant property.

- (a) The standard of care for vacant properties shall be subject to approval by the Director, and shall include but is not limited to:
  - (1) Protective treatment: All exterior surfaces, including but not limited to doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition, weather tight and in such condition so as to prevent the entry of rodents and other pests. All exposed wood or metal surfaces subject to rust or corrosion, other than decay resistant woods or surfaces designed for stabilization by oxidation shall be protected from the elements and against decay or rust by periodic application of weather coating materials such as paint or similar surface treatment. All surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed

- owned.
- (3) Representatives of a property owner who is deceased or is no longer legally competent must register the property and are otherwise subject to this chapter but shall be exempt from the registration fees for a period of six (6) months.
- (4) Where the owner of the property has obtained a building permit and is progressing in an expedient manner to prepare the premises for occupancy, the owner must register the property and is otherwise subject to this chapter but shall be exempt from the registration fees.

#### Sec. 12-9008. - No Exemptions.

Single-family residential structures are not exempted from the provisions of this chapter.

#### Sec. 12-9009. - Jurisdiction, enforcement and penalties

- (a) Failure to comply with the provisions of this chapter after written notice of the property owner's failure to timely comply with the provisions of this chapter shall be a misdemeanor. Written notice of violation will precede the issuance of a criminal citation, in which the vacant property owner will be given a reasonable length of time, as determined by the Director, to remedy the violation. Written notice may be issued to the vacant structure property owner by means of personal service, or by first class mail to their last known address according to records of the Assessor's Office and by posting a copy of that notice on the property.
- (b) Failure to register with the department after written notice to the vacant structure property owner, as is hereinafter specified, is a violation of this article.

The fine for this offense may not exceed five hundred dollars (\$500.00).

(c) Administrative, civil, and criminal enforcement are alternative remedies which may be sought independently of each other. Criminal prosecution may occur regardless of pursuit of civil or administrative remedies, and vice versa.

Each thirty (30) days a property owner has not complied with the provisions of this chapter shall be a separate offense. Each violation shall be subject to a penalty of up to Five Hundred (\$500.00) Dollars.

A violation of this chapter is separate and apart from any other violation of a provision of this code, and prosecution for a violation of this chapter shall not limit or otherwise affect actions for other violations under this code.

- (1) Termination of lawful commercial or residential activity
- (2) Thirty (30) days from termination of lawful commercial or residential activity become a "vacant structure"
- (3) Written notice to a property owner may be in person, or by U.S. mail or private mail carrier to the domicile of the owner, to the regular business address of the owner, or to the mailing address of the owner reflected on the official records of the Ouachita Parish Assessor's Office. Notice to the designated representative of an owner shall be considered as notice to the owner. Notice may also be as provided in Sec 12-7003.
- (4) Ninety (90) days after notice from the City that a property has become a "vacant structure", the owner of the property must register the property with the City by properly submitting all required forms provided by the City; including a Comprehensive Plan of Action in the format provided by City, plus all applicable registration fees and annual inspection fees.
- (5) Notwithstanding the deadline provided in subsection (4) above, the Director may grant an extension or extensions, each for a period of three (3) months, where the owner establishes to the satisfaction of the Director that the property is being actively marketed for sale or for lease/rental, and the condition and appearance of the building substantially meet and comply with the provisions of this chapter. The Director shall list in detail this basis for each such extension, which shall be available to all property owners in order to assure uniform and consistent applicability of these provisions to all property owners.

<u>SECTION 2.</u> BE IT FURTHER ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that if any provisions or sections of this ordinance are held invalid, such invalidity should not affect the other provisions or sections of this ordinance which can be given in effect without the invalid provisions or sections, and to this end the provisions and sections of this ordinance are hereby declared severable.

(Continued to Page 16B)

#### The Ouachita Citizen

## **PUBLIC NOTICES**

#### (Continued from Page 15B)

SECTION 3. BE IT FURTHER ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that for cause deterr to be in the best interests of the City of West Monroe and its citizens, this enactment shall be effective on February 13th, 2019.

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 12th day of February, 2019, the final vote being as follows:

YEA: BCI	an, Hamilton,	Land	Westerburg
NAY:	NONC		·
NOT VOTING:	None		
ABSENT:	Bennett	0.0200	

ATTEST:

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

ORDINANCE NO. 4640

2/21

ibiti 100 STACI ALBRITTON MITCHELL, MAYOR CITY OF WEST MONROE STATE OF LOUISIANA

APPROVED THIS 12TH DAY OF

FEBRUARY, 2019

STATE OF LOUISIANA

#### CITY OF WEST MONROE

MOTION BY: Mr. Brian SECONDED BY: Mr. Westaburg

AN ORDINANCE TO ENACT SEC. 3-4001 TO SEC. 3-4009 OF THE CODE OF ORDINANCES OF THE CITY OF WEST MONROE, LOUISIANA; TO APPROVE PROVISIONS RELATIVE TO THE AUTHORIZATION TO USE AND OCCUPY THE STREETS, ALLEYS, PUBLIC WAYS AND THOROUGHFARES OF THE CITY OF WEST MONROE FOR THE PURPOSE OF CONSTRUCTING. MAINTAINING AND OPERATING STRUCTURES AND FACILITIES USED IN OR INCIDENTAL TO THE PROVISION OF TELEPHONE OR TELEGRAPH SERVICES TO THE PUBLIC THEREIN; TO AUTHORIZE AN AGREEMENT OR AGREEMENTS RELATING TO SUCH ACTIVITIES; TO RESERVE CERTAIN RIGHTS AND MAINTAIN CERTAIN EXISTING OBLIGATIONS WHICH MAY BE OWED TO THE CITY; TO ESTABLISH AN EFFECTIVE DATE; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

WHEREAS, a disagreement exists between the City of West Monroe (sometimes the "city") and AT&T, Inc (sometimes "AT&T") with respect to AT&T's use of the streets, alleys, public ways and thoroughfares of the city for the operation of AT&T's business; and

WHEREAS, it is to the mutual advantage of the city and AT&T that AT&T continues

operating in the city, and in furtherance thereof that AT&T be permitted to continue to maintain its facilities in the streets, alleys, public ways and thoroughfares of the city under conditions mutually agreed upon by the city and AT&T; and

WHEREAS, it would also be beneficial to the city and its residents to be able to enter into appropriate agreements with other providers of telephone or telegraph services, including but not limited to AT&T (hereinafter any such provider sometimes a "Company"), and their use of streets, alleys, path ways and thoroughfares of the city for the operation of the business of those providers;

#### NOW, THEREFORE,

SECTION 1. BE IT ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened that Sec. 3-4001 to Sec. 3-4008 is hereby

#### enacted, to read as follows, to wit

"Sec. 3-4001. Right of use.

