

**PROCEEDINGS OF THE CITY COUNCIL  
OF THE CITY OF NATCHITOCHEs, STATE OF LOUISIANA,  
REGULAR MEETING HELD ON  
MONDAY, JANUARY 27, 2020 AT 5:30 P.M.**

The City Council of the City of Natchitoches met in legal and regular session at the Natchitoches Municipal Building, 716 Second Street, Natchitoches, Louisiana on Monday, January 27, 2020 at 5:30 p.m.

There were present:

Mayor Lee Posey  
Councilman At Large Don Mims, Jr.  
Councilman Dale Nielsen  
Councilwoman Sylvia Morrow  
Councilman Lawrence Batiste

Guests: None

Absent: None

Mayor Lee Posey called the meeting to order and welcomed everyone for coming. Councilwoman Sylvia Morrow was asked to lead the invocation and Mayor Lee Posey led the Pledge of Allegiance.

Mayor Posey then called for the reading and approval of the minutes for the January 13, 2020 meeting. Mr. Mims moved that we dispense with the reading of the minutes and approval of same. Seconded by Mr. Harrington, a roll call vote was as follows:

<b>Ayes:</b>	<b>Batiste, Nielsen, Mims, Harrington, Morrow</b>
<b>Nays:</b>	<b>None</b>
<b>Absent:</b>	<b>None</b>
<b>Abstain:</b>	<b>None</b>

## **PLANNING & ZONING – APPEAL:**

### **RHODES PROPERTIES AND DEVELOPMENT, LLC**

Purpose: The City Council to review a decision of the Natchitoches Planning and Zoning Commission at the December 3, 2019 meeting that **denied** the application regarding the St. Maurice Subdivision.

Mayor Posey opened the floor for public comments in reference to the appeal.

Mr. Jared Dunahoe approached the podium on behalf of Rhodes Properties and Development. He stated they are here in reference to the appeal as it relates to the December 3<sup>rd</sup> decision of Planning and Zoning to deny the application for the Saint Maurice Place subdivision project. This is the second time we have been before the council for an appeal. In the first application the Planning and Zoning Commission and City denied the application for what he believes to be two specific reasons: each of the lots did not front a City street and the right of way was only 50 feet wide as opposed to the 60 feet requirement. Our clients respectfully disagreed with that decision and filed a new application to address those two concerns. This is the application that is before you tonight in which every lot faces a city street and the right of way is 60 feet wide. Under this application, the Rhodes are 100% in compliance with the Planning and Zoning requirements and laws set forth by the City which surprises us that the commission denied the application. There was discussion at the hearing as to whether or not the subdivision street should connect to Oma Street because right now it is a cul-de-sac and there is a provision that addresses connecting streets. This only arises if the commission makes the decision that the public needs those streets to connect. He believes the commission's decision to deny the application was brought on by opposition within the existing neighborhood. One concern raised was drainage and that would primarily be addressed during another stage and shouldn't be the premise for denying this project. The other concern was the size of the lots. Each lot meets the 7200 foot requirement that the City has enacted. He then stated, the neighborhood thinks the lots should be bigger, but that is not how the system works. The City has decided this is the minimum requirement for lot size and the commission cannot come in knowing what the law state and decide for this subdivision we are going to require larger lots. He also pointed out the 7200 foot lot size is not inconsistent with the existing neighborhood. He stated it is frustrating to his clients that this almost identical subdivision was approved when Eddie Ahrens presented it to the commission other than one lot difference. Tonight's decision is about whether or not Natchitoches is going to be a city that follows rules or make up the rules as we go along to achieve a desired result. Mr. Dunahoe ended by stating, tonight we ask the City Council to reverse the commission decision and approve the application.

Mayor Posey asked a question to Mrs. Fowler. How many houses did the original Eddie Ehrens application have and was it in fact approved by the Planning and Zoning Commission?

Mrs. Fowler stated the application of Mr. Ahrens was done many years ago. There were more differences in his application than just one lot. Mr. Ahrens did not pursue the project once it was approved by the commission. At one point it was denied and he was asked to come back with changes which he did and then the commission approved his application. However there was an appeal of the application to the City Council and that is where things changed for his project. This project included 27 lots with a dedicated right of way which the commission acknowledged. The commission did not have any major objections as it related to the cul de sac, but the main concern was the density of the lot in the subdivision. Each commissioner weighed in on their thoughts about character and location capability of 27 lots. This is how their decision was decided.

Mr. Dunahoe added the material differences of the Rhodes application and Mr. Ahrens application are things that make the Rhodes application more in compliant with the regulations. He stated that is why they think the preliminary plat should be approved at this stage.

Ms. Morrow questioned is 27 lots correct?

Mrs. Fowler stated yes, 27 lots. The other changes that were applicable involved where there would or would not have been a retention pond. There are two lots, one of them dedicated as a green space and the other lot there was no indication of what would be there. The other topic of discussion was whether the subdivision would be gated or not and the developer indicated there was no intent to request a gate. If the street is a dedicated street it should remain open for public use.

Ms. Morrow asked so the retention pond has been removed and the street is now a public street?

Mr. Ralph Ingram approached the podium stating he has given a list of the reasons he is opposed to the Saint Maurice Place subdivision and is asking the council to vote against this proposed subdivision. This is not in keeping with the neighborhood and will decrease the value of the surrounding property.

Mr. Thomas Reynolds stated the issue today is about the plat and one thing Mr. Dunahoe did not clarify enough in his remarks is that the Planning and Zoning Commission clearly had concerns about the character of the neighborhood and the project may not fit that. They would have you believe the size of the lot is not an indicator of the character of the neighborhood. The size of the lots determine home size, space between homes and the landscaping surrounding those homes all of which are the curb appeal and the value of the homes in that area. The home lots in Rose Lawn are much larger than the proposed lot size for this project. Mr. Reynolds asked the council to consider the size of the lots that matter a great deal on the kind of construction that will happen and clearly not be in character with the neighborhood.

Ms. Carolyn Breedlove stated it takes a fair amount of audacity to file a new application while you have a lawsuit pending against the city. It takes a fair amount of arrogance to pretend that the City Council did not specifically uphold Planning and Zoning's decision the last time this application was followed in September. Mr. Harrington specifically read from the ordinance that new development has to be in keeping the character of the existing neighborhood. This incredibly high density development is in no way of keeping with the character. The Council specifically declined to overturn the last Planning and Zoning decision because it was considered necessary to make it a thru street to connect to Oma and existing street. Mr. Dunhoe did not say it here, but he did at the Planning and Zoning meeting that due to the condition of Oma Street they refuse to do that. She stated she thinks this whole attitude is when people show you who they are, believe them the first time. The kind of contempt and disregard being shown to the residents in this neighborhood I think will be a pretty good predictor of how this project will play out forever.

Mr. Rodney Allen stated the long term residents of this area have contributed to the value of this area and do not think the value will hold up if this plan is allowed to move forward.

Mr. Richard Jensen then stated he agrees with the previous speakers and is very concerned with this overdevelopment. He stated he is really moved the Planning and Zoning Commission along with the City Council have stood up for the people of Natchitoches. He does have a concern along with several neighbors of flooding in this area as it is and an extensive development will

cause this to worsen. This development company doesn't have a very good reputation and he doesn't trust them.

Mrs. Billy Sepulvado stated yes the Rose Lawn subdivision lots were the same size as the proposed lot, but most of those houses are on two or more lots combined so it is nowhere close to being the same. It was said this is just the preliminary stage and my experience has been it doesn't get better as we go on and she doesn't have much confidence in this.

