

Legals

SHERIFF'S SALE

WELLS FARGO BANK, N.A. AS TRUSTEE
FOR PARK PLACE SECURITIES, INC.
ASSET-BACKED PASS-THROUGH
CERTIFICATES SERIES 2004-MH01

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

VS.

MELISSA LECHELLE EDWARDS RUFFINS,
A/K/A MELISSA LECHELLE EDWARDS, A/K/A MELISSA L. EDWARDS,
A/K/A MELISSA EDWARDS, A/K/A MELISSA LECHELLE RUFFINS,
A/K/A MELISSA L. RUFFINS, A/K/A MELISSA RUFFINS,
A/K/A MELISSA EDWARDS RUFFINS, A/K/A MELISSA E. RUFFINS AND
LOUIS CURTIS RUFFINS,
A/K/A LOUIS C. RUFFINS, A/K/A LOUIS RUFFINS

SUIT NO. 48523

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 10TH DAY OF JULY, 2024 AT TEN O'CLOCK (10:00) A.M.,
THE FOLLOWING DESCRIBED PROPERTY:

One (1) certain lot or parcel of ground, together with all the buildings and improvements
thereon, situated in the Parish of West Baton Rouge, State of Louisiana, in that subdivision
known as Oak Shadow Subdivision, and being designated on the official map of said
subdivision recorded at Map Book 2, Entry 258 of the records of the Clerk and Recorder
for the Parish of West Baton Rouge, State of Louisiana, as lot number forty (40), said
subdivision, said lot having such measurements and dimensions and being subject to
such servitudes and restrictions as are more particularly shown on said map.

MUNICIPAL ADDRESS IS: 2380 ORY DRIVE, BRUSLY, LA 70719

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: Angie Delaune
DEPUTY SHERIFF

ADVERTISE IN WEST SIDE JOURNAL ON: 6/6/24 & 7/4/24

SHERIFF'S SALE

GMFS, LLC

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

VS.

JOSEPH GENE DAVID AND
ALLISON MORGAN DAVID

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: Angie Delaune
DEPUTY SHERIFF

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

MINUTES

WEST BATON ROUGE PARISH COUNCIL

REGULAR MEETING

GOVERNMENT BUILDING

880 North Alexander Avenue, Port Allen

Thursday, May 9, 2024

5:30 PM

The Following Minutes Are Summarized For

Brevity. For Precise Meeting Information Please

Refer To Meeting Audio Or Video.

1. CALL MEETING TO ORDER & REQUEST

ALL ELECTRONIC DEVICES BE SILENCED

A Regular Meeting of the West Baton Rouge Parish Council was held on Thursday, May 23, 2024 and called to order at 05:30 PM. Council Chairman Carey Denstel asked that all electronic devices be placed on silent.

2. OPENING PRAYER

Councilman Atley Walker Jr. led everyone in an opening prayer.

3. PLEDGE OF ALLEGIANCE

Chairman Denstel recognized Mr. Kenny Carr who led everyone in the Pledge of Allegiance.

4. LOG ATTENDANCE

The following members were recorded as being present: Messrs. Kirk Allain, Daryl “Turf” Babin, Atley Walker, Brady Hotard, Kenneth Gordon, Carey Denstel, Alan Crowe, and Mrs. Katherine Andre.

Absent: Mr. Gary Joseph.

Also, present were, Mr. Jason Manola, Parish President, Mr. Phillip Bourgoyne, Executive Assistant, Mr. Chance Stephens, Director of Finance, Mrs. Mallorie Davis, Planning & Zoning, and Mrs. Michelle Tullier, Council Clerk.

5. MINUTES APPROVAL

A. Approval of Minutes from the Regular

Meeting of April 25, 2024.

A motion was made by Council Member Daryl “Turf” Babin, seconded by Council Member Atley Walker, to Approve the Minutes of the Regular Council Meeting held May 9, 2024.

The vote was recorded as follows:
YEAS: 8 (Kirk Allain, Daryl “Turf” Babin, Atley Walker, Brady Hotard, Kenneth Gordon, Carey Denstel, Alan Crowe, Katherine Andre)

NAYS: 0 (None)

ABSENT: 1 Gary Joseph

ABSTAIN: 0 (None)

As a result of the votes, the motion Passed.

6. CONSIDER ANY AMENDMENTS TO THE

AGENDA

There were no items to consider at this time.