City may enter into an agreement or agreements with a Company (hereinafter (a) metimes an "Agreement") such that the Company is thereafter authorized to use and occupy the streets, alleys, public ways and thoroughfares of the city for the purpose of constructing, maintaining and operating its poles, ts cables anchors towers transmiss abutments, and other structures and facilities used in or incidental to the provision of telephone or telegraph services to the public.

The city's right of indemnification under Subsection (a) shall not be limited by the amount of the Company's insurance coverage

(c) The city shall reimburse a Company for the cost of repairing any and all damage to a Company's structures or facilities caused by the negligence of the city, its officers, agents, contractors or employees.

(d) The provisions of this Section are not intended to create liability for the benefit of third parties but are solely for the benefit of the city and a Company

#### Sec. 3-4004. Compliance with ordinances.

A Company shall at all times during the life of an Agreement be subject to all lawful exercises of the police power of the city, and to such reasonable and lawful regulation as the city shall hereafter by ordinance or resolution provide.

#### Sec. 3-4005. Conditions on use and occupancy.

None of a Company's structures or facilities shall at any time interfere with the use, repair, maintenance, or drainage of the streets, alleys, public ways and thoroughfares of the city. Except in the case of any emergency, a Company shall, in advance of any construction or repairs, comply with all applicable laws and ordinances of the city relative to permits regarding such construction or repair. A Company shall be responsible for all repair or replacement costs incurred by the city as a result of any damage to the streets, alleys, public ways and thoroughfares of the city caused by the construction, maintenance or repair work of a Company, its officers, agents, contractors or employees.

#### Sec. 3-4006. Maintenance.

A Company shall at an times maintain its structures and facilities in good condition and shall comply with all reasonable safety requirements in the operation thereof.

#### Sec. 3-4007. Authority; Nature of payments.

- Any Agreement shall be entered into under the authority and pursuant to the (a) provisions of La. R.5. 45:781 and 33:4401, as amended, and all other applicable law:
- (b) The city shall acknowledge and agree that the payments contemplated by Sec. 3-4002 are to be considered payments received by a city from a public utility within the meaning of la. R.S. 33:4510, as amended, and that in accordance therewith, such payments shall be subject to the charge-back provisions contained therein

#### Sec. 3-4008. Term of Agreement.

The term of an Agreement pursuant to these provisions shall not exceed ten (10) years.

#### Sec. 3-4009. No surrender or waiver.

Except as expressly and clearly provided in a duly executed Agreement, the city shall not be considered to have surrendered, waived, or in any way prejudiced any rights or claims to which it was entitled or granted by any applicable constitutions, laws or ordinances prior to the execution of the Agreement."

SECTION 2. BE IT FURTHER ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that if any provisions or sections of this ordinance are held invalid, such invalidity should not affect the other provisions or sections of this ordinance which can be given in effect without the invalid provisions or sections, and to this end the provisions and sections of this ordinance are hereby declared severable, except those approving any cable or video franchise agreement in force and effect between the city and any cable or video service provider

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 enter into an Agreement or Agreements with AT&T, Inc., or any other Company in accordance with the provisions above; and to take any and all actions and to execute any and all further documents she deems either necessary or proper to negotiate the provisions of such an Agreement, even beyond the provisions above, prepare, execute and carry out the activities arising out of any and all Agreements with any utility described above according to their terms and intent, including but not limited to such negotiations and agreements as she determines appropriate regarding the terms and conditions of any Agreement

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 for cause determined to be in the best interests of the City of West Monroe and its citizens, this amendment shall be effective on and after February 13, 2019.

- (6) Right-of-way obstructions and deterioration disrupt the flow of vehicular and pedestrian traffic and are a source of frustration for merchants, business owners and the general population
- The Louisiana legislature enacted Act 433 of 2008, codified as LSA R.S. 45:1361-(7) 1378 as the "Consumer Choice for Television Act," which provides for a state-issued certificate of franchise authority for cable and video services. In LSA - R.S.45:1374, the legislature reserved to local government certain authority to regulate the holder of a state-issued certificate of franchise authority, including the city's lawful exercise of its police powers; and
- (8) In order for the city to properly protect the health, safety and welfare of its citizens, to enhance the Public Uses, and manage and maintain its property, it is appropriate and necessary that the city obtain and maintain current, accurate information concerning the location, construction, installation and maintenance of structures, facilities, and equipment occupying City Property for Business Operations ("System").

#### 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 Article E of Chapter 4 of Part 7,

consisting of Sec. 7-4001 is hereby enacted, to read as follows, to wit:

"ARTICLE E. - LIMITATIONS ON USES OF CITY PROPERTIES

#### Sec. 7-4001. Limitations, permitting and related provisions.

No person or entity may enter upon, traverse, either above ground or below, or otherwise utilize any property, servitude, or other property right, owned, leased, possessed, or controlled by the city (herein referred to as "City Property") for the conduct of Business Operations without first being issued a permit to enter City Property for Business Operations as more fully set forth hereafter.

- Location of any System for Business Operations within City Property without a valid 1. permit from the city pursuant to this Ordinance presents a threat to the health, safety, and welfare of the city's citizens and their property and is expressly forbidden.
- 2. The city recognizes and reserves any and all rights available to it to regulate use of any City Property.
- 3. The granting of any city license, permit, or other requirement for doing business within the city, nor the execution of any agreement or franchise, shall not be construed as authorizing any such person or entity the right to utilize City Property for the conduct of Business Operations except in compliance with these provisions.
- 4. Any person or entity desiring to operate a System occupying City Property ("Applicant") shall make a written request to the city for a permit, which shall include the following information:
  - a) Name, address, telephone number, and contact person of the person or entity making the request;
  - Necessary corporate information, if applicable; b)
  - Name, address, email address, and home, office and cell telephone numbers c) of a person with authority to act on behalf of the Applicant in case of emergency;
  - d) Description of the proposed activity;
  - e) Identification of the City Property which Applicant's System will occupy. Said identification shall include the following:
    - i) Map drawn to scale of the location of all of Applicant's System presently occupying City Property in such a format or formats as city may require, including a geo-referenced digital map in a commonly utilized format;
    - Inventory of all equipment, structures, and facilities comprising ii) Applicant's System occupying City Property; and
    - iii) Description of all anticipated construction, major maintenance, and major installation activities which shall include the specific locations and the beginning and ending dates of all projects to be commenced during the next calendar year; and the tentative locations and beginning and ending dates for all projects contemplated for the two year period following the next calendar year.
  - f) Proof of comprehensive general liability insurance covering and affecting the Applicant's Business Operations occupying City Property. Applicant shall notify the city of cancellation of such policy(ies) at least 30 days in advance of such cancellation; and
  - Name of all contractors acting or working on behalf of Applicant within City g) Property along with the name and home, office, and cell telephone numbers of a person with authority to act on behalf of the contractor in case of emergency
- Upon provision of all of the information required by Section (4), the city shall issue a permit allowing the Applicant/Permittee to enter City Property to conduct Business Operations in accordance with the specific information provided to the city by the Applicant/Permittee.
- 6. Standard provisions of each permit granted pursuant to this Ordinance shall include the following:

A Company's right to use and occupy said streets, alleys, public ways and (b)

thoroughfares of the city shall not be exclusive, and the city reserves the right to grant a similar use of the streets, alleys, public ways and thoroughfares to any person, firm or corporation at any time during the period of any previously executed Agreement, provided that if local exchange telephone service, as defined in Sec. 3-4002(b), is either offered or provided within all or any portion of the corporate limits of the city by any person, firm or corporation other than a Company with an existing Agreement, such person, firm or corporation enters into a similar Agreement with the city, including the requirement that such other person, firm or corporation pay to the city a percentage of its gross receipts from local exchange telephone service as defined in Sec. 3-4002(b), which is not less than the percentage required of the Company.

#### Sec. 3-4002. Consideration.

- In consideration for a Company's rights set forth in Sec. 3-4001, a Company (a) must agree to pay to the city five percent (5 %) of the Company's gross receipts from local exchange telephone service provided by the Company within the corporate limits of the city.
- For purposes of any Agreement pursuant to Sec. 3-4001 (a), the term "gross (b) receipts from local exchange telephone service" is defined to mean and include those charges resulting from a Company's provision of telephone services to residences and businesses, based on rates established from time to time by the Louisiana Public Service Commission, unless otherwise agreed to in writing by the parties. This term shall not include long distance charges or subscriber line charges (state and federal toll access charges).
- (c) The payments contemplated by this Section are to be made in quarterly installments and paid not later than thirty (30) days after the end of each calendar quarter.
- (d) The terms of any Agreement shall apply to newly annexed areas of the city within a reasonable period, as agreed upon by the city and a Company, after notice of such annexation has been transmitted to a Company by the city.
- Each Company who has entered into such an Agreement shall maintain and (e) shall make available for audit by the city, upon reasonable notice, all necessary accounts and records reflecting the amounts of and basis for computation of all gross receipts from local exchange telephone service within the corporate limits of the city.
- In the event that a Company shall fail to pay a sum of money for which it is (f) obligated under an Agreement within thirty (30) days of the receipt of written demand therefor, the obligation shall be deemed delinquent; and, in addition to legal interest accruing from the date of delinquency, a Company shall pay a penalty of one and one-half (11/2%) percent of the principal sum due.
- (g) The payments contemplated by this Section are deemed to be the sole and exclusive consideration for the Company's rights set forth in Sec. 3-4001; and the city hereby agrees that, for the period during which any Agreement is in effect, the city will not pass any law or ordinance, or otherwise seek to impose, levy, or collect from a Company any other amount or service (including any telephone service that may heretofore have been provided by a Company to the city without charge) for the rights set forth in Sec. 3-4001. This sub- section (g) shall not affect the Company's liability to pay any general taxes, fees or licenses legally imposed for the general maintenance of the city.

#### Sec. 3-4003. Indemnification, insurance and reimbursement.

A Company shall agree to protect, indemnify and hold the city harmless from (a) any and all claims for damages to persons or property arising from or

> resulting from a Company's exercise of any of the rights set forth in Sec. 3-4001; provided, however, that a Company shall not be liable to the city for any damages caused by the negligence of the city, or the officers, agents, contractors, or employees of the city

(b) A Company shall further agree either to

> (1) obtain a policy of public liability insurance in an amount not less than One Million Dollars (\$1,000,000) with the city named as an additional insured under such policy, or

(2) provide the city with proof of self insurance in an amount not less than One Million Dollars (\$1,000,000).

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 12th day of February, 2019, the final vote being as follows: YEA: Brian, Hawilton, Land, Westerburg NONE NAY: NONE NOT VOTING: Bennett ABSENT: ATTEST: APPROVED THIS 12TH DAY OF FEBRUARY 2019 Stace Alman RONALD'S. OLVEY, CHTY CLERK STACI ALBRITTON MITCHELL, MAYOR CITY OF WEST MONROE CITY OF WEST MONROE STATE OF LOUISIANA STATE OF LOUISIANA

MOTION BY: Mr. Hawilton

SECONDED BY: Mr. Land

AN ORDINANCE TO ENACT ARTICLE E OF CHAPTER 4 OF PART 7, OF THE CODE OF ORDINANCES, CITY OF WEST MONROE, LOUISIANA, CONSISTING OF SEC. 7-4001, TO REQUIRE A PERMIT FOR USE OF MUNICIPAL PROPERTY FOR BUSINESS OPERATIONS IN THE CITY OF WEST MONROE; TO REQUIRE THE PROVISION OF CERTAIN INFORMATION PRIOR TO ISSUANCE OF SUCH PERMIT; TO ESTABLISH AN EFFECTIVE DATE; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, pursuant to the provisions of LSA-R.S. 33:4401, LSA-RS. 45:1361 et seq, this

municipality's police powers, and Article 104 of the home rule charter of the City of West Monroe,

and in order to protect the health, safety, and welfare of the public, the City of West Monroe (herein

referred to as "the city") recognizes its right, duty, and obligation to regulate and maintain the

integrity and safety of the city's property and rights-of-way;

WHEREAS, there are persons or entities which utilize and desire to utilize the city's

property and rights-of-way to conduct business operations, including but not limited to business

operations providing telecommunication, internet, electrical, cable, water, gas or other services or

products (hereinafter referred to as "Business Operations");

WHEREAS, the city makes and adopts the following findings and purposes:

- The city recognizes that it holds its property and the rights-of-way within its (1) geographical boundaries as an asset in trust for its citizens. The city and other public entities have invested millions of dollars in public funds to acquire, build, and maintain the rights-of-way. It also recognizes that some persons, by placing their equipment in the rights-of-way and charging the citizens of the city for goods and services delivered thereby, are profiting from their use of this property held by the city for the public good;
- The city's rights-of-way are owned or held by the city primarily for the purpose of (2) pedestrian and vehicular passage and for the city's provision of essential public safety ervices, including police, fire, and emergency medical response services; and public health services, including sanitary sewer, water, and storm drainage services (together, "Public Uses");
- (3) Public Uses should in all cases be considered and treated as the dominant and preeminent uses of public property and rights-of-way;
- All other uses of public rights-of-way, including use for the provision of Business (4) Operations, must be subordinate to Public Uses:
- In order to provide for the health, safety and well-being of its citizens, as well as to (5) ensure the structural integrity of its rights-of-way and the city owned facilities located therein, the city strives to keep its rights-of-way in a state of good repair and free from unnecessary encumbrances;