Councilman Batiste stated his interest at this point was reviewing the home rule charter and code of ordinances as it related to this project. He discussed potential flooding, sharing of back yards, and retention pond that raise issues for him as well as the flow of traffic. These residents are entitled by legislation and acts of God as it relates to this subdivision.

Councilman Harrington stated previously we denied the application for lack of a public road and the right of way not being in compliance, but it has been stated we denied based on Section 5 of our ordinances which is the character of the development which has once again not been addressed. He stated it is my opinion it does not meet the character of the adjoining property as the ordinance states. It was brought up that some adjoining properties are the same size, but we've beat the Nazi's since then. The average lot size of adjoining properties surrounding this is 20,000 to 21,000 square feet. He stated he cannot speak for the Ahrens application before, but every application stands on its own. How we interpret the rules in the Code of Ordinances is ever changing and this is how he interprets it. In reference to the cul de sac it was stated the commissioners didn't have a problem with there being one, but each commissioner was asked what their issues were and Mr. Whitehead asked would a breakthrough to Oma Street change the decision and the decision was a unanimous no. The main issue was the character of the development. He then stated he has no reason to believe Rhodes does substandard work and they are a very reputable company that is based here in Natchitoches. This is nothing against Rhodes, but about the location of where it is.

Councilman Mims stated there is a development in Shreveport called Provenance right off the Southern Loop and he thinks this is the style of property he thinks the Rhodes are trying to establish and it's an absolutely gorgeous place. Matter of fact, we when decided to downsize, we looked at this area. The lots are fairly close together, but they have large parks, ponds, recreation opportunities set up for this. It is set up to handle the volume of people, volume of traffic, etc. He thinks there is a place in Natchitoches for a project like this, but this location and lot size can't handle what he is talking about.

Ms. Morrow then stated according to Mr. Dunahoe every lot meets the requirements and the application is in compliance with the City's rules. It is her understanding there will be 27 houses which she had hoped it would be less than that. There were no flooding issues or maps submitted to the Council or Planning and Zoning, but tonight we are hearing about flooding issues. She has no bad things to report about the Rhodes and doesn't think those negative comments should be taken into consideration. She then stated the Council should vote according to the law versus personal opinion.

Councilman Nielsen stated they have tried to work with the Rhodes to bring it down and they did make several concessions however one key point was density and he doesn't think that was a huge secret to anyone and to get it passed at Planning and Zoning that would have to be addressed. The application we got did not reflect much give on that besides one lot.

Councilman Nielsen then made a motion to uphold the decision of the Natchitoches Planning and Zoning Commission at the December 3, 2019 meeting that **denied** the application regarding the St. Maurice Subdivision. Mr. Harrington seconded the motion and a roll call vote was recorded as follows:

<b>Ayes:</b>	<b>Batiste, Nielsen, Mims, Harrington</b>
<b>Nays:</b>	<b>Morrow</b>
<b>Absent:</b>	<b>None</b>
<b>Abstain:</b>	<b>None</b>

The following Ordinance was Introduced by Mr. Harrington and Seconded by Mr. Nielsen as follows, to-wit:

**ORDINANCE NO. 005 OF 2020**

**AN ORDINANCE AMENDING ORDINANCE NO. 64 OF 2001 BY CHANGING ZONING CLASSIFICATION OF PROPERTY DESCRIBED AS FOLLOWS:**

**TO REZONE THE FOLLOWING:** Lot Containing 1.132 Acres – Described As Situated In Block 10 Of Jacob Lieber Subdivision, No. 6 As Shown On Plat Recorded In Conveyance Book 614, Page 671, from R-3 Residence Multiple Family to R-3 Residence Multiple Family, Special Exception to operate Save the Children Head Start.

**(1504 Gold St.)**

**WHEREAS**, the Planning Commission of the City of Natchitoches, State of Louisiana, has recommended at their meeting of **January 7, 2020** that the application by Save the Children Federation Inc., to rezone the property described above from R-3 Residential Multiple Family to R-3 Residential Multiple Family, Special Exception to operate Save the Children Head Start, be **APPROVED**.

**THIS ORDINANCE** was introduced on January 13, 2020 and published in the *Natchitoches Times* on January 16, 2020.

The above Ordinance having been duly advertised in accordance with law and public hearing had on same, was put to a vote by the Mayor and the vote was recorded as follows:

<b>AYES:</b>	<b>Batiste, Nielsen, Mims, Harrington, Morrow</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSENT:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>

**THEREUPON**, Mayor Lee Posey declared the Ordinance passed by a vote of 5 Ayes to 0 Nays this 27<sup>th</sup> day of January, 2020.

\_\_\_\_\_  
**LEE POSEY, MAYOR**

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**DON MIMS, MAYOR PRO TEMPORE**

Delivered to the Mayor on the 28<sup>th</sup> day of January, 2020 at 10:00 A.M.

The following Ordinance was Introduced by Morrow and Seconded by Nielsen as follows, to-wit:

**ORDINANCE NO. 006 OF 2020**

**AN ORDINANCE AMENDING ORDINANCE NO. 64 OF 2001 BY CHANGING ZONING CLASSIFICATION OF PROPERTY DESCRIBED AS FOLLOWS:**

**TO REZONE THE FOLLOWING:** Lot East Side Williams Avenue, 75 Feet Front By 371 Feet – 4 Inches, North By Corley And Thomas, West By Street, South By Lilly, from R-1 Residential to R-1 Residential, Special Exception to operate a Bed & Breakfast.

**(219 Williams Ave.)**

**WHEREAS**, the Planning Commission of the City of Natchitoches, State of Louisiana, has recommended at their meeting of **January 7, 2020** that the application of Jenny Massia to rezone the property described above from R-1 Residential to R-1 Residential, Special Exception to operate a Bed & Breakfast, be **APPROVED**.

**THIS ORDINANCE** was introduced on January 13, 2020 and published in the *Natchitoches Times* on January 16, 2020.

The above Ordinance having been duly advertised in accordance with law and public hearing had on same, was put to a vote by the Mayor and the vote was recorded as follows:

<b>AYES:</b>	<b>Batiste, Nielsen, Mims, Harrington, Morrow</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSENT:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>

**THEREUPON**, Mayor Lee Posey declared the Ordinance passed by a vote of 5 Ayes to 0 Nays this 27<sup>th</sup> day of January, 2020.

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**LEE POSEY, MAYOR**

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**DON MIMS, MAYOR PRO TEMPORE**

Delivered to the Mayor on the 28<sup>th</sup> day of January, 2020 at 10:00 A.M.