7. PARISH PRESIDENT’S REPORT

Parish President Jason Manola was recognized and covered the following items: Bayou Stumpy Project, Change Order Update; **May 1st Police Jury Legislative Day;** May 2nd Meeting with Union Pacific in Addis, regarding Railroad crossing blockages; Recent meeting with D.A’s Office regarding moving forward with tax transition; Spoke briefly on regional sewer treatment plant on the south end of the Parish, noting that there is one already on the north end.

8. PUBLIC COMMENTS

There were no comments to consider at this time.

9. COMMUNICATIONS WITH COUNCIL

MEMBERS AND/OR ELECTED OR APPOINTED OFFICIALS

Councilman Walker asked the representative from Entergy to give an update on the Lighting Project @ the Lukeville Lane @ LA-1 corridor. Ms. Cherie Ausberry, of Entergy Louisiana, was recognized and gave a brief update on the Lukeville Lighting project. Councilman Walker asked Phillip to give an update on the Traffic design for the radar speed signs on Lukeville Lane & Extension. Mr. Phillip Bourgoyne, was recognized and gave an update on the recent mosquito flyover and storm/debris pickup contracts as well as the Lukeville sign project.

10. PUBLIC HEARING ON PREVIOUSLY INTRODUCED ORDINANCES

A. An Ordinance Amending Chapter 104

Zoning To Incorporate Amended Zoning

Designation Map (Zoning Plan) Under

Section 104-3 Establishment Of Districts,

Official Zoning Map For Rezoning

Request Of Antioch Missionary Baptist

Church, File #2024-1 Property Located At

2778 Billups Lane Brusly, La 70719. Described

by the WBR Assessor as: LOT SEC

19 T8S R12E MEAS 1 ARPT X 4 ARPT

CB3 E75 CB72 E119 12.08 AC IN SEC

18 T8S R12E P/O LAWS PROP CB363

E88 LOT SEC 19 T8S R12E MEAS 229’X

187’ Rezoning 11.86 (+-) acres from AG-3

(Agricultural Large Scale) to R- MF-2

(Multi-Family Residential) with a special

use permit for an Assisted Living Facility.

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item.

Mrs. Davis was recognized and noted the Planning & Zoning Commission recommended denial of this item by an 8-0 vote at the last meeting due to location and Master Plan.

No public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. The Council Chairman at this point declared the Public Hearing closed.

Mr. Ulysses Godfrey was recognized and agreed with Planning & Zoning, asking the Council to deny this request.

Councilman Atley Walker instructed Clerk Michelle Tullier to read aloud an email from Council Attorney Kristen Canezaro in regard to Mr. Walker abstaining from this vote per R.S.Title 42 Sec 1120.

There was no one in attendance to represent the rezoning or to answer questions.

A motion was made by Council Member Kenneth Gordon, seconded by Council Member Katherine Andre to deny An Ordinance Amending Chapter 104 Zoning To Incorporate Amended Zoning Designation Map (Zoning Plan) Under Section 104-3 Establishment Of Districts, Official Zoning Map, and Section 111-78 (Special, Conditional Use Requirements and Procedures) For Rezoning Request Of TMI Enterprise/Louie Vielee, Regarding Property Located At 3022 Hwy 190 W Port Allen, La 70767. File #2024-7: Described by the WBR Assessor as:7.62 AC IN SEC 44 T7S R12E DESIG AS: TRACT A CONT 3.46 AC TRACT B CONT 3.80 AC AND W/ 25’ OF TRACT A CONT 0.36 AC. Rezoning From C-1.2 and AG-2 to I-1 with a Special Use Permit for Warehouse, Storage, and Distribution, Heavy.

The vote was recorded as follows:
YEAS:7 (Kirk Allain, Daryl “Turf” Babin, Brady Hotard, Kenneth Gordon, Carey Denstel, Alan Crowe, Katherine Andre)
NAYS:0 (None)ABSENT:1 Gary Joseph ABSTAIN:1 (Atley Walker)
As a result of the votes, the motion Passed and the request was denied.

B. An Ordinance Amending Chapter 104

Zoning, To Incorporate Amended Zoning

Designation Map (Zoning Plan) Under

Section 104-3 Establishment Of Districts,

Official Zoning Map. For Special Use

Permit Request Of Kauffman’s Discount

Fireworks LLC. Regarding Property Located

At 9210 Hwy 190 W Port Allen, La 70767,

Owned by Benjamin and Samantha Moses.