- a) Conditions of Occupancy. The System shall be located so as to cause minimum interference with the Public Uses use of City Property and with the rights and reasonable convenience of property owners who own property that adjoins City Property.
- Restoration of Public Ways. If, during the course of the Permittee's construction, installation, or maintenance of the System, there occurs a b) disturbance of any City Property by the Permittee, the Permittee shall replace and restore such City Property to a condition reasonably comparable to the condition of the City Property existing immediately prior to such disturbance.
- Relocation at Request of the City. If the city shall lawfully elect to vacate, c) relocate, abandon, alter, reconstruct or change any City Property, the Permittee, upon thirty (30) days written notice by the city via certified or registered mail or national or regional delivery service providing proof of delivery to the Permittee, shall remove, re-lay and relocate its structure, equipment, and facilities at its own expense. Should the Permittee refuse or fail to remove System within thirty (30) days after written notification, the city shall have the right to remove the component parts of the System and charge the Permittee for the costs of removal.
- Relocation at Request of Third Party. The Permittee shall, on the request of d) any person holding a lawful building moving permit, protect, support, raise, lower, temporarily disconnect, relocate in or remove from any City Property, as necessary, any property of the Permittee provided: (i) the expense of such is paid by said person benefiting from the relocation, including, if required
  - by the Permittee, making such payment in advance; and (ii) the Permittee is given reasonable advance written notice to prepare for such changes. For purposes of this Section, "reasonable advance written notice" shall be no less than thirty (30) days in the event of a temporary relocation, and no less than one hundred twenty (120) days for a permanent relocation.
- Interference with use of right-of-way. When working within City Property, e) Permittee shall not unreasonably interfere with Public Uses of said City Property and the safety, health, and convenience of the public in the public's use thereof for ordinary travel.
- No less than three (3) business days prior to commencement of construction, 7. installation or maintenance activities within City Property, the Permittee shall notify the city of the specific locations and beginning and ending dates of said construction, installation, or maintenance project and shall provide current, accurate contact information for both the Permittee and the contractor as outlined in Section (4). Upon receipt of this notification, the city shall determine whether the proposed construction, installation, or maintenance activities shall pose an unreasonable inference with Public Uses. If the city determines the proposed activity presents no such unreasonable interference, it shall issue the permittee a notice to proceed. If the permittee receives no written notification from the city within twenty-four hours of the proposed commencement of activities, the proposed activities may be deemed approved. This Section shall not apply to emergency repair projects or utility service extension projects which the Permittee could not have anticipated.
- The Permittee shall keep all of the information required by Section (4) current at all 8 times by immediately providing the city written notice of changes in the manner indicated by city.
- 9. Any person or entity
  - a) whose System occupies City Property for Business Operations without obtaining the permit required in this Ordinance;
  - b) who fails to provide the 72-hour notice prior to commencement of construction, installation, or maintenance activities as required in Section 6; or
  - who fails to maintain current, accurate information required by c) Section 4 concerning any System occupying City Property

may have any permit granted pursuant to this Ordinance revoked and may be denied future authorization for construction, installation, or maintenance activities for a neriod of two years.

- Any violation of this Ordinance shall afford the city the full range of remedies 10. available under any applicable law or regulation including the levving of fines. The election of one or more remedies shall not be construed as a waiver of any other legal and/or equitable remedy including, but not limited to the city's right to seek injunctive relief, damages, and attorney's fees as the law might allow.
- The provisions os this section shall be applicable to any and all activities relating to 11. any and all Systems which now occupy City Property, regardless of when the System, or any portion, was first constructed or installed."

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

(Continued to Page 17B)

2/21STATE OF LOUISIANA CITY OF WEST MONROE

ORDINANCE NO. 4641

### **PUBLIC NOTICES**

#### (Continued from Page 16B)

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, except those approving any cable or video franchise agreement in force and effect between the city and any cable or video service provider.

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 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 any and all franchise agreements with any utility described above according to their terms and intent, including but not limited to such negotiations and agreements 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.

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 for cause determined to be in the best interests of the City of West Monroe and its citizens, this amendment shall be effective on and after February 13, 2019.

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 12th day of February, 2019, the final vote being as follows:

Brian Havilton Land Westerburg YEA NONO NAY NONE NOT VOTING: Bennett

ABSENT

ATTEST:

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

2/21

STATE OF LOUISIANA

#### CITY OF WEST MONROE

ORDINANCE NO.4642

MOTION BY: Mr. Brian SECONDED BY: Mr. Westerburg

APPROVED THIS 12TH DAY OF

Anda

CITY OF WEST MONROE

STATE OF LOUISIANA

STACI ALBRITTON MITCHELL, MAYOR

FEBRUARY, 2019

AN ORDINANCE TO AUTHORIZE THE MAYOR OF THE CITY OF WEST MONROE, LOUISIANA, TO EXECUTE A CONTRACT FOR CONSULTING SERVICES, CONTRACT NO. 4400015165, WITH MICHAEL BAKER INTERNATIONAL, INC. TO PROVIDE CERTAIN CONSTRUCTION ENGINEERING AND INSPECTION ON STATE PROJECT NO. H.001725.6 FEDERAL AID PROJECT NO. H001725, 4<sup>th</sup> STREET REHABILITATION; 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 consulting services, Contract No. 4400015165, with Michael Baker International, Inc. to provide certain construction engineering and inspection on State Project No. H.001725.6, Federal Aid Project No. H001725, 4th Street Rehabilitation, a copy of which agreement is attached as Exhibit "A", and a copy of the rate letter establishing rates of compensation attached as Exhibit "B", with the maximum compensation payable for all services rendered under this contract being \$96,171.

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 12th day of February, 2019, the final vote being as follows:

Brian, Havilton, Land, Westerburg YEA NONC NAY: NONC NOT VOTING: Bennett ABSENT ATTEST:

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

EXHIBITS TO THIS ORDINANCE ARE ON FILE WITH THE CITY OF WEST MONROE AND CAN BE VIEWED AT WEST MONROE CITY HALL DURING REGULAR OFFICE HOURS (Ask For Cindy Emory)