The following Ordinance was Introduced by Mr. Mims and Seconded by Mr. Nielsen as follows, to-wit:

**ORDINANCE NO. 055 OF 2019**

**AN ORDINANCE AUTHORIZING THE CITY TO LEASE A PORTION OF A BUILDING LOCATED AT 200 RAPIDES DRIVE TO YOUTH & FAMILIES EMPOWERMENT SERVICES, LLC, SETTING THE TERMS AND CONDITIONS OF SAME, AND AUTHORIZING THE EXECUTION OF THE LEASE BY THE MAYOR, LEE POSEY, AFTER DUE COMPLIANCE WITH THE LAW, AND FURTHER PROVIDING FOR ADVERTISING OF THE LEASE AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Natchitoches (City) has a leasehold interest in certain property more fully described as follows, to-wit:

**THAT CERTAIN TRACT OR PARCEL OF LAND**, together with all buildings and improvements situated thereon, located in Sections 76 and 77, Township 9 North, Range 7 West, City and Parish of Natchitoches, Louisiana, containing 2.00 acres more or less, and described on a Plat of Survey dated June 8, 1929, recorded in Conveyance Book 163, page 145 of the Records of Natchitoches Parish, Louisiana, and shown thereon as follows:

Commence at Point "A", marked by a one inch galvanized iron pipe corner common to the property of Mrs. M. Tujaque and the Natchitoches Oil Mill, Inc. and running thence South 82 degrees East 458.5 feet to Point "B", marked by a one inch galvanized iron pipe; thence run South 14 degrees East 146 feet to Point "C", marked by a one inch galvanized iron pipe at the most northerly corner of the Texas Company's Bulk Station; thence South 63 degrees 15 minutes West a distance of 282 feet to Point "D", marked by a Ford automobile axle; thence North 35 degrees 30 minutes West a distance of 408 feet to the Point of Beginning, containing 2.00 acres.

The above described 2.00 acres having been acquired by Pat S. Todd Oil Co., Inc. from Good Neighbor Oil Co., Inc. by deed dated March 1, 1980, recorded in Conveyance Book 362, page 307, as corrected by instrument dated June 6, 1987, recorded in Conveyance Book 428, page 273, and acquired by Good Neighbor Oil Co., Inc. from R. E. L. Breedlove by deed recorded in Conveyance Book 357, page 431, and by R. E. L. Breedlove, et ux, from Gulf Oil Corporation (successor to Gulf Refining Company) by deed dated January 12, 1979, recorded in Conveyance Book 350, page 55, and by Gulf Refining Company from Mrs. Madeline Tujaque by deed dated August 23, 1929, recorded in Conveyance Book 163, page 143. (Gulf Refining Company transferred this property to Gulf Oil Corporation by deed dated December 31, 1956, recorded in Conveyance Book 233, page 131.)

The above described 2.00 acres is a portion of the old Walmsley Place which was acquired by Madeline Tujaque from the Succession of C. E. Greneaux by instrument dated December 20, 1905, recorded in Conveyance Book 116, page 559, all of the Records of Natchitoches Parish, Louisiana.

The above described property is further described as being situated on the West side of the main line of the Texas & Pacific Railroad Company in the corporate limits of the City of Natchitoches, and bounded now or formerly as follows: North by the property of the Natchitoches Oil Mill, Inc., East by the property of Texas & Pacific Railroad Company, on the Southeast by The Texas Company's bulk station, and on the Southwest by the property of Mrs. Madeline Tujaque.

Together with a small triangular tract of land containing 0.03 acre acquired by Pat S. Todd Oil Company, Inc. in an Act of Exchange with Archer-Daniels-Midland Company, dated October 20 and 27, 1992, recorded in Conveyance Book 478, page 853, and described as follows:

0.03 acre described on a Certificate of Survey by Jack E. Farmer, dated April 3, 1992, recorded in Conveyance Book 478, page 856, as beginning at an iron pipe marking the northeasterly junction point of Lots 31 and 32 of the Replat of University Terrace Subdivision, and marked by a black triangle on the referred-to plat; and from this point run thence North 36 degrees 29 minutes West a distance of 81.6 feet; thence run South 6 degrees 40 minutes West a distance of 60.7 feet to an iron rod and corner; thence run South 84 degrees 29 minutes East a distance of 55.85 feet to the Point of Beginning, said parcel containing 1,694 square feet.

**LESS AND EXCEPT** a small triangular tract of land containing 0.03 acre which was exchanged to Archer- Daniels-Midland Company by Pat S. Todd Oil Company, Inc. by instrument dated October 20 and 27, 1992, recorded in Conveyance Book 478, page 853, and described as follows:

0.03 acre described on a Certificate of Survey by Jack E. Farmer, dated April 3, 1992, recorded in Conveyance Book 478, page 856, as beginning at an iron pipe marking the northeasterly junction point of Lots 31 and 32 of the Replat of University Terrace Subdivision, and marked by a black triangle on the referred-to plat; from this point thence run North 36 degrees 29 minutes West a distance of 81.6 feet to the Point of Beginning. From this Point of Beginning continue thence North 36 degrees 29 minutes West a distance of 83.4 feet to an iron rod and corner; run thence South 81 degrees 57 minutes East along the fence line a distance of 57.04 feet to an iron and corner; run thence South 6 degrees 40 minutes West a distance of 59.4 feet to the Point of Beginning, said parcel containing 1,694 square feet, and containing 0.03 acre.

(Sometimes hereinafter "Parent Tract").

**WHEREAS FURTHER**, situated on the above described property is a building that bears municipal address of 200 Rapides Drive, and the City has negotiated a lease with Youth & Families Empowerment Services, LLC, for a portion of the building bearing municipal address of 200 Rapides Drive, which is more particularly described as follows:

Then Northerly portion of the office building including approximately 630 square feet, and being depicted on the attached sketch, together with access to and use of the kitchen/breakroom and reception area. Together with access to and use of the parking area located on the above described property.

(Sometimes hereinafter “Leased Premises”).

**WHEREAS FURTHER**, the City is not currently using the Leased Premises for any public purpose; and

**WHEREAS FURTHER**, the City may sublease any portion of the Parent Tract; and

**WHEREAS FURTHER**, Youth & Families Empowerment Services, LLC(sometimes hereinafter referred to as “Youth”), desires to lease the Leased Premises for a period of one year, with five one year extensions, for the consideration of \$800.00 per month; and

**WHEREAS FURTHER**, the City Council of the City of Natchitoches is of the opinion that the Leased Premises is surplus property and does hereby declare and find that the Leased Premises to be surplus property; and

**WHEREAS FURTHER**, the lease will be for a one year term, beginning January 1, 2020 and terminating December 31, 2020, with monthly rental in the amount of \$800.00, payable in monthly installments; and

**WHEREAS FURTHER**, the City desires to lease the Leased Premises to Youth, under the terms set forth above and more particularly set forth in the lease attached hereto; and

**WHEREAS FURTHER**, under the provisions of Louisiana R. S. 33:4712, any property owned by the City can be leased to any person after due advertisement and compliance with the law; and

**NOW THEREFORE, BE IT ORDAINED** by the City Council in legal session convened as follows:

(1) That the City declares that the Leased Premises is surplus property not needed for public purposes by the City.

(2) That after due proceedings and advertisement, the said City does lease the Leased Premises to Youth for a term of one year with the monthly consideration of \$800.00, all as more fully described in the attached lease.

(3) That notice of this proposed ordinance be published three (3) times in fifteen (15) days, one (1) week apart, in the Natchitoches Times, the legal journal for the City, and that ordinance be posted in the City Hall.

(4) That any opposition to this ordinance shall be made in writing, filed with the Clerk for the City of Natchitoches within fifteen (15) days after the first publication of this ordinance, and that a public hearing be held after the advertisements have been completed.

(5) That the Mayor, Lee Posey, be and he is hereby authorized, after due proceedings had, and after the legal delays have run, to execute a lease in favor of Youth, leasing the Leased Premises for the term of one year, for the monthly consideration of \$800.00.

(6) That the City Clerk be authorized to advertise this proposed lease in accordance with law, i.e., three times in fifteen days, one week apart and to report to the City Council if any opposition is made in writing prior to the time of final adoption.