File #2024-5: Described by the WBR Assessor

as TRACT E-4-A-1 CONT 2.184 AC SE/4 SEC 28 T6S R11E 14-87C.

Requesting a Special Use Permit in I-1 for

Commercial, Seasonal Outdoor-Fireworks.

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item.

Mrs. Davis was again recognized and noted the Planning and Zoning Commission recommended approval of the aforementioned request.

No public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. The Council Chairman at this point declared the Public Hearing closed.

A motion was made by Council Member Katherine Andre, seconded by Council Member Daryl “Turf” Babin to approve An Ordinance Amending Chapter 104 Zoning, To Incorporate Amended Zoning Designation Map (Zoning Plan) Under Section 104-3 Establishment Of Districts, Official Zoning Map. For Special Use Permit Request Of Kauffman’s Discount Fireworks LLC. Regarding Property Located At 9210 Hwy 190 W Port Allen, La 70767, Owned by Benjamin and Samantha Moses. File #2024-5: Described by the WBR Assessor as TRACT E-4-A-1 CONT 2.184 AC SE/4 SEC 28 T6S R11E 14-87C. Requesting a Special Use Permit in I-1 for Commercial, Seasonal Outdoor-Fireworks.

The vote was recorded as follows:
YEAS: 8 (Kirk Allain, Daryl “Turf” Babin, Atley Walker, Brady Hotard, Kenneth Gordon, Carey Denstel, Alan Crowe, Katherine Andre)

NAYS: 0 (None)

ABSENT: 1 Gary Joseph

ABSTAIN: 0 (None)

As a result of the votes, the motion Passed.

Ordinance 19 of 2024 can be found at the end of these minutes.

C. An Ordinance Amending Chapter 104 Zoning To Incorporate Amended Zoning Designation Map (Zoning Plan) Under Section 104-3 Establishment Of Districts, Official Zoning Map For Rezoning Request Of Boulanger Properties LLC. File#2024-6 Parcel #304400000400 Described by the WBR Assessor as:118.039 AC M/L SEC 91 & 92 T7S R12E 44-4. Rezoning approx. 4.218 (+-) acres from C-1.2 (Community Scaled Commercial) & C-1.4 (Industrial Transitional Commercial) to R-MF-2 (Multi Family Residential 2). MASTER PLAN CHANGE

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item.
Mrs. Davis was again recognized and explained by a 5-3 vote that the Planning Commission did not recommend approval as this item required a super majority vote. Mr. David Strange, of Rowanoake Development, was recognized and went over the project, noting it was funded by CDBG money from Hurricane Ida relief. This project is for 4 acres with 68 units on that acreage. It will be an energy efficient, gated community, which is self-sufficient and will have a net-zero impact on drainage.
There were multiple residents who spoke against the rezoning for various reasons such as traffic, crime, location, density, growth rate, Master Plan, just to name a few.
The following residents were identified as speaking at the meeting: Michael Wojick, Kenny Carr, and George Donachricha.
No public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. The Council Chairman at this point declared the Public Hearing closed.

There were multiple Councilmembers who had questions in regard to the development funding, the previous developments by the developer, the location of this request, the Master Plan.
Chairman Denstel had reservations on the type of funding and the requirements of that, as well as the amount of rent being charged. Councilman Hotard had questions in regards to Ida money coming to this Parish, which had little to no damage, location and need of the Parish being affordable single-family homes and not apartments.
Councilman Babin questioned any other local developments by this developer. Councilman Allain agreed this is a multi-family area possibly, however he would be worried about expansion and with the upcoming subdivision he feels this would be like another Sugarmill, and he cannot support that.
Councilman Hotard called up Mr. Boulanger to speak briefly in regards to the project. Councilman Gordon asked about drainage and retention.
Chairman Denstel again spoke and pointed out numerous reasons he could not support this request, mainly he feels that as the Master Plan shows, this area should be a commercial corridor and we should not add more residential due to the density because of the large subdivision approved by the City of Port Allen. Noting he has the utmost respect for the Boulanger family, but could not support this as it was being presented.

