

SHERIFF'S SALE

GMFS, LLC

VS.

JOSEPH GENE DAVID AND
ALLISON MORGAN DAVID

18TH JUDICIAL DISTRICT COURT
PARISH OF WEST BATON ROUGE
STATE OF LOUISIANA

SUIT NO. 48335

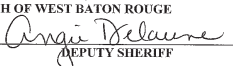
BY VIRTUE OF A WRIT OF SEIZURE AND SALE TO ME, DIRECTED BY THE HONORABLE THE EIGHTEENTH JUDICIAL DISTRICT COURT, FOR THE PARISH OF WEST BATON ROUGE, IN THE ABOVE ENTITLED CAUSE, I WILL PROCEED TO SELL BY PUBLIC AUCTION, IN FRONT OF THE COURTHOUSE DOOR, ON THE 12TH DAY OF JUNE, 2024, AT TEN O'CLOCK (10:00) A.M., THE FOLLOWING DESCRIBED PROPERTY:

A certain tract or parcel of land, together with all the buildings and improvements thereon, and all the rights, ways, privileges, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Parish of West Baton Rouge State of Louisiana, designated as Lot Eleven (11), Antonia Plantation Estates, First Filing, as shown on plat of the official map of said subdivision recorded at Map Book 4, Entry No. 272, in the office of the Clerk and Recorder for the Parish of West Baton Rouge, Louisiana, and having such dimensions and measurements as shown on said plat, reference being herewith specially made to said plat of survey for greater certainty of description, being subject to such servitudes and building lines as set forth on said map; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.

SEIZED IN THE ABOVE SUIT.

TERMS OF SALE: CASH TO THE HIGHEST BIDDER WITH BENEFIT OF APPRAISEMENT, AND ACCORDING TO LAW.

MICHAEL B. CAZES, SHERIFF
PARISH OF WEST BATON ROUGE

BY: 
DEPUTY SHERIFF

ADVERTISE IN WEST SIDE JOURNAL ON: 5/9/24 & 6/6/24

SHERIFF'S SALE

WELLS FARGO BANK, N.A., AS TRUSTEE
FOR PARK PLACE SECURITIES, INC.
ASSET-BACKED PASS-THROUGH CERTIFICATES,
SERIES 2004-MCW1, CLASS A-1 CERTIFICATES

18TH JUDICIAL DISTRICT COURT
PARISH OF WEST BATON ROUGE
STATE OF LOUISIANA

VS.

SANDRA WISDOM REVELLE

SUIT NO. 48140

BY VIRTUE OF A WRIT OF SEIZURE AND SALE TO ME, DIRECTED BY THE HONORABLE THE EIGHTEENTH JUDICIAL DISTRICT COURT, FOR THE PARISH OF WEST BATON ROUGE, IN THE ABOVE ENTITLED CAUSE, I WILL PROCEED TO SELL BY PUBLIC AUCTION, IN FRONT OF THE COURTHOUSE DOOR, ON THE 12TH DAY OF JUNE, 2024, AT TEN O'CLOCK (10:00) A.M., THE FOLLOWING DESCRIBED PROPERTY:


A certain lot or parcel of ground, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, located in Section 82, Township 6 South, Range 11 East, of West Baton Rouge Parish, Louisiana, being known and designated as LOT NUMBER TEN (10) of WILLOW CREEK SUBDIVISION, FIRST FILING, on the official plat of subdivision, thereon made by John K. Laws, R. L. S., dated June 19, 1984, a copy of which plat is recorded at COB 202, Page No. 629 (envelope 112A) of the official records of West Baton Rouge Parish, Louisiana, which plat is made a part hereof by reference for greater certainty of description. Said lot having a front of One Hundred Forty Three and 82/100 (143.82) feet on Louisiana Highway 620 (Section Road) by a depth in a Northeasterly direction of Two Hundred Five (205) feet on its Northwest side and of Two Hundred Eighteen and 91/100 (218.91) feet on its Southwest side to a rear of Ninety Two and 01/100 (92.01) feet, all as shown on the aforesaid plat. Subject to a mineral reservation by the Bank of New Roads at COB 305, Entry No. 240, of the records of West Baton Rouge Parish, Louisiana, subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.

MUNICIPAL ADDRESS IS: 8224 SECTION ROAD, PORT ALLEN, LA 70767

SEIZED IN THE ABOVE SUIT.

TERMS OF SALE: CASH TO THE HIGHEST BIDDER WITH BENEFIT OF APPRAISEMENT, AND ACCORDING TO LAW.

MICHAEL B. CAZES, SHERIFF
PARISH OF WEST BATON ROUGE

BY: 
DEPUTY SHERIFF

ADVERTISE IN WEST SIDE JOURNAL ON: 5/9/24 & 6/6/24

Regular Meeting of the WBR Parish School Board
03/20/2024 05:00 PM
Board Room
Central Office
3761 Rosedale Rd, Port Allen, LA

Meeting Minutes

Attendees

Voting Members

Mrs. Hayley Cloutatre, Board Member
Mr. Ronald LeBlanc, Board Member
Ms. Chareeka Grace, Board Member
Mr. Matthew Daigrepoint, Board Member
Mrs. Teri Bergeron, Board Member
Mr. Alden Chustz, President

Non-Voting Members

Jessica Blanchard, Executive Secretary
Dr. Chandler Smith, Superintendent

1. Call to Order

Mr. Chustz called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance was led by the Junior Beta Club Winners in the audience.

3. Roll Call

Jessica Blanchard conducted the roll call.