**THIS ORDINANCE** was introduced on December 27, 2019 and published in the *Natchitoches Times* on January 2, 9, and 16, 2020.

The above Ordinance having been duly advertised in accordance with law and public hearing had on same, was put to a vote by the Mayor and the vote was recorded as follows:

**AYES:           Batiste, Nielsen, Mims, Harrington, Morrow**  
**NAYS:           None**  
**ABSENT:       None**  
**ABSTAIN:      None**

**THEREUPON**, Mayor Lee Posey declared the Ordinance passed by a vote of 5 Ayes to 0 Nays this 27<sup>th</sup> day of January, 2020.

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**LEE POSEY, MAYOR**

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**DON MIMS, MAYOR PRO TEMPORE**

Delivered to the Mayor on the 28<sup>th</sup> day of January, 2020 at 10:00 A.M.

The following Ordinance was Introduced by Mr. Harrington and Seconded by Mr. Mims as follows, to-wit:

**ORDINANCE NUMBER 002 OF 2020**

**AN ORDINANCE APPROVING THE ACQUISITION OF THE HANGER LOCATED ON LOT 3 OF THE NATCHITOCHES REGIONAL AIRPORT FROM HAROLD G. FOSTER AND LAURIE M. BERRY, FOR THE CONSIDERATION OF THIRTEEN THOUSAND DOLLARS, AUTHORIZING THE MAYOR OF THE CITY OF NATCHITOCHES, LEE POSEY, TO EXECUTE A CASH SALE DEED ON BEHALF OF THE CITY FOR THE ACQUISITION OF THE HANGER AND TO EXECUTE ANY AND ALL OTHER RELATED DOCUMENTS THAT MIGHT BE NECESSARY AND PROPER, TO PROVIDE FOR ADVERTISING, AND A SAVINGS CLAUSE.**

**WHEREAS**, Harold G. Foster and Laurie M. Berry (sometimes hereinafter referred to as “Foster/Berry”) are the owners of an undivided interest in and to that certain hanger, and other improvements, located on a lot in the Natchitoches Regional Airport, which said lot is more fully described as follows, to-wit:

Lot 3 of the Natchitoches Regional Airport with physical address of 506 Airport Road, Natchitoches, Louisiana, located and situated in Natchitoches Parish, Louisiana.

(Said hanger and other improvements sometimes hereinafter referred to as “Hanger on Lot 3”); and

**WHEREAS FURTHER**, the Hanger on Lot 3 was acquired by Marc J. Millican and Kevin Alan McGregor from Williams S. Kingrey, III by Bill of Sale dated April 27, 2007, and Marc J. Millican conveyed his one-half interest in the Hanger on Lot 3 to Foster/Berry by instrument filed February 11, 2019 at Conveyance Book 727, page 24 of the records of Natchitoches Parish, Louisiana; and

**WHEREAS FURTHER**, the City of Natchitoches, Louisiana, (sometimes hereinafter “City”) acquired the one-half interest of Kevin Alan McGregor in Hanger on Lot 3 by act of Donation recorded October 19, 2017, at Conveyance Book 715, page 890 of the records of Natchitoches Parish, Louisiana; and

**WHEREAS FURTHER**, Foster/Berry have offered to convey their interest in and to the Hanger on Lot 3 to the City for the sum and price of \$13,000.00, and the City of Natchitoches is interested in acquiring the interest of Foster/Berry in and to the Hanger on Lot 3 for the offered price; and

**WHEREAS FURTHER**, the City desires to acquire the full ownership of the Hanger on Lot 3 so that it may be offered to a third person who may use the property for its intended use for an aeronautic related purpose; and

**WHEREAS FURTHER**, the City has previously obtained an appraisal of the Hanger on Lot 3 from Dranquet's Appraisal Service, which said appraisal is dated May 22, 2017, and which reflects a market value in excess of the purchase price; and

**WHEREAS FURTHER**, the City and Foster/Berry have agreed to acquire and transfer the Subject Property for the sum of Thirteen Thousand and no/100 (\$13,000.00) Dollars; and

**WHEREAS FURTHER**, the City Council of the City of Natchitoches has reviewed the proposed purchase and is of the opinion that the purchase of the Hanger on Lot 3 is in the best interests of the City of Natchitoches and its citizens for the continued development of the Natchitoches Regional Airport; and

**WHEREAS FURTHER**, the Mayor and City Council have studied the matter and have concluded that it is in the best interest of the **CITY**, its citizens, and the general public to acquire the Hanger on Lot 3; and

**WHEREAS FURTHER**, the City Council of the City of Natchitoches desires to purchase the tract of land from Foster/Berry for the sum of \$13,000.00; and

**WHEREAS FURTHER**, the City Council of the City of Natchitoches is of the opinion that it is in the interest of the City to purchase of the Hanger on Lot 3 and desires to authorize Mayor Lee Posey, to execute a deed and all associated documents; and

**NOW THEREFORE BE IT ORDAINED** by the City Council in regular session convened as follows:

**I.** That the purchase is approved and the Honorable Mayor, Lee Posey, be and he is hereby authorized and empowered to execute a Cash Sale Deed on behalf of the City, all in accordance with the general terms and conditions set forth in this Ordinance, and the said Mayor is hereby given full and complete authority to incorporate in said instrument such terms, conditions, and agreements as may be necessary to protect the interest of the City in substantial compliance with the general terms and conditions set forth in this Ordinance in order to acquire the property described as follows, to-wit:

That certain hanger, and other improvement situated on Lot 3 of the Natchitoches Regional Airport Plan of April 12, 1994 with physical address of 506 Airport Road, Natchitoches, Louisiana, located and situated in Natchitoches Parish, Louisiana.

Together with any rights that the Sellers may have in a lease between William S. Kingrey, III and the City of Natchitoches dated March 4, 2009, ending March 4, 2019, as assigned by William S. Kingrey, III to Marc J. Millican and Kevin McGregor by instrument dated April 13, 2009, further transferred and assigned to Seller by March Millican.

**II.** That the Mayor be and he is hereby authorized to have all of the necessary legal documents and instruments prepared at once and that this transaction be closed as soon as this Ordinance is final.

**III.** That if any part of this Ordinance is for any reason held to be unconstitutional or invalid, by a Court of competent Jurisdiction, such decision shall not effect the validity of the remaining portions of this Ordinance, and the invalidity shall be limited to that specific portion so declared to be invalid.

**IV.** That this Ordinance shall go into effect immediately after publication according to law.

**VI.** That all Ordinances in conflict herewith are hereby repealed.

**VII.** That this Ordinance be advertised in accordance with law.

**VIII.** That this Ordinance be declared **INTRODUCED** at a Regular Meeting of the City Council on this the 13<sup>th</sup> day of \_\_\_\_\_ January, 2020, and that a public hearing be called for at the next regular meeting of the City Council which will be held on the 27<sup>th</sup> day of \_\_\_\_\_ January, 2020.

**THIS ORDINANCE** was published in the *Natchitoches Times* on January 16, 2020.

The above Ordinance having been duly advertised in accordance with law and public hearing had on same, was put to a vote by the Mayor and the vote was recorded as follows:

<b>AYES:</b>	<b>Batiste, Nielsen, Mims, Harrington, Morrow</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSENT:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>

**THEREUPON**, Mayor Lee Posey declared the Ordinance passed by a vote of 5 Ayes to 0 Nays this 27<sup>th</sup> day of January, 2020.