A motion was made by Council Member Carey Denstel, seconded by Council Member Daryl “Turf” Babin to deny An Ordinance Amending Chapter 104 Zoning To Incorporate Amended Zoning Designation Map (Zoning Plan) Under Section 104-3 Establishment Of Districts, Official Zoning Map For Rezoning Request Of Boulanger Properties LLC. File#2024-6

Parcel #304400000400 Described by the WBR Assessor as:118.039 AC M/L SEC 91 & 92 T7S R12E 44-4. Rezoning approx. 4.218 (+-) acres from C-1.2 (Community Scaled Commercial) & C-1.4 (Industrial Transitional Commercial) to R-MF-2 (Multi Family Residential 2). MASTER PLAN CHANGE

The vote was recorded as follows:
YEAS: 6 (Kirk Allain, Daryl “Turf” Babin, Atley Walker, Carey Denstel, Alan Crowe, Katherine Andre)

NAYS: 2 (Brady Hotard, Kenneth Gordon)

ABSENT: 1 Gary Joseph

ABSTAIN: 0 (None)

As a result of the votes, the motion Passed and the request was denied.

D. An Ordinance To Create A New Section Of The West Baton Rouge Parish Code Of Ordinances, Part II (“Code Of Ordinances”), Chapter 30 (“Franchises”), Article III (“Electrical”) To Grant A Franchise To Operate An Electrical Transmission And Distribution System To Entergy Louisiana, LLC.

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item.

No public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. The Council Chairman at this point declared the Public Hearing closed.

Ms. Asbury with Entergy was again recognized and explained the need for the aforementioned franchise agreement and asked the Council to support this renewal.

A motion was made by Council Member Atley Walker, seconded by Council Member Brady Hotard to approve An Ordinance To Create A New Section Of The West Baton Rouge Parish Code Of Ordinances, Part II (“Code Of Ordinances”), Chapter 30 (“Franchises”), Article III (“Electrical”) To Grant A Franchise To Operate An Electrical Transmission And Distribution System To Entergy Louisiana, LLC.

The vote was recorded as follows:
YEAS: 8 (Kirk Allain, Daryl “Turf” Babin, Atley Walker, Brady Hotard, Kenneth Gordon, Carey Denstel, Alan Crowe, Katherine Andre)

NAYS: 0 (None)

ABSENT: 1 Gary Joseph

ABSTAIN: 0 (None)

As a result of the votes, the motion Passed.

Ordinance 20 of 2024 can be found at the end of these minutes.

11. INTRODUCTION OF ORDINANCES

There were no items to consider at this time.

12. CONSIDER STATUS REPORT, CHANGE ORDER AND/OR OTHER MATTERS AS REQUIRED ON CURRENT PROJECTS

A. Accept/Reject Bid Recommendation for Fire Department ATV Brush Firefighting Unit.

13. RESOLUTIONS

There were no items to consider at this time.

14. CONSIDER SUBDIVISION PLATS, CONDEMNATIONS, WAIVERS AND MATTERS RELATED THERETO

There were no items to consider at this time.

15. CORRESPONDENCE REPORT

Correspondence Report from Council Clerk, Mrs. Michelle Tullier included the following items:
•Reminder About Upcoming Financial Disclosure Time May 15, 2024;
•Planning & Zoning Meeting Tuesday, May 21, 2024 a 5:30pm;
•Council Meeting is Thursday, May 23, 2024 at 5:30pm.

16. ADJOURN

There being no further business, a motion to adjourn was made by Council Member Kirk Allain and was adopted by acclamation at 06:47 PM.

Carey Denstel, Chairman
Michelle Z. Tullier, Council Clerk

ORDINANCE 19 OF 2024

As Introduced by the West Baton Rouge Parish Council
At the Meeting of April 11, 2024
And Adopted on May 9, 2024

An Ordinance Amending Chapter 104 Zoning To Incorporate Amended Zoning Designation Map (Zoning Plan) Under Section 104-3 Establishment Of Districts, Official Zoning Map For Special Use Permit Request Of Kauffman’s Discount Fireworks LLC., Requesting a Special Use Permit in I-1 for Commercial, Seasonal Outdoor-Fireworks.

NOW THEREFORE BE IT ORDAINED by the West Baton Rouge Parish Council in legal session that Chapter 104 Zoning, Sec. 104-3 Establishment of Districts, Official Zoning Map of the Compiled Ordinances of the Parish of West Baton Rouge, Louisiana is amended and re-enacted to read as follows:

Sec.104-3. Establishment Of Districts, Official Zoning Map For Rezoning Request Of Kauffman’s Discount Firework’s LLC. Regarding Property Located At 9210 Hwy 190 W Port Allen, La 70767. Owned by Benjamin and Samantha Moses. File #2024-5: Described by the WBR Assessor as TRACT E-4-A-1 CONT 2.184 AC SE/4 SEC 28 T6S R11E 14-87C. Requesting a special use permit for Commercial Seasonal Outdoor-Fireworks.