The following were present

- Mrs. Hayley Cloutatre, Board Member
- Mr. Ronald LeBlanc, Board Member
- Ms. Chareeka Grace, Board Member
- Mr. Matthew Daigrepoint, Board Member
- Mrs. Teri Bergeron, Board Member
- Mr. Alden Chustz, President

The following were absent

- Mr. Burke Fiscus, Board Member
- Dr. Atley Walker Sr., Vice President
- Ms. Sonceria Evans, Board Member
- Mr. Michael Maranto, Board Member

A quorum was present

4. Approval of Minutes

The Chiarmman declared the floor open for public comment.

Be it Resolved, That the approval of the minutes of the Regular Board Meeting held on February 21, 2024 be approved as presented.

Motion made by: Mr. Ronald LeBlanc

Motion seconded by: Ms. Chareeka Grace
Voting: Unanimously Approved

5. Superintendent's Report

Dr. Smith with the help of our principals, recognized Junior Beta Club Winners
The Chairman declared the floor open for public comment.

Informational item: No Action Necessary

6. Report from Community Committees/Agencies

7. Unfinished Business

8. Presentation of Consent Agenda

1. **Approval of Advance Office Care Cleaning bid tentative start date June 1, 2024 (Finance Committee Report 3/12/24)**

2. **Consideration of request for approval of the monthly expenditures and financial reports for January 2024 (Finance Committee Report 3/12/24)**

3. **Consideration of request for approval to advertise for bids for food service items for the school year 2024 - 2025. (Finance Committee Report 3/12/24)**

4. **Approval of Records Request Fee Schedule. (Finance Committee Report 3/12/24)**

9. Approval of Consent Agenda

The Chairman declared the floor open for public comment

Be it resolved that the Board does hereby approve and adopt the Above Consent Agenda Items #1-4
Motion made by: Mr. Matthew Daigrepoint
Motion seconded by: Mr. Ronald LeBlanc
Voting: Unanimously Approved

10. End of Consent Agenda

11. Organization Items

Committee Meeting: Tuesday, April 9, 2024
Regular Board Meeting: Wednesday, April 17, 2024

12. Any other business unanimously approved by the board for consideration

The Chairman declared the floor open for public comment.

Be it Resolved Resolution to be added to the agenda for ESA Resolution approval.

Motion made by: Mr. Ronald LeBlanc
Motion seconded by: Mr. Matthew Daigrepoint
Voting: Unanimously Approved

13. Resolution for ESA

Dr. Smith and the board members discussed and read through the Resolution and Dr. Smith answered the few questions the board members brought before him.

The chairman declared the floor open for public comment.

Be it resolved that the board approves the Resolution for ESA.

Motion made by: Mr. Ronald LeBlanc
Motion seconded by: Mrs. Teri Bergeron
Voting: Unanimously Approved

14. Adjourn

The Chairman declared the floor open for public comment.

Be it Resolved, That the meeting be adjourned.
Motion made by: Mr. Ronald LeBlanc
Motion seconded by: Mr. Matthew Daigrepoint
Voting: Unanimously Approved

Finance Committee Meeting
03/12/2024 05:00 PM
West Baton Rouge Parish School Board Office
3761 Rosedale Road
Port Allen, LA 70767

Meeting Minutes

Attendees

Voting Members

Mr. Burke Fiscus, Board Member
Mrs. Hayley Cloutatre, Board Member
Dr. Atley Walker Sr., Vice President
Mr. Ronald LeBlanc, Board Member
Ms. Chareeka Grace, Board Member
Mr. Matthew Daigrepoint, Board Member
Mrs. Teri Bergeron, Board Member
Mr. Alden Chustz, President

Non-Voting Members

Jessica Blanchard, Executive Secretary
Dr. Chandler Smith, Superintendent

Jared Gibbs, Supervisor of Business

1. Call Meeting to Order

Mr. LeBlanc called this meeting to order.

2. Pledge of Allegiance

Dispense with the pledge

3. Roll Call

- Jessica Blanchard conducted a roll call

Present:

- Mr. Burke Fiscus, Board Member
- Mrs. Hayley Cloutatre, Board Member
- Dr. Atley Walker Sr., Vice President
- Mr. Ronald LeBlanc, Board Member
- Ms. Chareeka Grace, Board Member
- Mr. Matthew Daigrepoint, Board Member
- Mrs. Teri Bergeron, Board Member
- Mr. Alden Chustz, President

Absent:

- Ms. Sonceria Evans, Board Member
- Mr. Michael Maranto, Board Member

A quorum was present

4. Agenda

1. **Receive and review Head Start Directors Monthly Report. (Crystal Leon)**

The Board members reviewed the Head Start Directors Monthly Report

The chairman declared the floor open for public comment

Informational Item: No action necessary

2. **Consideration of request for approval of the monthly expenditures and financial reports for January 2024 (Jared Gibbs)**

Mr. Gibbs presented the monthly expenditures and financial reports for January 2024.

The Chairman declared the floor open for public comment.

Recommendation: That the board approves the monthly expenditures and financial report for January 2024, as presented by Mr. Gibbs

Motion made by: Dr. Atley Walker Sr.
Motion seconded by: Mr. Burke Fiscus
Voting: Unanimously Approved

3. **Consideration of request for approval to advertise for bids for food service items for the school year 2024 - 2025. (Jared Gibbs)**

Mr. Jared Gibbs explained to the Board that this is an annual required item, that Food Service and receive permission to advertise for bids for food service items, prior to the start of the 2024-2025 school years.

The Chairman declared the floor open for public comment

Recommendation: that the board approves to advertise for bids for food service items for the School year 2024-2025.

Motion made by: Mr. Alden Chustz
Motion seconded by: Ms. Chareeka Grace
Voting: Unanimously Approved

4. **Discussion of Records Request Fee Schedule. (Dr. Chandler Smith)**

5.