\_\_\_\_\_  
**LEE POSEY, MAYOR**

\_\_\_\_\_  
**DON MIMS, MAYOR PRO TEMPORE**

Delivered to the Mayor on the 28<sup>th</sup> day of January, 2020 at 10:00 A.M.

The following Ordinance was Introduced by Mr. Nielsen and Seconded by Mr. Mims as follows, to-wit:

**ORDINANCE NUMBER 003 OF 2020**

**AN ORDINANCE AMENDING ORDINANCE NUMBER 042 OF 2019 WHICH SAID ORDINANCE APPROVED THE ACQUISITION OF A TRACT OF LAND SITUATED ON THE WESTERN RIGHT OF WAY OF SIXTH STREET IN THE CITY OF NATCHITOCHE, FROM EAGLE DISTRIBUTING OF SHREVEPORT, INC., FOR THE TOTAL CONSIDERATION OF FOUR HUNDRED THOUSAND DOLLARS, AND FURTHER AUTHORIZED THE MAYOR OF THE CITY OF NATCHITOCHE, LEE POSEY, TO EXECUTE A CASH SALE DEED ON BEHALF OF THE CITY FOR THE ACQUISITION OF THE TRACT AND TO EXECUTE ANY AND ALL OTHER RELATED DOCUMENTS THAT MIGHT BE NECESSARY AND PROPER, TO PROVIDE FOR ADVERTISING, AND A SAVINGS CLAUSE.**

**WHEREAS**, the City Council of the City of Natchitoches adopted Ordinance Number 042 of 2019 on the 28<sup>th</sup> day of October 2019 which said Ordinance approved the purchase of a tract of land from Eagle Distributing of Shreveport, Inc. (sometimes hereinafter referred to as “Eagle”) said tract of land situated on the western right of way of Sixth Street, in that block bounded on the North by Sibley Street on the East by Sixth Street, on the South by St. Denis Street and on the West by the right of way of T & P Railroad right of way, in the City of Natchitoches, and which tract is more fully described as follows, to-wit:

**THAT CERTAIN TRACT OR PARCEL OF GROUND**, together with all buildings and improvements located thereon, being situated and located in the City and Parish of Natchitoches, State of Louisiana, and being more particularly shown and described as a 1.526 acre tract, more or less, on a plat of survey by John R. Bowmand, Registered Engineer, and described thereon as follows, to-wit:

Beginning at the intersection of the West right of way line of 6<sup>th</sup> Street with the North right of way line of St. Denis Street, thence run Northerly along the West right of way line of 6<sup>th</sup> Street 330 feet to the South right of way line of Sibley Street, thence run westerly along the South right of way line of Sibley Street a distance of 202 feet; thence run southerly to a point that is on the North right of way line of St. Denis Street and 199.09 feet from the point of beginning; thence run Easterly along the North right of way line of St. Denis Street 199.09 feet to the Point of Beginning.

Being the same property acquired by Eagle Distributing of Shreveport, Inc. from Shreveport Budweiser Distributors, Inc., by deed dated June 16, 1992, and recorded at Conveyance Book 474, page 570 of the records of Natchitoches Parish, Louisiana.

(Sometimes hereinafter “Subject Property”)

**WHEREAS FURTHER**, Ordinance Number 042 of 2019 provided for a purchase price of \$400,000.00 and further anticipated that the purchase would happen in the calendar year 2019; and

**WHEREAS FURTHER**, Ordinance Number 042 of 2019 further provided that possession of the Subject Property by the City would not occur until January 1, 2020; and

**WHEREAS FURTHER**, due expected costs of improvements and repairs to the Subject Property, the City must let the work as a public works project, and the delays associated with bidding the improvements and repairs has pushed back the anticipated purchase date and possession date; and

**WHEREAS FURTHER**, The City Council of the City of Natchitoches desires to amend Ordinance Number 042 of 2019, but only to acknowledge that the purchase will occur until 2020 and that Eagle may continue possession of the Subject Property until April 1, 2020; and

**NOW THEREFORE BE IT ORDAINED** by the City Council in regular session convened as follows:

**I.** That Ordinance Number 042 of 2019 is hereby amended to provide that the purchase of the Subject Property from Eagle Distributing of Shreveport, Inc. Will occur in early 2020 and that Eagle Distributing of Shreveport, Inc. will remain in possession of the Subject Property until April 1, 2020.

**II.** That the Mayor be and he is hereby authorized to have all of the necessary legal documents and instruments prepared at once and that this transaction be closed as soon as this Ordinance is final.

**III.** That if any part of this Ordinance is for any reason held to be unconstitutional or invalid, by a Court of competent Jurisdiction, such decision shall not effect the validity of the remaining portions of this Ordinance, and the invalidity shall be limited to that specific portion so declared to be invalid.

**IV.** That this Ordinance shall go into effect immediately after publication according to law.

**VI.** That except as otherwise set forth above, Ordinance Number 042 of 2019 is ratified and remains in effect. All Ordinances in conflict herewith are hereby repealed.

**VII.** That this Ordinance be advertised in accordance with law.

**VIII.** That this Ordinance be declared **INTRODUCED** at a Meeting of the City Council on this the 13<sup>th</sup> day of January, 2020, and that a public hearing be called for at the next regular meeting of the City Council which will be held on the 27th day of \_\_\_\_January, 2020.

**THIS ORDINANCE** was introduced on January 13, 2020 and published in the *Natchitoches Times* on January 16, 2020.

The above Ordinance having been duly advertised in accordance with law and public hearing had on same, was put to a vote by the Mayor and the vote was recorded as follows:

**AYES:** Batiste, Nielsen, Mims, Harrington, Morrow  
**NAYS:** None  
**ABSENT:** None  
**ABSTAIN:** None

**THEREUPON**, Mayor Lee Posey declared the Ordinance passed by a vote of 5 Ayes to  
0 Nays this 27<sup>th</sup> day of January, 2020.

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**LEE POSEY, MAYOR**

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**DON MIMS, MAYOR PRO TEMPORE**

Delivered to the Mayor on the 28<sup>th</sup> day of January, 2020 at 10:00 A.M.

The following Ordinance was introduced by Mr. Harrington and seconded by Ms. Morrow as follows, to-wit

**ORDINANCE NO. 007 OF 2020**  
**AN ORDINANCE AMENDING THE 2019-2020 BUDGET**  
**TO REFLECT ADDITIONAL REVENUES AND EXPENDITURES**

**WHEREAS**, L.R.S. 39:1310 requires that the City amend its operating budgets when fund balance is being budgeted, and there is a 5% unfavorable variance in revenues and expenditures; and

**WHEREAS**, in accordance with L.R.S. 39:1305, the following specifies the Mayor's authority to make budgetary amendments without approval of the governing authority, as well as those powers reserved solely to the governing authority.

