

A G E N D A

OUACHITA PARISH POLICE JURY REGULAR MEETING

**TUESDAY, FEBRUARY 17, 2015 – 5:30 P.M.
OUACHITA PARISH COURTHOUSE – COURTROOM 3**

CALL TO ORDER: Mr. Scotty Robinson, President

INVOCATION:

PLEDGE OF ALLEGIANCE:

ROLL CALL: Ms. Karen Cupit, Recording Secretary

APPROVAL OF AGENDA:

PUBLIC COMMENT PERIOD:

DISCUSSION/ACTION: Motion to adopt the Minutes of the Regular Police Jury Meeting including the Committee Meetings held on February 2, 2015

PUBLIC HEARING:

Ordinance No. 9063 – An Ordinance authorizing the sale by sealed bids pursuant to the provisions of LA. R.S. 33:4712 of a 5.431+/- acres tract in SEC. 37, T17N, R2E, Ouachita Parish commonly referred to as “Cheniere Lake Park Area 6” for a minimum bid of \$70,000; and further providing with respect thereto.

VISITORS:

1)

ENGINEERING REPORT:

Discussion/Action:

- Parish Project Updates
- Discussion/Action: 2014 Pavement Striping Program Bids (A1)
- Discussion/Action: Preliminary Subdivision Approval – Pleasant Trinity Subdivision
- Discussion/Action: Resubdivision Approval – Chauvin Place, Unit 2 (A2)

FINANCE COMMITTEE MEETING

CALL TO ORDER: Mr. Walt Caldwell, Chairman

- 1) **Mr. Brad Cammack, Treasurer**
Discussion/Action: Claim Statement

OTHER BUSINESS:

ADJOURN!

RATIFICATION OF COMMITTEE ACTIONS:

MOTIONS * ORDINANCES * RESOLUTIONS:

MR. SCOTTY ROBINSON, DISTRICT A:

- 1) DISCUSSION/ACTION:

**ORDINANCE NO. 9065
(INTRODUCTION ONLY)**

AN ORDINANCE TO AUTHORIZE AN ACT OF SALE BY THE PARISH OF OUACHITA TO SELL ADJUDICATED PROPERTY DESCRIBED AS: LOT 8 OF J.S. JAMES CONSTRUCTION CO. RESUBDIVISION OF LOT 15, UNIT 2 OF E.W. CRUSE’S SUBDIVISION OF THE L.P. ALEXANDER TRACT IN SECTIONS 8 & 42, TOWNSHIP 17 NORTH, RANGE 4 EAST, OUACHITA PARISH, LOUISIANA IN ACCORDANCE WITH LA R.S. 47: 2202 ET SEQ. AND TO AUTHORIZE THE OUACHITA PARISH POLICE JURY PRESIDENT TO SIGN ALL NECESSARY DOCUMENTS AND TO ADDRESS THE MATTERS RELATIVE THERETO.

WHEREAS, the immovable property described below was adjudicated to the Parish of Ouachita on June 4, 2003, for nonpayment of taxes; and

WHEREAS, the three (3) year period for redemption provided by Art. 7, §25 of the Louisiana Constitution has elapsed, as well as the five (5) year redemption period established by Parish Ordinance No: 9037 and the owner of record has failed to redeem the adjudicated property; and

WHEREAS, LA R.S. 47: 2202 et seq. provides that the Parish may sell adjudicated property in accordance with law after the expiration of the period for redemption; and

WHEREAS, the Parish of Ouachita has declared the property described below surplus and not needed for a public purpose and to dispose of said property in accordance with LA R.S. 47:2202, et seq.; and

WHEREAS, in accordance with L.A. R.S. 47:2202 the Parish of Ouachita has set a minimum bid for public sale at \$3,644.81; and

WHEREAS, the Parish of Ouachita has received a written offer to purchase said property from _____ [TO BE DETERMINED AT AUCTION] for the consideration of _____ [TO BE DETERMINED AT AUCTION] cash, at the time of sale and has been accepted by the Ouachita Parish Police Jury; and

WHEREAS, the property described herein below is scheduled for public auction on March 4, 2015 at 10:00 a.m.