The Board discussed the fee schedule.

The Chairman declared the floor open for public comment.

Recommendation: Approval of Records Request Fee Schedule

Motion made by: Mr. Matthew Daigrepoint
Motion seconded by: Mrs. Teri Bergeron
Voting: Unanimously Approved

5. Adjourn

The Chairman declared the floor open for public comment.

Be it resolved that the finance committee meeting be adjourned.

Motion made by: Dr. Atley Walker Sr.
Motion seconded by: Mrs. Teri Bergeron
Voting: Unanimously Approved

West Baton Rouge Parish School Board
Facilities Committee Meeting
03/12/2024 05:00 PM
West Baton Rouge Parish School Board Office
3761 Rosedale Road
Port Allen, LA 70767

MEETING MINUTES

Attendees

Voting Members

Mr. Burke Fiscus, Board Member
Mrs. Hayley Clouatre, Board Member
Dr. Atley Walker Sr., Vice President
Mr. Ronald LeBlanc, Board Member
Ms. Chareeka Grace, Board Member
Mr. Matthew Daigrepont, Board Member
Mrs. Teri Bergeron, Board Member
Mr. Alden Chustz, President

Non-Voting Members

Dr. Chandler Smith, Superintendent
Jessica Blanchard, Executive Secretary
Jared Gibbs, Supervisor of Business

1. Call Meeting to Order

Mr. Diagrepoint called the meeting to order

2. Pledge of Allegiance

Mrs. Bergeron led us in the pledge

3. Roll Call

Jessica Blanchard conducted the roll call

Present:

- Mr. Burke Fiscus, Board Member
- Mrs. Hayley Clouatre, Board Member
- Dr. Atley Walker Sr., Vice President
- Mr. Ronald LeBlanc, Board Member
- Ms. Chareeka Grace, Board Member
- Mr. Matthew Daigrepont, Board Member
- Mrs. Teri Bergeron, Board Member
- Mr. Alden Chustz, President

Absent:

- Ms. Sonceria Evans, Board Member
- Mr. Michael Maranto, Board Member

A quorum was present

4. Agenda

1. Facilities Updates (Chad Fontenot)

Mr. Fontenot went over his report that is attached.

The Chairman declared the floor open for public comment
No action is necessary. Informational Only

2. Discussion of Cleaning Contract (Jared Gibbs, Dr. Chandler Smith, Chad Fontenot)

Jared presented two proposals for the cleaning contracts.
Advanced office care \$674,000
Would also hire our current employees.
The Chairman declared the floor open for public comment.
Recommendation: to approve bid for advanced office care

Motion made by: Mr. Ronald LeBlanc
Motion seconded by: Dr. Atley Walker Sr.
Voting: Unanimously Approved

5. Adjourn

The Chairman declared the floor open for public comment.

Be it resolved that the facilities committee meeting be adjourned
Motion made by: Mrs. Teri Bergeron
Motion seconded by: Mr. Burke Fiscus
Voting: Unanimously Approved

speeds and disregard for signs and signals has impacted the orderly flow of traffic in the Town, and has endangered the residents of the Town;

WHEREAS, the Town Council for the Town of Addis has the police power pursuant to Louisiana Revised Statutes 32:41 and other laws to control streets and roads in its jurisdiction, including the closing of the same, and in furtherance thereof they desire **TO CLOSE DEMOSS AVENUE TO VEHICULAR TRAFFIC WHERE THE TOWN OF ADDIS’ MAINTENANCE OF SAID DEMOSS AVENUE ENDS OR ANY OTHER LOCATION DEEMED NECESSARY BY THE TOWN COUNCIL OF THE TOWN OF ADDIS FOR THE SAFETY AND WELFARE OF RESIDENTS AND MOTORISTS. THIS CLOSURE IS BY THE AUTHORITY OF LOUISIANA REVISED STATUTE R.S.32:41 AND ALL OTHER POLICE POWERS OF THE TOWN OF ADDIS DUE TO DANGEROUS TRAFFIC SPEEDS AND TO PROMOTE THE ORDERLY FLOW OF TRAFFIC IN THE TOWN OF ADDIS.**

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and the Town Council of the Town of Addis, Louisiana acting as the governing authority thereof, that they do hereby **CLOSE DEMOSS AVENUE TO VEHICULAR TRAFFIC WHERE THE TOWN OF ADDIS’ MAINTENANCE OF SAID DEMOSS AVENUE ENDS OR ANY OTHER LOCATION DEEMED NECESSARY BY THE TOWN COUNCIL OF THE TOWN OF ADDIS FOR THE SAFETY AND WELFARE OF RESIDENTS AND MOTORISTS. THIS CLOSURE IS BY THE AUTHORITY OF LOUISIANA REVISED STATUTE R.S.32:41 AND ALL OTHER POLICE POWERS OF THE TOWN OF ADDIS DUE TO DANGEROUS TRAFFIC SPEEDS AND TO PROMOTE THE ORDERLY FLOW OF TRAFFIC IN THE TOWN OF ADDIS.**

BE IT FURTHER ORDAINED by the Town Council of the Town of Addis, Louisiana that any provisions or items of this Ordinance or the application thereof if held invalid, such invalidity shall not affect other provisions, items, or applications, and to this end, the provisions of this Ordinance are hereby declared severable.

BE IT FURTHER ORDAINED, by the Mayor and the Town Council of the Town of Addis, Louisiana, acting as the governing authority thereof, that this Ordinance shall be designated as Ordinance 2024-2.