2/21

#### STATE OF LOUISIANA

CITY OF WEST MONROE ORDINANCE NO.4644

MOTION BY: Mr. Hawilton SECONDED BY:Mr.W.Ser

APPROVED THIS 12TH DAY OF

STACI ALBRITTON MITCHELL, MAYOR

tau Almith

CITY OF WEST MONROE

STATE OF LOUISIANA

FEBRUARY, 2019

AN ORDINANCE TO AUTHORIZE THE MAYOR OF THE CITY OF WEST MONROE, LOUISIANA, TO EXECUTE AN AGREEMENT FOR PROFESSIONAL SERVICES WITH S. E. HUEY ENGINEERS TO PROVIDE CERTAIN ENGINEERING AND RELATED SERVICES IN CONNECTION WITH ARKANSAS ROAD DRAINAGE IMPROVEMENTS (2019 LGAP FUNDING); 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, an agreement for professional services with S. E. Huey Engineers to provide certain engineering and related services in connection with Arkansas Road Drainage Improvements (2019 LGAP FUNDING), a copy of which agreement 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 agreement described above according to its terms and intent, including but not limited to such negotiations and agreements 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 12th day of February, 2019, the final vote being as follows

Brian, Hamilton. YEA: Land Westerburg

Nonfe NAY

Nonse NOT VOTING: BenNett ABSENT:

ATTEST:

APPROVED THIS 12TH DAY OF FEBRUARY, 2019 Setchell STACI ALBRITTON MITCHELL, MAYOR CITY OF WEST MONROE

STATE OF LOUISIANA

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

EXHIBITS TO THIS ORDINANCE ARE ON FILE WITH THE CITY OF WEST MONROE AND CAN BE VIEWED AT WEST MONROE CITY HALL DURING REGULAR OFFICE HOURS (Ask For Cindy Emory)

AN ORDINANCE TO AUTHORIZE THE MAYOR OF THE CITY OF WEST MONROE, LOUISIANA, TO EXECUTE A CONTRACT FOR CONSULTING SERVICES, CONTRACT NO. 4400015166, WITH MICHAEL BAKER INTERNATIONAL, INC. TO PROVIDE CERTAIN CONSTRUCTION ENGINEERING AND INSPECTION ON STATE PROJECT NO. H.007288.6, FEDERAL AID PROJECT NO. H007288, MONTGOMERY ST. (LA 34 - I-20) OUACHITA PARISH; 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 consulting services, Contract No. 4400015166, with Michael Baker International, Inc. to provide certain specified construction contract administration, construction engineering, and construction inspection services (sometime "Construction Engineering and Inspection" or "CE&I") in connection with State Project No. H.007288.6, Federal Aid Project no. H007288, Montgomery St. (LA 34 - I-20) Ouachita Parish, a copy of which agreement is attached as Exhibit "A", and with a copy of the rate letter establishing rates of compensation attached as Exhibit "B", with the maximum compensation payable for all services rendered under this contract being \$274,116.

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 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 agreements described above according to their terms and intent, including but not limited to such negotiations and agreements 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 and nay vote, passed and adopted the 12th day of February, 2019, the final vote being as follows:

YEA: Brian, Hamilton, Land Westerburg NONG NOT VOTING:\_ NONE Bennett ABSENT:

ATTEST:

RONALD S. OLVEY, CITY CLERK

APPROVED THIS 12TH DAY-OF FEBRUARY 2019

CITY OF WEST MONROE STATE OF LOUISIANA

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

EXHIBITS TO THIS ORDINANCE ARE ON FILE WITH THE CITY OF WEST MONROE AND CAN BE VIEWED AT WEST MONROE CITY HALL DURING REGULAR OFFICE HOURS (Ask For Cindy Emory)

2/21

STATE OF LOUISIANA

CITY OF WEST MONROE

RESOLUTION NO. 7,34

MOTION BY: Mr. Hamilton SECONDED BY: Mr. Westerburg

A RESOLUTION AUTHORIZING THE APPOINTMENT OF BRIAN BENDILY TO SERVE ON THE CITY OF WEST MONROE MUNICIPAL PLANNING COMMISSION, FOR A TERM ENDING MARCH 1, 2024, AND FURTHER PROVIDING WITH RESPECT THERETO.

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 following appointment to the City of West

Monroe Municipal Planning Commission by the Mayor for the term shown is hereby authorized, all

SECTION 2. BE IT FURTHER ORDAINED by the Mayor and Board of Alderr 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 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 agreements described above according to their terms and intent, including but not limited to such negotiations and agreements 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 and nay vote, passed and adopted the 12th day of February, 2019, the final vote being as follows YEA: Brian, Hamilton, Land, Westerburg

NONE NAY

NOT VOTING: NONC

BENNELL ABSENT ATTEST:

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

APPROVED THIS 12TH DAY OF FEBRIJARY, 2019 tecr. Shalle STACI ALBRITTON MITCHELL, MAYOR CITY OF WEST MONROE STATE OF LOUISIANA

EXHIBITS TO THIS ORDINANCE ARE ON FILE WITH THE CITY OF WEST MONROE AND CAN BE VIEWED AT WEST MONROE CITY HALL DURING REGULAR OFFICE HOURS (Ask For Cindy Emory)

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### STATE OF LOUISIANA

#### CITY OF WEST MONROF

ORDINANCE NO. 4643

MOTION BY: Mr. Brian SECONDED BY: Mr. LANC

AN ORDINANCE TO AUTHORIZE THE CITY OF WEST MONROE, LOUISIANA, TO ENTER INTO A CONSTRUCTION CONTRACT WITH AMETHYST CONSTRUCTION, INC., AS THE LOW BIDDER, FOR STATE PROJECT H.007288-MONTGOMERY ST; 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, on behalf of the City of West Monroe, Louisiana, be and she is hereby authorized to enter into a construction contract with Amethyst Construction, Inc., as the low bidder, for State Project H.007288-Montgomery St, all according to the terms, conditions and provisions as set forth in that "State of Louisiana Department of Transportation and Development Contract for City of West Monroe Federal Aid Project State Project H.007288-Montgomery St" a copy which is attached hereto as Exhibit A.

Section 2. BE IT FURTHER ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that Staci Albritton Mitchell Mayor of the City of West Monroe, Louisiana, be and she is hereby authorized to execute any and all further documents determined to be either necessary or appropriate in conjunction with the contract authorized above, and to take any and all other actions either necessary or appropriate in order to comply the terms of that contract.