NOW BE IT ORDAINED by the Ouachita Parish Police Jury, that any Act of Sale of the below described property shall contain the following conditions and requirements:

- 1) This property described as Ouachita Parish Parcel #15382, with municipal address 1113 Myers Street, Monroe, LA 71202, and more fully described as:

Lot 8 of J.S. James Construction Co., Inc.'s Subdivision of Lot 15 of Unit No. 2 of E.W. Cruse's Subdivision of the L.P. Alexander Tract in Sections 8 and 42, Township 17 North, Range 4 East, as per plat filed in Book 8 page 48 of the records of Ouachita Parish, Louisiana.
- 2) This property shall be sold in accordance with LS-R.S. 47:2201 et. seq., without any warranty, from either the Parish or Management Company, whatsoever, even as to the return of the purchase price.
- 3) The sale shall be on a form approved by the Parish Attorney and that the sales price is paid by certified funds at the time of the sale.
- 4) The sale shall include a reservation of all mineral rights to the Parish, but shall convey all surface rights.
- 5) The following shall be completed prior to closing of sale:

- a. E&P LLC shall certify in writing to the Parish Attorney that they have examined the mortgage records, conveyance records, probate and civil suit records of the Parish of Ouachita and that attached to this certification will be a written list of names and last known addresses of all owners, mortgagees, and any other person who may have a vested or contingent interest in the property, or who has filed a request for notice as provided in the former provisions LS-R.S. 33:4720.17(B), as indicated in those records.
- b. E&P LLC will provide notice to those persons identified in accordance with LS-R.S. 47:2201 et. seq. Proof of said notice will be filed in the conveyance records of Ouachita Parish immediately after the Act of Sale.
- c. At the time of closing, the E&P LLC will certify in writing to Parish Attorney and Clerk of Court that the number of days mandated by LS-R.S. 47:2201 et. seq. has elapsed since the above required notice was made or attempted and that the property has not been redeemed by the payment of the taxes owed.

BE IT FURTHER ORDAINED, by the Ouachita Parish Policy Jury, that the Police Jury President is hereby authorized to execute a Cash Sale of the above described adjudicated property to the highest acceptable bidder. The Cash Sale shall contain all of the above conditions and requirements and shall be executed within the timelines specified.

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2) DISCUSSION/ACTION:

**ORDINANCE NO. 9066
(INTRODUCTION ONLY)**

AN ORDINANCE TO AUTHORIZE AN ACT OF SALE BY THE PARISH OF OUACHITA TO SELL ADJUDICATED PROPERTY DESCRIBED AS: LOT 11 IN ROCKTHROW SUBDIVISION, LOCATED IN SECTION 20, TOWNSHIP 18 NORTH, RANGE 3 EAST, OUACHITA PARISH, LOUISIANA IN ACCORDANCE WITH LA R.S. 47: 2202 ET SEQ. AND TO AUTHORIZE THE OUACHITA PARISH POLICE JURY PRESIDENT TO SIGN ALL NECESSARY DOCUMENTS AND TO ADDRESS THE MATTERS RELATIVE THERETO.

WHEREAS, the immovable property described below was adjudicated to the Parish of Ouachita on June 1, 1993, for nonpayment of taxes; and

WHEREAS, the three (3) year period for redemption provided by Art. 7, §25 of the Louisiana Constitution has elapsed, as well as the five (5) year redemption period established by Parish Ordinance No: 9037 and the owner of record has failed to redeem the adjudicated property; and

WHEREAS, LA R.S. 47: 2202 et seq. provides that the Parish may sell adjudicated property in accordance with law after the expiration of the period for redemption; and

WHEREAS, the Parish of Ouachita has declared the property described below surplus and not needed for a public purpose and to dispose of said property in accordance with LA R.S. 47:2202, et seq.; and

WHEREAS, in accordance with L.A. R.S. 47:2202 the Parish of Ouachita has set a minimum bid for public sale at \$8,033.07; and

WHEREAS, the Parish of Ouachita has received a written offer to purchase said property from _____ [TO BE DETERMINED AT AUCTION] for the consideration of [TO BE DETERMINED AT AUCTION] cash, at the time of sale and has been accepted by the Ouachita Parish Police Jury; and

WHEREAS, the property described herein below is scheduled for public auction on March 4, 2015 at 10:00 a.m.