THIS ORDINANCE HAVING BEEN introduced at a Regular Meeting on the 12th day of March, 2024, and later having been read paragraph by paragraph at a Regular Meeting of the Mayor and Town Council of the Town of Addis, Louisiana, duly convened on the 9th day of April, 2024, said Ordinance was, **APPROVED AND ADOPTED** on the 9th day of April, 2024, by the following yea and nay votes on the roll call:

YEAS: Bernard, LeBlanc, LeJeune, Kelley, Parrish
NAYS: None
ABSTAINING: None
ABSENT: None

/s/ David H. Toups
HONORABLE DAVID H. TOUPS
MAYOR, TOWN OF ADDIS

ATTEST:

/s/ Jade V. Simpson
JADE V. SIMPSON, TOWN CLERK

TAL REQUIREMENTS BEFORE, DURING AND AFTER COMMERCIAL DEVELOPMENT CONSTRUCTION; REQUIREMENTS FOR ACCESSORY STORAGE AREAS; ARCHITECTURAL REQUIREMENTS; LIGHTING STANDARDS; LANDSCAPING STANDARDS; COMMUNICATION TOWERS AND ANTENNA STANDARDS; TRAFFIC IMPACT ANALYSIS REQUIREMENTS; DRAINAGE IMPACT ANALYSIS REQUIREMENTS; AND ADDITIONAL MISCELLANEOUS REQUIREMENTS AND STANDARDS.

WHEREAS, the Mayor and Town Council of the Town of Addis are empowered to regulate Commercial Developments in the Town of Addis; and

WHEREAS, the Mayor and Town Council of the Town of Addis are cognizant that new developments and businesses impact the innovative, attractive and efficient use of land in the Town of Addis;

WHEREAS, the Town Council for the Town of Addis is desirous of requiring rules and regulations for commercial developments intended to promote innovative, attractive and efficient use of land; to encourage design of such planned development; to set submittal requirements before, during and after commercial development construction; to establish requirements for accessory storage areas; to create architectural requirements; to require traffic impact analysis; to institute drainage impact analysis; and to initiate any and all additional requirements and standards to accomplish the purpose of encouraging innovative, attractive and efficient land use and the safety and land values for the residents of Addis. Therefore, in furtherance thereof they desire to amend and supplement the Addis Code of Ordinances to accomplish the same.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of

Addis, Louisiana, acting as the governing authority thereof, that they do hereby AMENDING

AND SUPPLEMENTING THE ADDIS CODE OF ORDINANCES, PARTICULARLY, **PART**

II: LAND DEVELOPMENT CODE, CHAPTER 103: BUILDINGS AND BUILDING

REGULATIONS, BY ADDING **ARTICLE III: COMMERCIAL DEVELOPMENT**

REGULATIONS to read as follows:

“ ARTICLE III: COMMERCIAL DEVELOPMENT REQUIREMENTS

Sec. 103-34-1. Purpose and intent.

This chapter is intended to promote innovative, attractive and efficient use of land; to encourage planned development; and to permit flexibility and creativity in the design of such planned development. The purpose of this chapter shall include but not be limited to the following:

- To encourage and promote the public health, safety, and general welfare of the citizens of Addis, through the development and coordination of growth and services.
- To encourage originality, flexibility and innovation in site planning and development.
- To discourage monotonous, unsightly, and inharmonious development.
- To preserve, protect and enhance areas of high visibility.
- To enhance the appearance and economic viability of the Addis area, especially as it relates to adjacent established neighborhoods.

Sec. 103-34-2. Applicability.

- The regulations shall apply to all buildings or structures, except for individual single family detached dwellings, constructed, reconstructed, or established after the effective date of this chapter. The need to perform all requirements herein and the degree or level of the requirements shall depend upon the size, impact and effect of the development on Town and its residents. The degree or level of the requirements shall be at the sole discretion of the Town Council of the Town of Addis.

Sec. 103-34-3. Submittal Requirements

Prior to construction, all commercial developments shall obtain a construction permit and developer or contractor shall fill out the appropriate permit application and pay the appropriate fee along with submittal of all required documents. Preliminary plat, construction plan review and approval, and final plat approval shall be in accordance with this section and Section 111. Submittals shall include:

- All architectural plans for the buildings signed and sealed by a licensed architect in the state and shall follow requirements as set forth by the licensing board.
- Site/civil plans that include existing and

ORDINANCE 2024-2

AN ORDINANCE CLOSING DEMOSS AVENUE TO VEHICULAR TRAFFIC WHERE THE TOWN OF ADDIS’ MAINTENANCE OF SAID DEMOSS AVENUE ENDS OR ANY OTHER LOCATION DEEMED NECESSARY BY THE TOWN COUNCIL OF THE TOWN OF ADDIS FOR THE SAFETY AND WELFARE OF RESIDENTS AND MOTORISTS. THIS CLOSURE IS BY THE AUTHORITY OF LOUISIANA REVISED STATUTE R.S.32:41 AND ALL OTHER POLICE POWERS OF THE TOWN OF ADDIS DUE TO DANGEROUS TRAFFIC SPEEDS AND TO PROMOTE THE ORDERLY FLOW OF TRAFFIC IN THE TOWN OF ADDIS.