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STATE OF LOUISIANA

CITY OF WEST MONROE

ORDINANCE NO. 4645

MOTION BY: Mr. H SECONDED BY: Mr. Westerburg

AN ORDINANCE TO AUTHORIZE THE MAYOR OF THE CITY OF WEST MONROE, LOUISIANA, TO EXECUTE AN AGREEMENT FOR PROFESSIONAL SERVICES WITH S. E. HUEY ENGINEERS TO PROVIDE CERTAIN ENGINEERING AND RELATED SERVICES IN CONNECTION WITH AMENDMENT NO. 1 TO CONTRACT FOR ENGINEERING SERVICES PARKWOOD DRIVE REHABILITATION; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

SECTION 1. BE IT ORDAINED by the Mayor and Board of Aldermen of the City of West Mon pe, 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, an agreement for professional services with S. E. Huey Engineers to provide certain engineering and related services in connection with Amendment No. 1 To Contract For Engineering Services Parkwood Drive Rehabilitation", a copy of which agreement 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 agreement described above according to its terms and intent, including but not limited to such negotiations and agreements 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 12th day of February, 2019, the final vote being as follows

Brian, Hamilton, land YEA: Westerburg NONR NAY: NOT VOTING: NONE BRNNet ABSENT

ATTEST:

RONALDS. OLVEY, CALY CLERK

FEBRUARY 2019 SacAlhH

APPROVED THIS 12TH DAY OF

CITY OF WEST MONROE STATE OF LOUISIANA

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

MOTION BY: Mr. Weste

SECONDED BY: Mr. HANiHON

EXHIBITS TO THIS ORDINANCE ARE ON FILE WITH THE CITY OF WEST MONROE AND CAN BE VIEWED AT WEST MONROE CITY HALL DURING REGULAR OFFICE HOURS (Ask For Cindy Emory)

2/21

#### STATE OF LOUISIANA

CITY OF WEST MONROE

ORDINANCE NO. 4646

as set forth as follows, to-wit:

APPOINTMENT FOR TERM EXPIRING Brian Bendily March 1, 2024

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 12th day of February, 2019.

voted on by yea and nay vote, passed and adopted, the final vote being as follows

Hamilton YEA: Bright AN NAY NOT VOTING: NONCO Bennet ABSENT

ATTEST:

2/21

ALD S. OLVEY, CITY CLERK CITY OF WEST MONROF STATE OF LOUISIANA

APPROVED THIS 12TH DAY OF FEBRUARY, 201

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

STATE OF LOUISIANA

CITY OF WEST MONROE

RESOLUTION NO. 135

MOTION BY: MC.

SECONDED BY: Mr. Hamilton

A RESOLUTION AUTHORIZING THE APPOINTMENT OF PAMELA MORTIN TO THE CITY OF WEST MONROE BOARD OF ADJUSTMENTS, FOR A TERM EXPIRING MARCH 1, 2024, AND FURTHER PROVIDING WITH RESPECT THERETO.

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 following appointment to the City of West Monroe Board of Adjustments by the Mayor for the term shown is hereby authorized and approved, all as set forth as follows, to-wit:

APPOINTMENT	FOR TERM EXPIRING
Pamela Mortin	March 1, 2024

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 12th day of February, 2019

oted or	1 by	yea	and	nay	vote,	passed	and	adopted,	the t	final	vote	being	as follo	ows:	
					,	paobea	Carres .	adopted,	the s	A A A A A C C A A	1010	ooms	as rong		

YEA: Bru	an, Hamilton, Land	Westerburg
NAY:	NONC	J
NOT VOTING:	NONE	
ABSENT:	Bennett	

ATTEST:

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

2/21

FEBRUARY, 2019 a

APPROVED THIS 12TH DAY OF

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

### CONCERT

The Ouachita Citizen



THE ULM Wind Ensemble will perform their first concert of the Spring semester on Tuesday evening, February 26, at 7:30 p.m. in Brown Theater on the ULM campus.

### **ULM Wind Ensemble to perform**

The ULM Wind Ensemble will perform their first concert of the Spring semester on Tuesday evening, February 26, at 7:30 p.m. in Brown Theater on the ULM campus.

There is no admission charge for this performance. Conductors of the Wind Ensemble are Derle R. Long and Steven Pederson.

The repertoire chosen for this performance includes Festival Variations by Claude T. Smith, Who Puts His Trust in God Most Just by J.S. Bach (arr. Croft), Slava by Leonard Bernstein (arr. Longfield), and The White Rose March by John Philip Sousa. The Ensemble will feature ULM Trumpet Professor Dr.Eric Siereveld in Al-

fred Reed's Ode for Trumpet. Also featured will Gypsy Dance by Joseph Hellmesberger conducted by Dr. Kenna Veronee, Assistant Professor of Music Education at ULM.

Rounding out the program will be the World Premiere of Roger Jone's Sympatico, subtitled "A Suitable Symphonic Suite for Band". The suite is in three movements; I A Maladroiot March, II. An Orphean Ode, and III. The Phoenix (A Felicitous Finale). Roger Jones is a former music faculty member at ULM and served as Director of the School of Music before retiring. Sympactico was composed for and dedicated to the ULM Wind Ensemble.

### **Neville High hosts community College & Career Night**

lege and Career Night" from 6-7:30 p.m. Tuesday, Feb. 26.

The program will include information on Advanced Placement and Dual Enrollment courses, financial aid, NCAA requirements, TOPS, and industry-based careers.

Representatives from businesses, vocational and technical colleges, community liffe at 318-323-2237 ext. 1218.

Neville High School will conduct a "Col- colleges, and four-year universities will be present.

This event will provide important information for all students- entering freshmen to graduating seniors.

All students and parents are invited to attend this event.

For more information, call Miriam Hinch-



### **PUBLIC NOTICES**

NOTICE 165 Self Storage 2500 Ferrand Street Monroe, LA 71201  $(318) \, 325 \text{-} 3900$ Auction: 1:00 p.m. Feb. 21, 2019 Unit 73 — Shalautra Wade Washer, dryer, furniture, bedding 2/21

Rowland Road Mini Storage 172 Rowland Road

Monroe, LA 71203

Be advised contents of the Storage Units listed have been seized for Non-Payment and will be put up for Auction on February 23, 2019 on the premises of Rowland Road Mini Storage at 9:00 AM.

- A-03 Lawson, Cattine
- A-04 Nelson, Natarsha
- C-4 Lincecum, Lance
- $\mbox{D-32}-\mbox{Young},$ Donovan
- E-08 Smiley, Nysheia E-13 — Hawkins, Sharrod
- E-31- White, Crystal
- C-06 Jones, Arnita
- C-07 Cagle, Chasity
- 2/21

NOTICE

The Ouachita Parish School Board met in regular session on Tuesday, January 15, 2019 at six (6:00) o'clock p.m. at its regular meeting place, the Ouachita Parish School Board office.

The meeting opened with Fourth Judicial District Court Judge Sharon Marchman administering the Oath of Office to seven members of the Ouachita Parish School Board. The following three new members starting their first terms: Shere May, District B; Scotty Waggoner, District C: and Dabo Graves, District F and the other four re-elected or unopposed members were Tommy Comeaux, District A; Jerry R. Hicks, District D; John Russell, District E; and Greg Manley, District G.

Following the Oath of Office ceremony, the roll was called and the following members were present: Tommy Comeaux, Shere May, Scotty Waggoner, Jerry R. Hicks, John Russell, Dabo Graves and Greg Manley. There were none absent.

The Pledge of Allegiance to the American Flag was led by Board member Tommy Comeaux. The Invocation was given by Board member Greg Manley.