*The Home Rule Charter of the City of Natchitoches states in part "...at any time during the fiscal year the Mayor may transfer part or all of any unencumbered appropriation balance among programs within a department, office or agency.*

*Upon written request by the Mayor, the Council may by ordinance transfer part or all of any unencumbered appropriation balance from one department, office, or agency to another...(Section 5.05 D) Supplemental , emergency, and reductions in appropriations must be submitted to the Council for approval by ordinance. (Section 5.05 A-C)*

**NOW, THEREFORE BE IT RESOLVED**, that the special funds budget be amended to reflect these additional revenues and expenditures as follows:

CODE	EVENTS CENTER OPERATIONS FUND 40	2019-2020	2019-2020	2019-2020
(Revenue/Expense)	BUDGET ITEM	Original Budget	Increase/ (Decrease)	Amended Budget
<b>REVENUES</b>				
040-0000-480-0100	EVENTS CENTER - FACILITY RENT	\$0	\$60,000	\$60,000
040-0000-491-0100	EVENTS CENTER - TRANSFERS	\$0	\$100,000	\$100,000
040-0000-480-0400	EVENTS CENTER - CATERING	\$0	\$13,333	\$13,333
040-0000-480-0600	EVENTS CENTER - EQUIPMENT RENTAL	\$0	\$20,000	\$20,000
040-0000-481-0000	EVENTS CENTER - MISC INCOME - Concessions	\$0	\$4,667	\$4,667
	<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$198,000</b>	<b>\$198,000</b>
<b>EXPENSES</b>				
040-0000-591-1001	WAGES AND SALARIES - ADMINISTRATIVE	\$0	\$44,200	\$44,200
040-0000-591-1002	WAGES AND SALARIES - NON-ADMINISTRATIVE	\$0	\$30,579	\$30,579
040-0000-591-1009	WAGES AND SALARIES - PART-TIME	\$0	\$647	\$647
040-0000-591-1013	WAGES AND SALARIES - SAFETY AWARDS	\$0	\$0	\$0
040-0000-591-1050	WAGES AND SALARIES - OVERTIME	\$0	\$0	\$0
040-0000-591-1051	WAGES AND SALARIES - SEPRATION PAY	\$0	\$0	\$0
040-0000-591-1101	BENEFITS - MUNICIPAL RETIREMENT	\$0	\$22,247	\$22,247
040-0000-591-1112	BENEFITS - FICA/MEDICARE	\$0	\$2,187	\$2,187
040-0000-591-1113	BENEFITS - GROUP HEALTH INSURANCE	\$0	\$13,502	\$13,502
040-0000-591-1114	BENEFITS - WORKERS' COMPENSATION	\$0	\$1,886	\$1,886
040-0000-591-1116	BENEFITS - LIFE INSURANCE	\$0	\$145	\$145
040-0000-591-2007	INS/LIABILTY/PREMIUM	\$0	\$5,333	\$5,333
040-0000-591-2015	PEST CONTROL	\$0	\$240	\$240
040-0000-591-2501	TELECOMMUNICATION - Internet/Cell Phones	\$0	\$2,400	\$2,400
040-0000-591-2502	ELECTRIC	\$0	\$15,000	\$15,000
040-0000-591-2504	GAS	\$0	\$3,000	\$3,000
040-0000-591-2603	BUILDING AND GROUND	\$15,000	\$17,872	\$32,872
040-0000-591-2611	R&M COPY EQUIP	\$0	\$883	\$883
040-0000-591-2622	R&M OTHER EQUIPMENT	\$0	\$117	\$117
040-0000-591-2624	R&M MAINTENANCE CONTRACTS	\$0	\$4,400	\$4,400

040-0000-591-3001	MATERIALS & SUPPLIES - Office Supplies	\$0	\$460	\$460
040-0000-591-3002	POSTAGE	\$0	\$140	\$140
040-0000-591-3003	FUEL EXPENSE - Diesel for Generator	\$0	\$100	\$100
040-0000-591-3006	UNIFORMS - Use Names Tags	\$0	\$83	\$83
040-0000-591-3011	CHEMICALS - Kitchen/Dishwasher	\$0	\$400	\$400
040-0000-591-3013	MATERIALS & SUPPLIES - Building and Grounds	\$0	\$2,000	\$2,000
040-0000-591-3016	MATERIALS & SUPPLIES - Tools & Equipment	\$0	\$168	\$168
040-0000-591-3017	MATERIALS & SUPPLIES - Janitorial	\$0	\$2,000	\$2,000
040-0000-591-3021	MATERIALS & SUPPLIES - Food and Food Supplies	\$0	\$2,000	\$2,000
040-0000-591-3024	FURNITURE NON-ASSET	\$0	\$160	\$160
040-0000-591-3029	COMPUTER SOFTWARE - Annual fee	\$0	\$2,000	\$2,000
040-0000-591-3031	DATA PROCESSING EQUIP	\$0	\$333	\$333
040-0000-591-3025	MACHINERY & EQUIP/NON-ASSET	\$0	\$167	\$167
040-0000-591-3516	OPERATING SERVICES - Promotional/improvement	\$0	\$833	\$833
040-0000-591-3517	MED/DRUG TEST/PHYSICALS	\$0	\$25	\$25
040-0000-591-3531	EQUIPMENT INSPECTION - Boilers annual inspection	\$0	\$28	\$28
040-0000-591-3534	BANK CHARGES	\$0	\$33	\$33
040-0000-591-3535	OPERATING SERVICES - Advertising	\$0	\$2,767	\$2,767
040-0000-591-3537	DUES & MEMBERSHIPS	\$0	\$833	\$833

CODE	EVENTS CENTER OPERATIONS FUND 40	2019-2020	2019-2020	2019-2020
Expenses	BUDGET ITEM	Original Budget	Increase/Decrease	Amended Budget
040-0000-591-3538	PRINTING & BINDING	\$0	\$67	\$67
040-0000-591-3543	WASTE OIL DISPOSAL	\$0	\$767	\$767
040-0000-591-3544	CREDIT CARD FEES	\$0	\$167	\$167
040-0000-591-3560	RENTAL OF EQUIP/MACHINERY	\$0	\$4,500	\$4,500
040-0000-591-4002	TRAVEL/PER DIEM/HOTEL	\$0	\$3,332	\$3,332
	<b>TOTAL EXPENDITURES</b>	<b>\$15,000</b>	<b>\$188,000</b>	<b>\$203,000</b>

This Ordinance was introduced on January 13, 2020 and published in the Natchitoches times on January 16, 2020

The Above Ordinance having been duly advertised in accordance with law and a public hearing had on same, was put to a vote by the Mayor and the vote was recorded as follows:

**AYES:** Batiste, Nielsen, Mims, Harrington, Morrow  
**NAYS:** None  
**ABSENT:** None

**THEREUPON**, the Mayor declared the Ordinance **PASSED** this 27th day of January, 2020 by a vote of 5 ayes to 0 nays.

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**MAYOR PRO  
TEMPORE**

Delivered to the Mayor on the 28th day of  
January, 2020 at 10:00 A.M.

The following Ordinance was introduced by Mr. Batiste at the Natchitoches City Council meeting held on January 27, 2020 as follows:

**ORDINANCE NO. 008 OF 2020**

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY  
OF NATCHITOCHEs TO AWARD  
THE BID FOR THE NATCHITOCHEs EVENT CENTER ROOF REPLACEMENT  
PROJECT**

**(BID NO. 0623)**

**WHEREAS**, Resolution No.021 of 2019 was passed by the Natchitoches City Council on April 8, 2019 authorizing the Mayor to advertise for bids for the Natchitoches Event Center Roof Replacement Project (Bid No. 0623); and

**WHEREAS**, this bid was advertised in the *Natchitoches Times* on, December 19, and 26, 2019 and January 2, 2020 in accordance with law; and

**WHEREAS**, three bid proposals were received and opened as follows:

- (1) Southern Roofing & Vinyl Siding, LLC  
West Monroe, LA .....\$235,000.00
- (2) Johnny’s Roofing & Metal Works, Inc.  
Shreveport, LA.....\$239,000.00
- (3) RYCARS Construction, LLC  
Kenner, LA .....\$251,100.00
- (4) Ed’s Sheet Metal & A/C Inc.  
Many, LA.....\$273,394.00

**WHEREAS**, on January 21, 2020 the appointed committee of Debbie Miley, Finance Director; Edd Lee, Director of Purchasing; Randy Lacaze, Community Development Director; and Don Mims, Councilman at Large, reviewed the bid proposals for the Natchitoches Event Center Roof Replacement Project (Bid No. 0623); and

**WHEREAS**, the above appointed committee members unanimously recommend the City award the bid to the lowest bidder **Southern Roofing and Vinyl Siding, LLC** in the amount of **\$235,000.00**.