WHEREAS, the Mayor and Town Council of the Town of Addis are empowered to regulate traffic upon the streets and roads in the Town of Addis; and

WHEREAS, the Mayor and Town Council of the Town of Addis are cognizant despite laws to the contrary vehicular use of DeMoss Avenue at excessive

ORDINANCE 2024-3

AN ORDINANCE AMENDING AND SUPPLEMENTING THE ADDIS CODE OF ORDINANCES, PARTICULARLY, **PART II: LAND DEVELOPMENT CODE, CHAPTER 103: BUILDINGS AND BUILDING REGULATIONS**, BY ADDING **ARTICLE III: COMMERCIAL DEVELOPMENT REGULATIONS** TO PROVIDE FOR RULES AND REGULATIONS TO APPLY TO ALL BUILDINGS OR STRUCTURES, EXCEPT FOR INDIVIDUAL SINGLE FAMILY DETACHED DWELLINGS, CONSTRUCTED, RECONSTRUCTED, OR ESTABLISHED AFTER THE EFFECTIVE DATE OF THIS ORDINANCE. THE RULES AND REGULATIONS ARE INTENDED TO PROMOTE INNOVATIVE, ATTRACTIVE AND EFFICIENT USE OF LAND; TO ENCOURAGE PLANNED DEVELOPMENT; AND TO PERMIT FLEXIBILITY AND CREATIVITY IN THE DESIGN OF SUCH PLANNED DEVELOPMENT. SAID RULES AND REGULATIONS INCLUDE PARTICULARLY BUT NOT EXCLUSIVELY SUBMIT-

- proposed site conditions, proposed layouts, connections and details for the water, sewer, grading, drainage, parking, drives, as well as erosion and sediment control shall be signed and sealed by a licensed engineer in the state and shall follow requirements as set forth by the licensing board.
 - Plans that include references to the contractor determining design or with incomplete details or with notes referring to design by others that is not submitted at the time of review will be rejected, no exceptions.
 - If specifications are not submitted under separate cover plans shall include specification information. Plans without specifications at the time of review shall be rejected, no exceptions.
- Geotechnical investigation for the property signed and sealed by a licensed engineer in the state. Geotechnical reports are required and must include boring, roadway section recommendations, building pad recommendations, retention pond recommendations, pond slope recommendations.
- All construction plans shall be submitted to the town for review and approval of all aspects of construction, including but not limited to, drainage design and calculations, sewer design and calculations, water design and calculations, gas design and calculations, street design and calculations, and traffic impact and calculations. It is at the sole discretion of the town as to what aspect of construction it shall require, review and approve.
- The town reserves the right to hire an independent engineer and/or architect to review all required submittals for approval/denial, implementation of mitigation measures, and to determine if it meets all requirements of the town’s ordinances.

Site Plans

In order to ensure compliance with this chapter, town approval of the proposed site plan shall be required concurrent with plan submission for permitting. In addition to the plat submittal requirements, the following minimum information shall be submitted to Addis in the form of a site plan. (24 x 36 inches minimum size):

- The title of the project and the names of the project planner and developer.
- All existing and/or proposed physical features such as streets, buildings, water courses, easements, parking spaces, service bays and loading areas, sidewalks, and signs.
- Parking layout indicating the number and location of proposed parking spaces; the locations of ingress/egress, access streets, and pedestrian and vehicular ways; and a circulation element indicating the movement of pedestrians, goods, and vehicles.
- Roadway and sidewalk proposed plan.
- Fascia treatment of the buildings or structures, including elevations and types of materials.
- The location, dimensions, area, type of materials and elevations of all signs and supporting structures.
- Location of trash disposal system and details of screening, including type, height and elevation of dumpster and fence.
- Lighting plans of the site showing location, number, type, height, and materials of fixtures.
- A landscaping plan for all storefront landscaping.
- Color rendering, color elevation drawing and/or color photographs of any proposed building.
- Drainage, sewer, and utilities proposed plans.

Sec. 103-34-4. Accessory storage areas including trash holding receptacles.

- Storage and accessory facilities that are attached to the primary building must be constructed of the same materials as the building. Freestanding structures are allowed but must be permitted and must be approved by the town prior to construction and must be constructed of complimentary material.
- Refuse must be kept in a dumpster. Dumpsters must be located in the rear of the building and may not be located in building setback areas, landscape strips or buffer areas unless approved by the town.
- If, due to the absence of screening, the dumpster would be clearly visible off-site, an enclosure around the dumpster/s shall be constructed of resilient materials of complimentary color to the main building.

Sec. 103-34-5. Architecture.

All buildings on the same lot shall be architecturally unified, meaning that each building on the lot shall relate in architectural style, color scheme, and building materials. Variances of architectural requirements may be granted by the council prior to site plan ap-

proval.

- (a) *Building materials.*
 - The following materials are acceptable and allowed for exterior walls and must cover 51 percent of the building: glass, stone, stone veneer panels, brick, wood, wood siding, wood cladding, hardy plank and panel stone veneer, tiles, exterior insulation and finish (Systems (EIFS) commercial stucco), pre-cast concrete panels with various types of finishes.
 - Building and roof colors shall consist of natural earth tones, white, black or shades of gray unless approved by the mayor or his designee. Primary colors or other bright colors shall be limited to trim and signage unless approved by the town by the mayor or his designee.
 - In the case where a canopy is constructed, its columns shall be finished with either brick, masonry, wood, or metal that is decorative in nature.
 - For buildings larger than 1,000 square feet, the following architectural requirements shall apply:
 - Facades greater than 100 feet in length measured horizontally shall incorporate wall plane projections or recesses having a depth of at least three percent of the length of the facade and extending at least 20 percent of the length of the facade. No uninterrupted length of any facade shall exceed 100 horizontal feet.
- (b) *Driveways.*
 - In lieu of steel bollards, decorative devices may be used near driveways and entrances. Bollards may be used to protect fuel pump islands, mechanical equipment, mailboxes, dumpster enclosures, etc. and must be indicated in plans for approval.
- (c) *Mechanical equipment.*
 - Mechanical equipment visible from public roadways must be screened according to the following standards:
 - Roof-mounted mechanical equipment shall be screened by a parapet wall or similar structural feature that is an integral part of the building’s architectural design. The parapet wall or similar structure feature shall be of a height equal to or greater than the height of the mechanical equipment being screened.
 - Wall-mounted mechanical equipment shall be screened from view by structural features that are compatible with the architecture of the subject building.
 - Ground-mounted mechanical equipment shall be screened from view by a decorative wall or landscaping that is compatible with the architecture. The wall or landscaping shall be of a height equal to or greater than the height of the mechanical equipment being screened.