Upon motion by Tommy Comeaux, seconded by John Russell, the Board approved the Minutes of the regular meeting of December 11, 2018 and special meeting of December 21, 2018 as written. Motion unanimously carried following an offer by Jerry Hicks for public comment.

Scotty Waggoner moved, seconded by Shere May, that the Board approve the Agenda as presented. Motion carried unanimously.

Superintendent Dr. Coker announced that Mrs. Juanita Duke has accepted a position with Lincoln Parish School Board as their Business Director, effective August 1, 2019 and will be resigning her position as Business Director with the Ouachita Parish School Board, effective July 31, 2019. On the request of Dr. Coker, Shere May motioned, seconded by Greg Manley, that the Board allow Dr. Coker to open the position of OPSB Business Director for application now to have someone hired for this position by the end of March or the first of April. This will allow time to advertise this position through our media resources, as well as, business associations, and other organizations, permitting Mrs. Duke to work with her replacement before she leaves for Lincoln Parish School Board. Motion carried unanimously.

Election of Officers: Tommy Comeaux moved, seconded by Shere May, that the Board retain Jerry R. Hicks as President of the Board for 2019. Motion unanimously carried.

Tommy Comeaux moved, seconded by Dabo Graves, that the Board retain Greg Manley as Vice President of the Board for 2019. Motion carried unanimously.

on the 2018 Annual Report filing of continuing disclosures on Electronic Municipal Market Access (EMMA), which included an amendment to the 2017 Annual Report for the West Ouachita School District, for the Board's consideration. Mrs. Duke reported the Annual Reports were filed timely in December for the West Ouachita Parish School District, East Ouachita Parish School District and School District No. 1 of Ouachita Parish, for which the Ouachita Parish School Board is the obligated party. However, in making a final review of the West Ouachita School District 2018 annual report before submission, a minor error was discovered in reporting data on the largest sales tax dealers in 2018 when compared to previously reported 2017 data for the West Ouachita School District. Ms. Duke reported this 2018 Annual Report was corrected before submission and presented the revised Annual Report to the Board. Additionally, the same Annual Report data filed with EMMA in 2017 for the West Ouachita School District was incorrect, as originally provided by the sales tax office at Monroe City. After obtaining the corrected data and consulting with bond counsel and DAC Bond (dissemination agent), the original 2017 Annual Report filed on EMMA on December 29, 2017 was replaced with the corrected 2017 Annual Report data in December, and a copy of the revised Annual Report was presented to the Board. Whereby, John Russell moved, seconded by Shere May, that the Board accept the updated EMMA Report as presented by Business Director Juanita Duke. President Hicks offered a brief moment for public comment and motion unanimously carried.

According to Business Director Juanita Duke, a "Notice of Action" was received on December 15, 2018 from the Louisiana Economic Development (LED) that the Board of Commerce and Industry has given preliminary approval for Tax Exemption Application #20170552 in the amount of \$430,603 (Investment Amount) requested by Bancroft Bag, Inc. on work that was done to upgrade their manufacturing facilities in 2018. Bancroft Bag properly pre-filed their application in order to qualify for the exemption. As a final step in the process, local governments including the School Board must now consider the exemption application request and notify the LED of the decision made. Bancroft Bag is committing to add one full-time position at a \$35,000 salary range and will receive a property tax exemption estimated to be \$6,116.72 annually for the next five years with the possibility of being renewed for an additional 5 years thereafter. The School Board's portion of the tax exempted is about 31% or around \$1,800.00 annually for the next five years. Following Mrs. Duke's presentation of the Industrial Tax Exemption notice from Bancroft Bag, Inc., Tommy Comeaux moved, seconded by Dabo Graves, that the Board approve the Industrial Tax Exemption application from Bancroft Bag, Inc. as submitted. President Hicks offered a brief period for public comment and motion unanimously carried.

Board attorney, Elmer Noah presented the Cooperative Endeavor Agreement for execution and approval finalizing the contract between the City of West Monroe and the Ouachita Parish School Board that essentially provides space for a sub-station on the West Monroe High School campus to be used by the West Monroe police officers and Ouachita Parish Sheriff's deputies as needed. Whereby, Tommy Comeaux moved, seconded by Shere May, that the Board approve the Cooperative Endeavor Agreement as submitted by Attorney Elmer Noah that finalizes the agreement between the Ouachita Parish School Board and the City of West Monroe to establish a sub-station for law enforcement on the campus of WMHS. President Hicks offered a brief moment for public comment and motion unanimously carried.

School Board attorney Elmer Noah presented a proposal for consideration for a temporary construction servitude request needed for modifications that are going to be made to a roadway construction project adjacent to Sterlington Elementary School from the LA Dept. of Transportation & Development in regard to State Project No.: H.0008221, Improvements at US 165, Route: LA134, Parish of Ouachita (Parcel No. 6-4-C-1) Ouachita Parish School Board. Compensation of \$2,053.00 for the servitude is based on an appraisal performed by the highway department. Following Mr. Noah's explanation of the proposal, Greg Manley moved, seconded by Dabo Graves, that the Board approve the servitude agreement as presented. A brief moment for public comment was provided by President Hicks and motion carried unanimously. Supervisor of Safety/Construction Kenneth Slusher referred the Board to the OPSB Project Status Report provided by architect Tim Brandon giving details of the construction renovation progress of his OPSB Central Office Complex assignment. It was also reported that a monthly meeting to address a few issues was held at the complex and were resolved during the meeting. Due to safety issues, Mr. Slusher encouraged those interested in touring the facility during the construction process to contact Tim Brandon's office, the contractor or Mr. Slusher for a guided tour. On the recommendation of Purchasing Agent Bobby Jones, John Russell moved, seconded by Greg Manley, that the Board reject all bids to re-roof Swayze Elementary School and rebid regarding [Bid No. 28-19]. The bid was previously awarded in Board meeting of December 11, 2018 to E. Cornell Malone Coop. that was deemed non-responsive due to clerical errors in the bid. President Hicks opened the floor for public comment and motion carried unanimously. On the recommendation of Purchasing Agent Bobby Jones, Scotty Waggoner moved, seconded by Tommy Comeaux, that the Board reject all bids for HVAC Equipment [Bid No. 33-19] and rebid both items as documents did not meet specifications. Following an offer for public comment by President Hicks, motion unanimously carried. On motion by Shere May, seconded by Dabo Graves, the Board accepted the low and responsive bids identified in BOLD print for Copy Paper [Bid No. 36-19] as recommended by Purchasing Agent Bobby Jones. President Hicks offered a brief moment for public comment and motion carried. On the recommendation of Purchasing Agent Bobby Jones, Tommy Comeaux moved, seconded by John Russell, that the Board grant permission to bid the following items: 1. Woodchips paid from General Fund with a budget of \$1,800.00/TL [Bid No. 37-19]; 2. HVAC Equipment funded from General Fund/Air Condition for 2 items with budgets of (1) \$85,000 & (2) \$36,000 [Bid No. 39-19]; 3. Swayze Re-Roof paid from M&O Capital Projects with a budget of \$365,000 [Bid No. 40-19]; 4. Literacy Curriculum paid with Title I funds [Bid No. 41-19]. Following an offer by President Hicks for a brief moment for public comment, motion unanimously carried. President Hicks set the next Board meeting for February 12, 2019 at 12:00 noon.