NOW BE IT ORDAINED by the Ouachita Parish Police Jury, that any Act of Sale of the below described property shall contain the following conditions and requirements:

- 1) This property described as Ouachita Parish Parcel #71443, with municipal address 0 Summerville Lane, West Monroe, LA 71291, and more fully described as:

Lot 11 of Rockthrow Subdivision, located in Section 20, Township 18 North, Range 3 East, Ouachita Parish, Louisiana, as per revised plat of record in Plat Book 14, Page 104, records of Ouachita Parish, Louisiana.
- 2) This property shall be sold in accordance with LS-R.S. 47:2201 et. seq., without any warranty, from either the Parish or Management Company, whatsoever, even as to the return of the purchase price.
- 3) The sale shall be on a form approved by the Parish Attorney and that the sales price is paid by certified funds at the time of the sale.
- 4) The sale shall include a reservation of all mineral rights to the Parish, but shall convey all surface rights.
- 5) The following shall be completed prior to closing of sale:
 - a. E&P LLC shall certify in writing to the Parish Attorney that they have examined the mortgage records, conveyance records, probate and civil suit records of the Parish of Ouachita and that attached to this certification will be a written list of names and last known addresses of all owners, mortgagees, and any other person who may have a vested or contingent interest in the

property, or who has filed a request for notice as provided in the former provisions LS-R.S. 33:4720.17(B), as indicated in those records.

- b. E&P LLC will provide notice to those persons identified in accordance with LS-R.S. 47:2201 et. seq. Proof of said notice will be filed in the conveyance records of Ouachita Parish immediately after the Act of Sale.
- c. At the time of closing, the E&P LLC will certify in writing to Parish Attorney and Clerk of Court that the number of days mandated by LS-R.S. 47:2201 et. seq. has elapsed since the above required notice was made or attempted and that the property has not been redeemed by the payment of the taxes owed.

BE IT FURTHER ORDAINED, by the Ouachita Parish Policy Jury, that the Police Jury President is hereby authorized to execute a Cash Sale of the above described adjudicated property to the highest acceptable bidder. The Cash Sale shall contain all of the above conditions and requirements and shall be executed within the timelines specified.

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3) DISCUSSION/ACTION:

**ORDINANCE NO. 9067
(INTRODUCTION ONLY)**

AN ORDINANCE TO AUTHORIZE AN ACT OF SALE BY THE PARISH OF OUACHITA TO CONVEY ADJUDICATED PROPERTY DESCRIBED AS: LOT IN SQUARE 7 OF LAYTON'S FIRST ADDITION FRONTING 150 FEET ON WEST SIDE OF JACKSON STREET AND RUNNING BACK A DEPTH OF 150 FEET ON THE SOUTH SIDE OF MIRO STREET, SEC. 55, T 18N, R3E, BEARING THE MUNICIPAL ADDRESS OF 800 JACKSON STREET, MONROE, IN ACCORDANCE WITH LA R.S. 47: 2202 ET SEQ. AND TO AUTHORIZE THE OUACHITA PARISH POLICE JURY PRESIDENT TO SIGN ALL NECESSARY DOCUMENTS AND TO ADDRESS THE MATTERS RELATIVE THERETO.