Sec. 103-34-6. Lighting standards.

- All lights shall be shielded in such a way as to direct all light toward the earth’s surface and away from reflective surfaces.
- Light fixtures or lamps shall be shielded/shaded in such a manner as to direct incident rays away from all adjacent property.
- Lights on poles shall not be taller than the building whose area they illuminate nor taller than 15 feet whichever is shorter.
- All fixtures must meet the building code requirements for their building use
- Any interior lighted signs may not be lit at night when any face of the sign is removed or damaged in such a way that the light may distract drivers or homeowners.
- Signs shall comply with illumination requirements per the town’s sign regulations.
- Except as stated elsewhere in these regulations, light levels will be limited to those published as recommendations by the Illuminating Engineering Society of North America.
- The operation of searchlights for advertising purposes is prohibited.

Sec. 103-34-7. Landscaping standards.

- Ten percent of the building’s footprint must be landscaped beds in front of the building, and the landscaping plan must be submitted to and approved by the town prior to installation.
- Natural vegetative features and existing trees shall be incorporated into the site design if practical.

Sec. 103-34-8. Communication towers and antenna standards.

- (a) All communication towers shall be camouflaged or disguised to look like natural trees, clock towers, bell steeples, light poles, flagpoles, or other similar alternative designs to conceal the presence of antennas or towers.
- (b) All antennas that are located on rooftops or atop other structures must adhere to the following

aesthetic criteria:

- a. No rooftop dish antenna may exceed four feet in diameter.
- b. Antennas placed on rooftops shall be setback from the roof edge a minimum of one foot per foot of antenna height.
- (c) Setbacks from residential areas. Towers shall be setback from residential areas a minimum of one foot per foot of tower height. Communication tower setback shall be measured from the base of the tower.
- (d) Landscaping. Tower facilities shall be landscaped with a buffer that effectively screens the view of the tower compound. The use of existing vegetation shall be preserved to the maximum extent practicable and may be used as a substitute for, or in supplement toward, meeting landscaping requirements. Landscape buffers shall be a minimum of ten feet in width and located outside the fenced perimeter of the tower compound.
 - A row of Class B evergreen trees a minimum of eight feet tall (planted height) and a maximum of ten feet apart shall be planted around the perimeter of the fence; and
 - A continuous hedge at least 30 inches high at planting and capable of growing to at least 36 inches in height within 18 months shall be planted in front of the tree line referenced above.

(e) This Section shall be applicable in conjunction with *Article IV: Supplemental Regulations; Division 2: Communications Towers and Antennae*, and both shall be applicable and required for installation of communication towers and antennae.

Sec. 103-34-9. Traffic Impact Analysis (TIA)

- The developer shall determine the number of peak hour trips expected to be generated by utilizing the Institute of Transportation Engineers (ITE) Trip Generation Manual (current edition).
- If the development generates more than 50 peak hour trips, the applicant shall attend the council meeting to present the proposed development plan to the council and mayor to determine if the preparation of TIA is required.
- If it is determined that a TIA is required, the developer shall schedule a meeting with the town officials to determine the level of analysis and scope.
- The TIA shall be completed by a licensed Louisiana PTOE, approved by the town, at the cost of the developer.
- The developer shall maintain or enhance existing traffic conditions and implement mitigation measures as needed.
- The town reserves the right to contract an independent PTOE to review the developer’s study, implement mitigation measures, and approve/deny the TIA.
- If the access connection is located within 0.25-miles of a state route, 0.5-miles within an existing traffic signal, within 0.25-miles of a railroad crossing, or meets any requirement set forth by LADOTD’s permits, the developer must obtain access connection permits from LADOTD. The town reserves the right to have LADOTD review the TIA and approve/deny.

Sec. 103-34-10. Drainage Impact Analysis

A full drainage impact study must be completed by a certified engineer and reviewed by the town engineer prior to the submission of a preliminary plat for approval. The drainage impact shall not exceed the current existing volume for the property. All costs for the drainage impact study and all review costs of the town shall be paid by the developer at no cost to the town. Any drainage improvements required no matter how far geographically from the subject property shall be paid for by the developer at no costs to the town.

- All developments shall design drainage and mitigate fill for a 100-year flood event.
- Post-development runoff may not exceed pre-development runoff.
- Drainage study consisting of the drainage area maps, methodology, calculations, input and output summaries, drainage cross sections, pipe inverts and inlet elevation as well as detention requirements must be submitted to the town and approved prior to the issuance of any building permits. Information to be submitted for development drainage review:

- a. Existing drainage area map referenced to supporting design calculations.
- b. Design drainage area map referenced to supporting design calculations.
- c. Hydraulic models in executable format shall be submitted as well as a summary of the input data and the output results.
- d. Typical sections and stage/storage information of the detention facility.
- e. The hydraulic analysis of the drainage system design for outlet discharge structures and/or outlet discharge culverts shall take into account the tail-

Legals

water elevation in the outfall channel. The tailwater elevation of the outfall channel shall be set at the top bank unless otherwise determined through a hydraulic analysis to be lower. Tailwater (TW) is defined as the flow depth of the downstream channel measured from the flow line of the outlet structure or culvert.