**NOW, THEREFORE, BE IT ORDAINED**, that the Honorable Lee Posey, Mayor, is hereby authorized, empowered and directed to sign any and all documents necessary for acceptance of this bid.

The following Ordinance was introduced by Ms. Morrow at the Natchitoches City Council meeting held on January 27, 2020 as follows:

**ORDINANCE NO. 009 OF 2020**

**AN ORDINANCE AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ADVERTISE AN AIRPORT HANGER LEASE FOR MAINTENANCE SHOP, ESTABLISHING THE TERMS AND CONDITIONS FOR SAID LEASE WHICH WILL INCLUDE OBLIGATION OF LESSEE TO PROVIDE AN EXPERIENCED AIRCRAFT MECHANIC AND AIRCRAFT MECHANICS SHOP FOR FIXED WING AND ROTOR WING AIRCRAFT, AUTHORIZING MAYOR TO EXECUTE LEASE AFTER DUE ADVERTISEMENTS AND COMPLIANCE WITH LAW IN ACCORDANCE LOUISIANA REVISED STATUTES 2:135.1.**

**WHEREAS**, the City of Natchitoches, Louisiana, desires to lease certain property at the Natchitoches Regional Airport which includes a hangar and all appurtenances pertaining thereto; and

**WHEREAS FURTHER**, the purpose of the lease is to retain a lessee who will operate a full-time mechanic shop for the maintenance and repair of fixed wing and rotor wing aircraft to be situated on the leased premises; and

**WHEREAS FURTHER**, the property to be leased is more particularly described as follows:

Lot 5 of Natchitoches Regional Airport as per the Airport Layout Plan, containing 0.92 acre, as is more fully shown on a Certificate of Survey by A. J. Brouillette, R. S., dated August 29, 1974, recorded in Conveyance Book 336, page 208, all of the Records of Natchitoches Parish, Louisiana, together with all improvements including the hangar and all appurtenances pertaining thereto, situated on said Lot 1.

**WHEREAS FURTHER**, the proposed lease is on file with the City Clerk and provides, among other things, for the following terms and conditions, to-wit:

The initial term of the lease will be for a period of not less than 5 years, beginning January 1, 2020, with a monthly rental of not less than Two hundred twenty (\$220.00) dollars, with one (1) option for an additional five year period, with rental adjusted in accordance with an escalation clause;

Lessee will pay all utilities and will provide for all major maintenance and upkeep of the hangar and grounds adjacent to the hangar;

No gasoline sales to the public will be permitted on the premises by the lessee;

Lessee will provide for the operation of a full-time mechanic shop for the repair and maintenance of fixed wing and rotor wing aircraft; including the providing of at least one qualified mechanic;

Lessee must comply with all requirements of the Federal Aviation Administration and the Division of Aviation, Louisiana Department of Transportation and Development;

Lessee will comply with all standard requirements and obligations contained in customary City airport facility leases, and in particular with those terms and conditions contained in the sample lease on file with the City Clerk.

Lessee will provide for liability insurance in amount sufficient to the requirements of the City.

**WHEREAS FURTHER**, the presence of a certified aviation maintenance facility is very important to the continued success and development of the Natchitoches Regional Airport, and the proposed lease includes a condition that the lessee will provide a certified aviation maintenance facility during the term of the lease and any extension thereof; and

**WHEREAS FURTHER**, the proposed lease has been reviewed by the Natchitoches Airport Advisory Commission and approved by that body which recommends same to the City Council;

**NOW THEREFORE, BE IT ORDAINED** by the City Council that said sample lease (which is attached to this ordinance) be filed with the City Clerk, and that this Ordinance be published in the Natchitoches Times, once a week for three consecutive weeks.

**BE IT FURTHER ORDAINED** that after due proceedings and advertisement, the said City does lease that property described as:

Lot 5 of Natchitoches Regional Airport as per the Airport Layout Plan, containing 0.92 acre, as is more fully shown on a Certificate of Survey by A. J. Brouillette, R. S., dated August 29, 1974, recorded in Conveyance Book 336, page 208, all of the Records of Natchitoches Parish, Louisiana, together with all improvements including the hanger and all appurtenances pertaining thereto, situated on said Lot 1.

to Christopher Smith d/b/a AEROMECH, for the term of five (5) years, with an option for an additional five (5) years, with the initial annual consideration of \$220.00.

**BE IT FURTHER ORDAINED** that notice of this proposed ordinance be published three (3) times in fifteen (15) days, one (1) week apart, in the Natchitoches Times, the legal journal for the City, and that ordinance be posted in the City Hall.

**BE IT FURTHER ORDAINED** that any opposition to this ordinance shall be made in writing, filed with the Clerk for the City of Natchitoches within fifteen (15) days after the first publication of this ordinance, and that a public hearing be held after the advertisements have been completed.

**BE IT FURTHER ORDAINED** that the Mayor, Lee Posey, be and he is hereby authorized, after due proceedings had, and after the legal delays have run, to execute a lease in conformity with the terms set forth above.

**BE IT FURTHER ORDAINED** that the City Clerk be authorized to advertise this proposed lease in accordance with law, i.e., three times in fifteen days, one week apart and to report to the City Council if any opposition is made in writing prior to the time of final adoption.

**BE IT FURTHER ORDAINED** that the City takes cognizance of the fact that the property described above is not needed for public purposes by the City.

**BE IT FURTHER ORDAINED** by the City Council, in legal session convened, that the Mayor, Lee Posey, be authorized to incorporate in the said lease such terms and conditions as he deems appropriate, using the said sample lease guidelines, but he is authorized to make such changes or additions as he deems necessary to reflect the general intent of this ordinance and the advertisement of bids, and said Mayor is further authorized to execute said lease at such time as the legal delays have run, the bids have been opened and read aloud, and a successful bidder has been selected by the City Council.

This ordinance was introduced on this the 27<sup>th</sup> day of January, 2020, at a regular meeting of the City Council.