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MR. MACK CALHOUN, DISTRICT B:

1) DISCUSSION/ACTION:

**ORDINANCE NO. 9063
(FINAL)**

AN ORDINANCE AUTHORIZING THE SALE BY SEALED BIDS PURSUANT TO THE PROVISIONS OF LA. R.S. 33:4712 OF A 5.431+/- ACRES TRACT IN SEC. 37, T17N, R2E, OUACHITA PARISH COMMONLY REFERRED TO AS "CHENIERE

LAKE PARK AREA 6” FOR A MINIMUM BID OF \$70,000; AND FURTHER PROVIDING WITH RESPECT THERETO.

WHEREAS, the Ouachita Parish Police Jury has determined that a certain 5.431+/- acres tract in Sec. 37, T17N, R2E, Ouachita Parish commonly referred to as “Cheniere Lake Park Area 6” (as more particularly described in the “Legal Description” attached hereto and made a part hereof as Exhibit “A”) is no longer needed for a public purpose and the sale of this surplus property is in the public interest; and,

WHEREAS, the Ouachita Parish Police Jury has obtained an appraisal from A J Burns Jr. of Appraisal Consultants, LLC dated December 22, 2014, reflecting an appraised value for said property of \$70,000.00.

NOW, THEREFORE:

BE IT ORDAINED by the Ouachita Parish Police Jury in legal and regular session that pursuant to the provisions of La. R. S. 33:4712, the Ouachita Parish Police Jury does hereby authorize the sale of that a certain 5.431+/- acres tract in Sec. 37, T17N, R2E, Ouachita Parish commonly referred to as “Cheniere Lake Park Area 6” (as more particularly described in the “Legal Description” attached hereto and made a part hereof as Exhibit “A”) pursuant to the following terms:

- 1) The tract is to be sold by sealed bids to the highest bidder, but for a price of not less than the appraised value of \$70,000.00;
- 2) Bid packets including information regarding the property and the forms upon which bids are to be submitted may be obtained from Jeremy Clack, Special Projects Coordinator, Ouachita Parish Police Jury, Ouachita Parish Courthouse, Rm. 201, 300 St. John Street, Monroe, LA 71291, (318) 327-1340. To be considered a bid must be submitted on the form included in the above-mentioned bid packets (or a copy thereof); must be signed by the bidder or an authorized representative of the bidder; and, must be accompanied by a deposit check or similar instrument made payable to the “Ouachita Parish Police Jury” in the amount of ten percent (10%) of the bid price;
- 3) Bids will be received in the office of Karen Cupit, Recording Secretary of the Ouachita Parish Police Jury, Room 203 Ouachita Parish Courthouse, Monroe, Louisiana, before on or before 2:00 p.m. on **Thursday, February March 26. 2015**;
- 4) Bids will be opened, read aloud and tabulated at 2:00 p.m. **Thursday, February March 26. 2015**, in the Ouachita Parish Police Jury Conference Room located on the Second Floor of the Ouachita Parish Courthouse, Monroe, Louisiana;
- 5) The deposit check or instrument of the successful bidder for each parcel will be negotiated by the Ouachita Parish Police Jury on the third business day following the opening of bids and applied to the purchase price. If the check or instrument is returned unpaid, the bid will be considered void and the property will be offered to the next highest bidder whose bid is above the reserve price or minimum bid of

\$70,000.00. The deposit check or instrument of unsuccessful bidders will not be negotiated and will be voided and returned to the address indicated on the bid form;

- 6) Sales to be closed within 60 days from the opening of bids, unless extended by mutual agreement of the parties;
- 7) The Seller will pay a fee of two percent (2.0%) to any licensed real estate agent indicated on the bid form as the agent producing the successful bidder;
- 8) The Ouachita Parish Police Jury reserves the right to reject all bids as to any or all of the parcels identified above.
- 9) The sale will be made with the Ouachita Parish Police Jury reserving all mineral rights, but agreeing that no mineral lessee shall conduct surface operations on the property; and,
- 10) The property will be sold “as is” with no warranty, except as to title.

BE IT FURTHER ORDAINED that Scotty Robinson, President, be and hereby is, authorized and empowered to execute a Purchase Agreement and an Act of Sale on behalf of the Ouachita Parish Police Jury in accordance with the foregoing provisions.