THEREFORE, BE IT FURTHER ORDAINED by the West Baton Rouge Parish Council that this ordinance shall become effective pursuant to Section 2-12 (C) of the Home Rule Charter.

THEREFORE, BE IT FURTHER RESOLVED by the West Baton Rouge Parish Council, that all other ordinances or parts of ordinances in conflict herewith are hereby repealed in their entirety.

NOW THEREFORE BE IT FURTHER RESOLVED by the Parish Council of the Parish of West Baton Rouge, Louisiana, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this ordinance which can be given effect without the invalid provisions, items, or applications of this ordinance are hereby declared severable.

THE FOREGOING ORDINANCE AFTER HAVING BEEN SUBMITTED TO A PUBLIC HEARING WAS CONSIDERED, AND UPON MOTION BY COUNCIL MEMBER KATHERINE ANDRE, WHICH WAS SECONDED BY COUNCIL MEMBER DARYL “TURF” BABIN. THE ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: 8 (MRS. ANDRE, MESSRS. BABIN ALLAIN, DENSTEL, CROWE, GORDON, HOTARD, WALKER)

NAYS: 0 (NONE)

ABSENT: 1 (MRS. JOSEPH)

ABSTAIN: 0 (NONE)

WHEREUPON the ordinance was declared adopted on the 9th Day of May, 2024.

ATTEST:

Michelle Tullier, Council Clerk

ORDINANCE 20 OF 2024

As Adopted by the West Baton Rouge Parish Council
At The Regular Meeting of April 25, 2024
And Adopted on May 9, 2024

An Ordinance To Create A New Section Of The West Baton Rouge Parish Code Of Ordinances, Part II (“Code Of Ordinances”), Chapter 30 (“Franchises”), Article III (“Electrical”) To Grant A Franchise To Operate An Electrical Transmission And Distribution System To Entergy Louisiana, LLC, Within West Baton Rouge Parish Unincorporated Areas. WHEREAS the authority for Parish legislative bodies to grant franchises for utility companies to operate within their rights-of-way and other

public places is an express power granted by the State legislature (cf. LSA-R.S. 33:4361) AND WHEREAS Entergy of Louisiana, LLC has approached West Baton Rouge Parish Government with a request to receive a franchise for that purpose AND

WHEREAS West Baton Rouge Parish finds no legitimate public purpose to deny such request AND

WHEREAS West Baton Rouge Parish seeks to provide more competitive electrical service to homes and businesses located in its jurisdiction THEREFORE

BE IT ORDAINED BY THIS COUNCIL that a new section of the West Baton Rouge Parish code of Ordinances, Part II (Code of Ordinances”), Chapter 30 (“Franchises”), Article III (“Electrical”) to grant a franchise to operate an electrical transmission and distribution system to Entergy Louisiana, LLC, within West Baton Rouge Parish unincorporated areas be created to read as follows (NOTE: underlined words are additions and strikethrough words are deletions. Three asterisks - * * * - indicate sections of the code skipped for brevity of this ordinance. Such sections are to be retained by the code editors.):

PART II – CODE OF ORDINANCES

CHAPTER 30

FRANCHISES

* * *

ARTICLE III. ELECTRICAL

* * *

Sec. 30-32. Entergy of Louisiana, LLC.

The Parish of West Baton Rouge, Louisiana Granting to Entergy Louisiana, LLC, its successors and assigns, the franchise, right and privilege, for a period of thirty-five (35) years from the date of the adoption hereof, to supply, in such manner as it deems best, electric power and energy throughout the Parish of West Baton Rouge, Louisiana, and to the inhabitants thereof, or to any person, firm, or corporation, and the right to acquire, construct, operate, and maintain such plants, structures, transmission lines, distribution systems, and equipment as may be useful or necessary for the generation, production, transportation, distribution, and/or sale of electric power and energy throughout the Parish of West Baton Rouge, Louisiana, and the right to erect, operate, and maintain poles, masts, supports, wires, cables, transmission lines, conduits, conductors, substations distribution systems, and any and all other appliances useful or necessary for the transportation and/or distribution and/or sale of electric power and energy on, over, under, along, upon, and across all of the present and/or future streets, roads, highways, alleys, and public places of the Parish of West Baton Rouge, Louisiana, not within the limits of any incorporated city, town or village, and the right to repair, replace, or remove same, or any portion thereof, and the right to connect any such transmission line or distribution system to any other transmission line or distribution system for the purpose of transporting electric power and energy into, through or beyond the boundaries of the Parish.