- f. Outlet structure details.
- g. If a detention facility is within a parking lot, parking lot grades, curb grades, areas identifying ponding limits and depths.
- h. Typical sections, cross sections, and such other details as required by the review engineer for review of the proposed development.
- i. All hydrographs and routing curves.
- j. Inflow/outflow results highlighted for the reviewer’s ease of identification.
- k. All other applicable forms, tables, charts, etc.
- l. Detailed explanation of predevelopment analysis, post development analysis, 100-year storm event effects within the development, routing conclusion, and engineer’s evaluation of whether the development has satisfied all the hydraulic requirements.
- m. All driveway culverts require approval prior to installation. Drainage calculations shall be provided. No person shall construct or install any driveway culvert or drainage culvert within the town without first receiving approval of the construction plans as to elevation, size, and quality by the town.

Detention

- Pipe sizes, inlet capacity and invert elevations shall be determined resulting in less than 3” of water within the development parking lot. Calculations or models of the internal drainage collection system must be included in the drainage study.
- All detention ponds shall be modeled with a dynamic tailwater based upon the tailwater elevation of the receiving streams. Under no circumstances will free outfall calculation and simulations be accepted.
- Detention ponds must include an outfall structure designed to contain the runoff volume as well as prevent backflow of the receiving stream into the pond.
- Drainage study and hydraulic models must also show the 100-year base flood elevation for the development.
- If the property is located within a special flood hazard zone, the design and plans shall meet all FEMA requirements. In addition, for construction that requires fill in Zones A and AE the town requires no increase in discharge to the receiving stream for the 100-year event and no rise in water surface elevation of the receiving stream for the 100-year event as a result of the construction.

Sec. 103-34-11. Additional requirements.

Commercial developments within the town shall include the following in addition to the other requirements as set forth in this Part II Land Development Code:

- All parking and drives of commercial developments shall be hard surfaced consisting of asphalt or concrete. Drives and parking shall be a minimum of eight inches thick concrete with appropriate base and subgrade depending on geotechnical investigation completed and provided by owner. Asphalt parking and drives shall be a minimum of four inches asphalt thickness with appropriate base and subgrade depending on geotechnical investigation completed and provided by owner. Limestone or other aggregate is not allowed for parking and/or drives for commercial development.
- All driveways shall be a minimum of 36 feet wide with a minimum of a 25-foot radius. Parking lot stall dimensions and aisle widths shall conform to the West Baton Rouge UDC and ADA.
- For developments fronting town streets, the developer must construct sidewalks either in public street right-of-way or in a sidewalk easement on the development property.
- Developments shall connect to the parish’s water and town’s sewer infrastructure if available in the near area. Any development unable to connect to the existing infrastructure shall obtain any waiver for private water wells or private sewer. Water and sewer calculations must be provided including specific details of how the development will connect to the town’s utilities system (i.e., connections to the town water and sewer infrastructure).
- Proposed utility layouts (sewer, water and electricity) showing feasible connections, where possible, to existing and proposed utility systems. This necessarily includes all lift stations that will be required by the town for connection to the sanitary sewer system, and approval by the town engineer, with a natural gas generator backup in the event of power failures.”

NOW, THEREFORE, BE IT FURTHER ORDAINED by the Town Council of the

Town of Addis, Louisiana, acting as the governing authority thereof, this Ordinance shall be

designated as Ordinance 2024-3.

BE IT FURTHER ORDAINED by the Town Council of the Town of Addis, Louisiana that any provisions or items of this Ordinance or the application thereof if held invalid, such invalidity shall not affect other provisions, items, or applications, and to this end, the provisions of this Ordinance are hereby declared severable.

THIS ORDINANCE HAVING BEEN introduced at a Regular Meeting on the 12th day of March, 2024, and later having been read paragraph by paragraph at a Regular Meeting of the Mayor and Town Council of the Town of Addis, Louisiana, duly convened on the 9th day of April, 2024, said Ordinance was, APPROVED AND ADOPTED on the 9th day of April, 2024, by the following yea and nay votes on the roll call:

YEAS: Bernard, LeBlanc, LeJeune, Kelley, Parrish
NAYS: None
ABSTAINING: None
ABSENT: None

/s/ David H. Toups
HONORABLE DAVID H. TOUPS
MAYOR, TOWN OF ADDIS

ATTEST:

/s/ Jade V. Simpson
JADE V. SIMPSON, TOWN CLERK

DECLARATION OF PUBLIC EMERGENCY

Under authority of Louisiana Revised Statute 38:2212(P), the West Baton Rouge Parish School Board (“School Board”) hereby declares a public emergency, as follows:

WHEREAS, on or about March 16, 2022, Rimond Enterprises, L.L.C. (“Rimond”) submitted a quote to the School Board to replace and install doors and windows at various buildings at the Brusly Upper Elementary School campus;

WHEREAS, on or about March or April, 2022, the School Board accepted the quotation, and authorized Rimond Enterprise to begin work in accordance with the quotation;

WHEREAS, Rimond completed the installation of the doors and windows during the Fall of 2022;

WHEREAS, following the installation, faculty and administration began to notice cracking and deflection of certain walls on various buildings at the school;

WHEREAS, in November 2023, the School Board retained the services of Gurtler Bros. Consultants, Inc. to issue a report on damages to Brusly Upper Elementary School as a result of a lightning strike that occurred on or about July 15, 2022;

WHEREAS, during Gurtler Bros. Consultants’ inspection, the consultant also observed and investigated deflection and cracking issues; and determined that Rimond improperly cut and removed structural steel support columns when installing various windows on the front three buildings at the school;

WHEREAS, following receipt of Gurtler Bros. Consultants’ report, the School Board engaged the services of Jacques “Jack” Lasseigne, PE with Wardlaw Lasseigne Lebouef Structural Engineers to investigate and issue an opinion regarding potential safety concerns involving those areas in which the structural steel columns had been removed;