The above ordinance was introduced on the 20th day of January, 2015.

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MR. WALT CALDWELL, DISTRICT C:

- 1) DISCUSSION/ACTION:

DR. OLLIBETH REDDIX, DISTRICT D:

- 1) DISCUSSION/ACTION:

MR. SHANE SMILEY, DISTRICT E:

- 1) DISCUSSION/ACTION:

MS. PAT MOORE, DISTRICT F:

1) DISCUSSION/ACTION:

RESOLUTION NO. 15-05

A RESOLUTION APPROVING THE ISSUANCE, SALE AND DELIVERY OF FOUR HUNDRED FIFTY THOUSAND DOLLARS (\$450,000) OF WATER REVENUE BONDS, SERIES 2015 OF PRAIRIE ROAD WATER DISTRICT, OUACHITA PARISH, LOUISIANA, AND FURTHER PROVIDING WITH RESPECT THERETO.

WHEREAS, the Board of Waterworks Commissioners of Prairie Road Water District, Ouachita Parish, Louisiana (the “District”), proposes to authorize the issuance and delivery of \$450,000 of its Water Revenue Bonds, Series 2015 (the “Bonds”), for the purpose of constructing and acquiring improvements and extensions to the waterworks system of the District, including equipment and fixtures therefor (the “Project”); and

WHEREAS, it is now the desire of this Police Jury of the Parish of Ouachita, State of Louisiana, to approve the issuance, sale and delivery of the Bonds as required by Article IV, Section 15 of the Constitution of the State of Louisiana of 1974 and the authority supplemented thereto;

NOW THEREFORE:

BE IT RESOLVED by the Police Jury of the Parish of Ouachita, State of Louisiana, acting as the governing authority of said Parish, that:

SECTION 1. In compliance with the provisions of Article VI, Section 15 of the Constitution of the State of Louisiana of 1974 and other authority supplemental thereto, and in accordance with the request of the Board of Waterworks Commissioners of Prairie Road Water District, Ouachita Parish, Louisiana, this Police Jury hereby approves the issuance, sale and delivery of Four Hundred Fifty Thousand Dollars (\$450,000) of the District, maturing no later than January 1, 2027, a portion of said Bonds to bear interest at the rate of two and ninety hundredths percent (2.90%) per annum. The Bonds, equally with the District’s outstanding Water Revenue Refunding Bonds, Series 2014, shall be secured by the payable solely from the revenues derived or to be derived by the District from the operation of the waterworks system, and neither the Parish of Ouachita nor this Police Jury shall in any way be liable for the payment of the principal of and/or interest on the Bonds.

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2) DISCUSSION/ACTION: 2014-2015 Community Water Enrichment Fund

ADMINISTRATIVE REPORTS:

- A. **FISCAL:** **Mr. Brad Cammack, Treasurer**
Discussion/Action:
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- B. **FIRE:** **Chief Pat Hemphill, Fire Department**
Discussion/Action:
 - Surplus Vehicles
2003 Crown Vic; Asset 21348
1997 GMC 2500; Asset 7327

- C. **LEGAL:** **Mr. Jay B. Mitchell, Assist. Dist. Attorney**
Discussion/Action:
 - Calhoun Experiment Station Property

- D. **PUBLIC WORKS:** **Mr. John Tom Murray, Director**
Discussion/Action:
 -

- E. **9-1-1:** **Mr. Craig Lott, Director**
Discussion/Action:
 - Request to Open Position (A3)

BEER AND WHISKEY APPLICATIONS:

- 1) **FRANCO, CUAUAHTEMOC O**
LOS MAYAS OF WEST MONROE, LLC, 200 WELL RD, WEST MONROE, LA 71291, CLASS A & R BEER PERMIT AND CLASS C LIQUOR PERMIT

OTHER BUSINESS:
DISCUSSION/ACTION:

A D J O U R N !