SECTION 1. Be it ordained by the Parish Council of the Parish of West Baton Rouge, Louisiana, in regular session duly convened, that the Parish of West Baton Rouge, Louisiana, hereinafter called the “Parish,” grants and there is hereby granted to Entergy Louisiana, LLC, its successors and assigns, hereinafter called “Company,” in addition to the rights and privileges presently in effect and enjoyed by the Company, a franchise, right, and privilege, from date of the adoption hereof, to supply electric power and energy throughout the Parish of West Baton Rouge, Louisiana, and to the inhabitants thereof, or to any person, firm, or corporation, in such manner and from such sources as the said Company deems best, and the right to acquire, construct, operate, and maintain such plants, structures, transmission lines, distribution systems, and equipment as may be useful or necessary for the generation, production, transportation, distribution, and/or sale of electric power and energy throughout the Parish of West Baton Rouge, Louisiana, and the right to erect, operate, and maintain poles, masts, supports, wires, cables, transmission lines, conduits, conductors, substations, distribution systems, and any and all other appliances useful or necessary for the transportation and/or distribution and/or sale of electric power and energy on , over, under, along, upon, and across all of the present and/or future streets, roads, highways, alleys, and public places of the Parish of West Baton Rouge, Louisiana, not within the limits of any incorporated city, town or village, and the right to repair, replace, or remove same, or any portion thereof, and the right to connect any such transmission line of distribution system to any other transmission line or distribution system for the purpose of transporting electric power and energy into, through, or beyond the boundaries

of the Parish.

SECTION 2. Be it further ordained, etc., that this Franchise is granted upon and subject to the following provisions:

1. This Franchise, so far as it applies to the use of any state highway for the purposes herein specified, shall be without effect without the written consent and approval of the Louisiana State Highway Engineer, and no work shall be undertaken by the Company on any state highway without the written consent of the State Highway Engineer in accordance with the provisions of revised statute 33:4362.

2. In maintaining its properties the Company shall not unnecessarily or unreasonably impair or obstruct the streets, roads, highways, alleys, sidewalks, and public grounds, and the Company shall, at its own expense, without unreasonable delay, make all necessary repairs to remedy any damage or remove any obstruction caused by its operations hereunder.

3. The Company shall use reasonable precautions to avoid damage or injury to persons or property and shall hold and save harmless the parish from all damages, losses, or expense caused by the negligence of the Company, its agents or employees, while exercising any of the rights herein granted.

SECTION 3. Be it further ordained, etc., that the Parish shall make, adopt, and enforce all ordinances necessary to protect the property and property rights of the Company owned and operated under this Franchise, and the Parish will not in any way interfere with the full legal use by the Company of the property which it now maintains or may hereafter maintain in the Parish.

SECTION 4. Be it further ordained, etc., that this Ordinance, the public health and welfare and the public necessity requiring it, shall take effect from and after its adoption.

SECTION 5. Be it further ordained, etc., that this Franchise shall be for a period of thirty-five (35) years from the date hereof, and upon exercise by the Company of any of the privileges granted by this Franchise, it shall be irrevocable.

SECTION 6. Be it further ordained, etc., that nothing in this Franchise shall be construed as superseding, repealing, canceling, modifying, or in any way affecting any of the rights enjoyed by Entergy Louisiana, LLC, under that certain franchise granted by Ordinance No. _____, adopted by the Police Jury of West Baton Rouge Parish on the 8th day of April, 1925, and said franchise is hereby recognized as continuing in full force and effect in accordance with its terms.

SECTION 7. Be it further ordained, etc., that Entergy Louisiana, LLC shall file with the Parish of West Baton Rouge Entergy Louisiana, LLC’s written acceptance of this ordinance not later than three (3) months from the date of its passage.

(a) Nothing in this franchise shall be construed as superseding, repealing, canceling, modifying, or in any way affecting any of the rights enjoyed by other utility companies pursuant to other franchises heretofore granted by the parish.