WHEREAS, following his observation, Mr. Lasseigne confirmed that the actions of Rimond in cutting the steel support columns had rendered certain buildings structurally compromised; and Mr. Lasseigne immediately made the decision to temporarily shore all window openings where said steel support columns had been removed;

WHEREAS, the improper actions of Rimond in cutting structural steel support columns has resulted in a significant safety hazard that jeopardizes the life, health, and safety of the students, faculty, and staff at Brusly Upper Elementary School;

WHEREAS, the School Board has engaged a Louisiana licensed designer to inspect the property and issue plans and specifications to repair the school and restore its structural integrity;

WHEREAS, it is anticipated that the design of the repair work will not be completed in sufficient time

to allow the School Board to comply with the standard advertising delays imposed by La. R.S. 38:2212 in order for the affected buildings to be repaired prior to the commencement of the 2024-2025 school year;

WHEREAS, the School Board has determined that an emergency declaration dispensing with the standard time delays to advertise the work and engage a qualified, licensed Louisiana contractor is necessary to restore the structural integrity of the affected buildings at Brusly Upper Elementary School prior to the commencement of the 2024-2025 school year.

AND NOW, CONSIDERING THE FOREGOING, THE SCHOOL BOARD DECLARES AS FOLLOWS:

BE IT RESOLVED AND ORDAINED, that the West Baton Rouge Parish School Board hereby certifies that a public emergency exists in order to repair and restore the structural integrity of Brusly Upper Elementary School that resulted from the improper actions of Rimond Enterprises, L.L.C. in removing the structural steel support columns at various buildings on the Brusly Upper Elementary School campus.

BE IT FURTHER DECLARED that the School Board hereby authorizes its Superintendent of Schools to take immediate action to permanently repair and restore the structural integrity of the affected buildings at Brusly Upper Elementary School in order to ensure the safety of the students, administration, and staff of the school.

BE IT FURTHER DECLARED that such emergency response requires the immediate engagement of contractors or service providers, without the necessity of complying with the formalities of La. R.S. 38:2211, *et seq.* in order to restore the structural integrity of the school prior to the commencement of the 2024-2025 school year.

BE IT FURTHER DECLARED that notice of the provisions contained herein shall be published in the official journal of the West Baton Rouge Parish School Board within ten (10) days hereof.

This Resolution having been submitted to a vote, the vote thereon was follows:

YEAS: Mr.Fiscus,Mrs.Clouatre,Mr. LeBlanc,Ms.Grace, Mr.Daigrepont, Mrs. Bergeron, Mr. Chustz
NAYS: None
ABSENT: Dr. Walker, Mr. Maranto, Ms. Evans
ABSTENTIONS: None

THIS DECLARATION is hereby issued on this 23rd day of April, 2024.

Chandler Smith

Dr. Chandler Smith, Board Secretary
West Baton Rouge Parish School Board

G. Alden Chustz

Alden Chustz, Board President
West Baton Rouge Parish School Board

**REGULAR MEETING OF THE
MAYOR AND CITY COUNCIL
CITY OF PORT ALLEN, LOUISIANA
WEDNESDAY, APRIL 10, 2024**

The Mayor and the City Council of the City of Port Allen, Louisiana met in regular session on Wednesday, April 10, 2024, in the Council Chambers of Port Allen City Hall.

Mayor Lee called the meeting to order at 5:38 PM. The pledge of allegiance was recited. Council members present were: Mr. Brown, Mrs. Gordon, Mr. Hubble, Mrs. Lacy and Mr. Riviere. Absent: None.

A motion was made by Mrs. Gordon and seconded by Mr. Brown to approve the minutes of the regular meeting of March 13, 2024. A roll call vote was as follows: Yeas; Mr. Brown, Mrs. Gordon, Mr. Hubble, Mrs. Lacy, Mr. Riviere: Nays; None: abstain; None; Absent; None. Motion passed.

A motion was made by Mrs. Lacy and seconded by Mrs. Gordon to add item 18-A to consider step increase for Mrs. Lennette Lasseigne, Kendrick Knighten. A roll call vote was as follows: Yeas; Mr. Brown, Mrs. Gordon, Mr. Hubble, Mrs. Lacy, Mr. Riviere: Nays; None: abstain; None; Absent; None. Motion passed.

Mayor Lee recognized Apostle Ethel Veal and presented her with a key to the city for the work she has done throughout the City of Port Allen on the occasion of her 70th birthday.

A motion was made by Mr. Brown and seconded by

A motion was made Mr. Brown and seconded by Mrs. Gordon to authorize Mayor Lee to advertise and hire for the following positions mechanic assistant in Fleet Management and Laborer I in Roads and Drainage. A roll call vote was as follows: Yeas; Mr. Brown, Mrs. Gordon, Mr. Hubble, Mrs. Lacy, Mr. Riviere: Nays; None: Abstain None: Absent; None. Motion passed.

A motion was made by Mr. Brown and seconded by Mr. Hubble to grant the owner of the property located at 833 13th Street 120 days to put the building in compliance before demolition. A roll call vote was as follows: Yeas; Mr. Brown, Mrs. Gordon, Mr. Hubble, Mrs. Lacy, Mr. Riviere: Nays; None: abstain; None; Absent; None. Motion passed.

- Holy Family School Bear Fair will be held April 19-21, 2024
- National Day of Prayer will be May 2, 2024
- Jack's Place 100th Anniversary will be celebrated this weekend
- Stop the Violence Kick Ball tournament and picnic will be held this weekend
- Family Day in the Park will be May 25, 2024

a/Rose A. Roche', Municipal Clerk