Councilman Mims made a motion to add Ordinance No. 010 of 2020 to the agenda, seconded by Mr. Nielsen. A roll call vote was recorded as follows:

**AYES: Batiste, Nielsen, Mims, Harrington, Morrow**  
**NAYS: None**  
**ABSENT: None**  
**ABSTAIN: None**

The following Ordinance was introduced by Mr. Mims at the Natchitoches City Council meeting held on January 27, 2020 as follows:

**ORDINANCE NO. 010 OF 2020**

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NATCHITOCHEs, LEE POSEY, TO EXECUTE A LEASE IN FAVOR OF AIR EVAC EMS, INC., OF A LOT 7, LOT 8 AND A 100 FOOT BY 75 FOOT TRACT NORTH OF LOT 7 OF THE NATCHITOCHEs REGIONAL AIRPORT AS SHOWN ON THE AIRPORT LAYOUT PLAN OF APRIL 27, 2001, BY ALLIANCE INCORPORATED, FURTHER CONSENTING TO THE SALE OF HANGERS ON LOTS 7 AND 8, AND FURTHER PROVIDING FOR ADVERTISING OF THE LEASE AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Natchitoches is the owner of those lots shown on the Airport Layout Plan of April 27, 2001, which said lots are available for lease, and more particularly is the owner of Lots 7 and 8 and a 100 foot by 75 foot area located to the North of Lot 7 as shown and depicted on the Layout Plan; and

**WHEREAS**, the Airport Manager, has negotiated the terms of a lease to Air Evac EMS, Inc. (sometimes hereinafter "Air Evac"), of the above lots as well as access to the associated asphalt apron and parking area; and

**WHEREAS FURTHER**, the terms of the lease are for a ten (10) year period, with consideration of Two Thousand Two Hundred Fifty and no/100 (\$2,250.00) Dollars per year, all as set forth in the attached Lease Agreement by and between the City of Natchitoches, and Air Evac; and

**WHEREAS FURTHER**, the lease will include all of Lots 7 and 8 as well as a tract immediately to the North of Lot 7 which will have dimensions of 100 feet running North and South and 75 feet running East and West, as is shown and depicted on the sketch attached to the Lease Agreement; and

**WHEREAS FURTHER**, Air Evac is purchasing the hangers located on Lots 7 and 8 and the City does hereby consent to the conveyance of the hangers located on those Lots from the current owners to Air Evac; and

**WHEREAS FURTHER**, the City desires to lease Lots 7 and 8 as well as a tract immediately to the North of Lot 7 which will have dimensions of 100 feet running North and

South and 75 feet running East and West, as is shown and depicted on the sketch attached to the Lease Agreement, under the terms set forth above and more particularly set forth in the lease attached hereto.

**NOW THEREFORE, BE IT ORDAINED** by the City Council in legal session convened as follows:

(1) That after due proceedings and advertisement, the said City does lease Lots 7 and 8 as well as a tract immediately to the North of Lot 7 which will have dimensions of 100 feet running North and South and 75 feet running East and West, said property shown and described on the attached sketch, to Air Evac, for the term of Ten (10) years, with annual rental of Two Thousand Two Hundred Fifty and no/100 (\$2,250.00) Dollars.

(2) That notice of this proposed ordinance be published three (3) times in fifteen (15) days, one (1) week apart, in the Natchitoches Times, the legal journal for the City, and that ordinance be posted in the City Hall.

(3) That any opposition to this ordinance shall be made in writing, filed with the Clerk for the City of Natchitoches within fifteen (15) days after the first publication of this ordinance, and that a public hearing be held after the advertisements have been completed.

(4) That the Mayor, Lee Posey, be and he is hereby authorized, after due proceedings had, and after the legal delays have run, to execute a lease in favor of Air Evac, leasing Lots 7 and 8 as well as a tract immediately to the North of Lot 7 which will have dimensions of 100 feet running North and South and 75 feet running East and West, as is shown and depicted on the sketch attached to the Lease Agreement, for the term of Ten (10) year, with the monthly rental of Two Thousand Two Hundred Fifty and no/100 (\$2,250.00) Dollars.

(5) That the City Clerk be authorized to advertise this proposed lease in accordance with law, i.e., three times in fifteen days, one week apart and to report to the City Council if any opposition is made in writing prior to the time of final adoption.

(6) That the City takes cognizance of the fact that the property described above is not needed for public purposes by the City.

(7) That the City acknowledges and consents to the transfer of the hangers located on Lots 7 and 8 from the current owners to Air Evac.

**THIS ORDINANCE** was introduced on this January 27, 2020

The following Resolution was introduced by Mr. Nielsen and Seconded by Mr. Mims as follows, to –wit:

**RESOLUTION NO. 003 OF 2020**

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CERTIFICATE OF SUBSTANTIAL COMPLETION TO THE CONTRACT BETWEEN THE CITY OF NATCHITOCHES AND RATCLIFF CONSTRUCTION COMPANY FOR THE NATCHITOCHE S SPORTS & RECREATION PARK**

**BID NO. 0602**

**WHEREAS**, the City of Natchitoches has contracted with Ratcliff Construction, for the Natchitoches Sports & Recreation Park, Bid No. 0602; and

**WHEREAS**, this work has been completed; and

**WHEREAS**, a substantial completion inspection has been performed by the Architect and a representative of the City of Natchitoches, and they find the project to be complete.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Natchitoches, in legal session convened, that the Honorable Lee Posey, Mayor, be and is hereby authorized, empowered and directed to execute the referenced Certificate of Substantial Completion for Ratcliff Construction Company

This Resolution was then presented for a vote, and the vote was recorded as follows:

<b>AYES:</b>	<b>Batiste, Nielsen, Mims, Harrington, Morrow</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSENT:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>

**THEREUPON**, Mayor Lee Posey declared the Resolution passed by a vote of 5 Ayes to 0 Nays on this 27<sup>th</sup> day of January, 2020.

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**LEE POSEY, MAYOR**

The following Resolution was introduced by Mr. Batiste and Seconded by Ms. Morrow as follows, to –wit:

**RESOLUTION NO. 004 OF 2020**

**A RESOLUTION AUTHORIZING THE MAYOR TO ENTER  
INTO A CONTRACT WITH TRAVELERS CASUALTY AND  
SURETY COMPANY OF AMERICA FOR THE PUBLIC OFFICIAL  
SCHEDULE BOND FOR THE CITY OF NATCHITOCHE**

**WHEREAS**, the proposals submitted for the Public Officials Bond for the City of Natchitoches have been reviewed and it is recommended the City award the contract to Travelers Casualty and Surety Company of America for the period February 1, 2020 through February 1, 2021 for the bond premium of \$3,497.00.

This Resolution was then presented for a vote, and the vote was recorded as follows:

**AYES:           Batiste, Nielsen, Mims, Harrington, Morrow**  
**NAYS:           None**  
**ABSENT:       None**  
**ABSTAIN:      None**

**THEREUPON**, Mayor Lee Posey declared the Resolution passed by a vote of 5 Ayes to 0 Nays on this 27<sup>th</sup> day of January, 2020.

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**LEE POSEY, MAYOR**

Debbie Miley, Finance Director, presented the Council with the Finance Report. The General Fund summary as of October 2019 stated the revenues were at 32.65% and expenditures at 35.22%, with 42% of the budget year elapsed. The Utility Fund revenues were at 41.52% and expenditures at 42.48%. The General Fund summary as of November 2019 stated the revenues were at 41.71% and expenditures at 42.46%, with 42% of the budget year elapsed. The Utility Fund revenues were at 48.77% and expenditures at 46.55%. Sales Tax Collections were up 8.38% for December and 7.28% for the year to date. The TIF for December was down 0.84% with a year to date increase of 9.39%. The Motor Vehicles sales were up 2.82% in November versus this time last year.

The next scheduled City Council meeting will be **Monday, February 10, 2020**.

With no further discussion, Mayor Posey made a motion for adjournment and all were in favor.

The meeting was adjourned at 6:32 p.m.

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**LEE POSEY, MAYOR**

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**DON MIMS, MAYOR PRO-TEMPORE**