* * *

THEREFORE BE IT FURTHER ORDAINED by the West Baton Rouge Parish Council that this ordinance shall become effective pursuant to Section 2-12 (C) of the Home Rule Charter.

THEREFORE BE IT FURTHER RESOLVED by the West Baton Rouge Parish Council, that all other ordinances or parts of ordinances in conflict herewith are hereby repealed in their entirety.

NOW THEREFORE BE IT FURTHER RESOLVED by the Parish Council of the Parish of West Baton Rouge, Louisiana, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this ordinance which can be given effect without the invalid provisions, items, or applications of this ordinance are hereby declared severable.

THE FOREGOING ORDINANCE AFTER PUBLIC HEARING WAS CONSIDERED, AND UPON MOTION BY COUNCIL MEMBER AILEY WALKER, WHICH WAS SECONDED BY COUNCIL MEMBER BRADY HOTARD, AND A VOTE BEING TAKEN, THE FOLLOWING RESULT WAS HAD:

YEAS: 8 (MRS. ANDRE, MESSRS. BABIN ALLAIN, DENSTEL, CROWE, GORDON, HOTARD, WALKER)

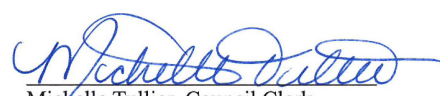
NAYS: 0 (NONE)

ABSENT: 1 (MRS. JOSEPH)

ABSTAIN: 0 (NONE)

WHEREUPON the ordinance was declared adopted on the 9th Day of May, 2024.

ATTEST:


Michelle Tullier, Council Clerk

AGENDA

WEST BATON ROUGE PARISH COUNCIL

REGULAR MEETING

GOVERNMENT BUILDING

880 North Alexander Avenue, Port Allen

Thursday, June 13, 2024

5:30 PM

1. CALL MEETING TO ORDER & REQUEST ALL ELECTRONIC DEVICES BE SILENCED
2. OPENING PRAYER
3. PLEDGE OF ALLEGIANCE
4. LOG ATTENDANCE
5. MINUTES APPROVAL
 - A. Approval of Minutes from The Regular Council Meeting of May 23, 2024.
6. CONSIDER ANY AMENDMENTS TO THE AGENDA
7. PARISH PRESIDENT’S REPORT
8. PUBLIC COMMENTS
9. COMMUNICATIONS WITH COUNCIL MEMBERS AND/OR ELECTED OR APPOINTED OFFICIALS
10. RATIFICATION OF DIRECTOR
 - A. Consider Ratification of New Public Works Director
11. PUBLIC HEARING ON PREVIOUSLY INTRODUCED ORDINANCES
12. INTRODUCTION OF ORDINANCES
13. CONSIDER STATUS REPORT, CHANGE ORDER AND/OR OTHER MATTERS AS REQUIRED ON CURRENT PROJECTS
 - A. Accept/Reject Bid Recommendation for Arena Well #2 Project
14. RESOLUTIONS
 - A. Resolution of The West Baton Rouge Parish Council Designating the Official Journal for July 1, 2024 To June 30, 2025.
 - B. Resolution of the West Baton Rouge Parish Council Expressing Recognition of Parish Employees
15. CONSIDER SUBDIVISION PLATS, CONDEMNATIONS, WAIVERS AND MATTERS RELATED THERETO
 - A. Consider Ratification of Condemnation for Derelict structure located on Parcel #305210004300, 935 Eleanor St. Port Allen, La 70767 as described by the WBR Assessor: Lot 7 SQ 2 BURCHAM SD 52A- 43, Current Owner Sherwin Collins File #2024-013
 - B. Consider Ratification of Condemnation for Derelict structure located on Parcel #305210004300, 937 Eleanor St. Port Allen, La 70767 as described by the WBR Assessor: Lot 7 SQ 2 BURCHAM SD 52A- 43, Current Owner Sherwin Collins File #2024-022
 - C. Consider Ratification of Condemnation for Derelict structure located on Parcel #305210005500, 1524 Louisiana Ave. Port Allen, La 70767 as described by the WBR Assessor: Lot 2 SQ 5 BURBRIDGE SD 52A-55 CB121 E134, Current Owner Anthony Washington. File #2024-020
16. CORRESPONDENCE REPORT
17. ADJOURN

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED ASSISTANCE, PLEASE CONTACT MICHELLE TULLIER AT (225) 214-4242, DESCRIBING THE ASSISTANCE THAT IS NECESSARY