#### AVAILABILITY OF LOW INCOME HOME ENERGY ASSISTANCE FUNDS

The OUACHITA MULTI-PURPOSE COMMUNITY ACTION PROGRAM, INC. announces the availability of an allocation of funds dedicated to assist eligible low-income households with their energy payments through the Low-Income HOME ENERGY ASSISTANCE PROGRAM (LIHEAP). An eligible household is one whose total income is at or below the levels listed in the table below and who have not received a previous benefit within the past 6- months. Income eligible applicants who have received a **DISCONNECT NOTICE** and who have not received assistance for a **DISCONNECT NOTICE** in the prior **12-months** may also apply.

Applicants must provide, at a minimum, the following documentation at the time the application is taken: (1) Copies of each household member's social security number, (2) Proof of income of all household members, (3) a copy of an energy bill (must be within the last 12 months), (4) a photo I.D. of the applicant, and (5) another document which was mailed to the applicant at the service address indicated on the energy bill and which lists the same address as the service address on the energy bill. If it is determined additional documentation is required the applicant will be notified at the time of application. Households reporting ZERO INCOME must provide additional documentation. All information provided is subject to verification. Intentional misrepresentation of information may result in criminal prosecution of the applicant and anyone assisting in the misrepresentation.

All applications are taken; with appointments; on a first come, first served basis. If you have a DISCONNECT NOTICE or your service has been terminated (CRISIS), you may call 318-322-7151 or you may walk into our office for service. If you do not have a **DISCONNECT NOTICE** and your service is active (NON-CRISIS), we will begin scheduling Non-Crisis appointments beginning on Friday, March 1, 2019. You may call 318-322-7151 or you may walk into our office in order to schedule this appointment as well. These appointment lists are conditional, based on available funds; therefore, there is no guarantee you will be given an appointment to complete an application. We serve customers beginning at 8:00 A.M.

Please note, that in all services from LIHEAP, it is "first come, first served" until the funds are distributed.

Household Size*	Maximum Income Level (Per Month)
1	\$1948
2	\$2547
3	\$3146
4	\$3745
5	\$4345
6	\$4944
7	\$5056
8	\$5169

For households with more than eight people, add \$112 per additional person.

Ouachita Parish has received funds for the LOW-INCOME HOME ENERGY ASSISTANCE PROGRAM. These are 100% federal funds. Non-governmental sources finance 0% of these funds. HEATING: \$1,03497.69-- COOLING: 678,116.24-- CRISIS: \$191,016.66

#### An Equal Opportunity Employer

Auxiliary Aids and Services Available Upon Request to Individuals With Disabilities

TDD-Louisiana Relay Services: #711 or 1.800.5277

On the recommendation of Title I Supervisor Cynthia Osborne, Tommy Comeaux moved, seconded by John Russell, that the Board approve the following three (3) policies that have been reviewed and approved in advance by district personnel, Board attorney Elmer Noah and the Board's policy provider, Forethought consultants, Inc.: Policy: EBBB School and Student Safety; Policy: GBK (Employee Discipline); and Policy: GBN (Dismissal of Employees). In conclusion, Mrs. Osborne introduced five (5) additional policies that will be presented for consideration at the next Board meeting as follows: Policy: GBD (Employment of Personnel); Policy: GBDA (Employment of Retired Personnel); Policy: GBN (Dismissal of Employees); Policy: GBRIB (Sick Leave); and Policy: GBRIC (Maternity and Adoptive Leave). A brief moment for public comment was offered by President Hicks and motion unanimously carried.

Business Director Juanita Duke presented her monthly 2018-19 Interim Financial Report for the period ended November 30, 2018. Copies of the report representing all funds of the School Board were provided the Board including the total budgeted revenues and expenditures all through the year comparing to their actual performance through the end of October 31, 2018. Highlights reported were:

General Fund - total fiscal-year-to-date (FYTD) revenue of \$50.1 million, or 101.1% of revenue compared at this same time last year. General Fund expenditures are \$44.6 million, and fund balance is \$25.6 million.

Sales Tax Funds - District No. 1 M&O Sales Tax revenues of \$1.8 million were received for three months of collections to date with expenditures of \$3 million and a fund balance of \$17.7 million. Changes in total collections across all sales tax funds are relatively flat compared to last fiscal year, but with a small decline in West Ouachita sales tax collections. To date West Ouachita Sales Tax Fund revenue collections are \$3.2 million, expenditures \$402,345, transfers of \$3.6 million were made for debt service, and the fund balance is \$11.5 million.

Grants - No major changes on grants.

Self-Insurance Fund - Expenditures to date total \$266,543 for areas of risks with current ending fund balance of \$1.6 million.

Debt Service Funds - Continue accruing monthly debt service transfers for bond payments for the West Ouachita debt service funds, and we should start receiving payments of property tax collections for the 2018 tax roll in December for East Ouachita debt service.

Capital Projects Funds - The 2015 East Ouachita Bond Construction fund balance is \$498,826 and the 2015 Westside Bond Construction fund balance is \$2.8 million.

Mrs. Duke concluded her report asking the Board to review fiscal year comparative data provided on the monthly accumulated revenues, expenditures, fund balance and excess/deficiency of the General Fund and the District M&O Fund for the current fiscal year and the previous two fiscal years to show the trend of performance in these two primary operating funds of the School Board. Following Mrs. Duke's offer to answer any questions of the Board regarding her financial report, Scotty Waggoner moved, seconded by Shere May, that the Board accept the Monthly Financial Report of November 2018 as presented by Business Director Juanita Duke. President Hicks offered a brief moment for public comment and motion unanimously carried. Business Director Juanita Duke presented an update

Dr. Coker and President Hicks welcomed the three newest members of the Board to their first Board meeting since they won the election. Dr. Coker also reminded everyone that the "Student of the Year" awards will be given out at 11:30 on Thursday at Bayou Point, the new event center at ULM.

There being no further business to discuss, Greg Manley moved, seconded by Dabo Graves, that the Board meeting adjourn. Motion carried unanimously.

OUACHITA PARISH SCHOOL BOARD Jerry R. Hicks, President ATTEST: Don Coker, Secretary /ps