

**PROCEEDINGS OF THE CITY COUNCIL
OF THE CITY OF NATCHITOCHEs, STATE OF LOUISIANA,
SPECIAL CALL MEETING HELD ON
FRIDAY, DECEMBER 27, 2019 AT 9:00 A.M.**

The City Council of the City of Natchitoches met in legal and regular session at the Natchitoches Municipal Building, 560 Second Street, Natchitoches, Louisiana on Friday, December 27, 2019 at 9:00 a.m.

There were present:

Mayor Lee Posey
Councilman At Large Don Mims, Jr.
Councilman Eddie Harrington
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 Morrow was led the invocation and also led the Pledge of Allegiance.

The following Ordinance was introduced by Mr. Nielsen at the Natchitoches City Council meeting held on December 27, 2019 as follows:

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. Greneau 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 this the 27th day of December, 2019.

The following Ordinance was introduced by Mr. Nielsen at the Natchitoches City Council meeting held on December 27, 2019 as follows:

ORDINANCE NUMBER 056 OF 2019

AN ORDINANCE RESTATING THE POLICY OF THE CITY OF NATCHITOCHEs REGARDING SICK LEAVE AND TO AMEND AND REENACT THE PERSONNEL POLICIES MANUAL OF THE CITY OF NATCHITOCHEs TO AMEND THE SECTION ENTITLED “SICK LEAVE”, PROVIDING FOR ADVERTISING, FURTHER PROVIDING FOR SEVERABILITY, AND FURTHER PROVIDING FOR A REPEALER AND EFFECTIVE DATE OF ORDINANCE.

WHEREAS pursuant to Sections 1.05 and 1.06 of the Charter of the City of Natchitoches the City may exercise such power and authority not inconsistent with the City Charter or general law; and

WHEREAS FURTHER, the City has the right, power and authority to promote, protect and preserve the general welfare, safety, health, peace and good order of the City; and

WHEREAS, the City of Natchitoches has adopted a “Personnel Policies Manual” which Manual has been revised from time to time; and

WHEREAS FURTHER, the City Council of the City of Natchitoches desires to amend the Personnel Policies Manual to amend that section dealing with benefits to amend and replace that subsection which is entitled “Sick Leaves”; and

WHEREAS FURTHER, the Personnel Policies Manual of the City of Natchitoches includes a Section entitled “Sick Leave” which said Section currently reads as follows:

“SICK LEAVE

Sick leave shall be accrued by each full-time employee, except that no employee shall earn sick leave benefits while serving under an emergency or temporary assignment or while still in their introductory period.

Time taken off before an employee's introductory period is complete will be without pay. If an employee must be absent from work because of a personal illness, they will be eligible to receive their regular straight time pay for up to twelve (12) days per calendar year. Up to two (2) days of the total days available for sick leave may be used as personal days.

After successful completion of your introductory period, you will earn 3.69 hours of sick leave per pay period or the equivalent of twelve (12) days per year.

Sick leave may be used for the purpose of visiting doctors, dentists, or other practitioners in their offices. Sick leave may also be used to care for a member of your immediate family who has suffered a serious injury or illness. For purposes of this section, immediate family includes spouse, child, parent, or sibling living in your home. If another person can attend to the needs of an ill family member, you will be expected to fulfill your duties as an employee of the City.

The City may require "proof of illness" from a physician.

This Sick Leave Policy does not apply if sick leave is needed as a result of self inflicted injury (suicide attempt), illegal substance or alcohol abuse, or illness or injury incurred while in the act of committing a felony.

In the event of an illness or injury covered by Workers' Compensation, this Sick Leave Policy will not apply, but will defer to state statutes.

Sick leave time may be accumulated from year to year. Effective June 1, 2018, when an employee actually retires, the employee will be paid for a maximum of 240 hours only of accrued sick leave. Sick leave will be paid at the rate of pay earned upon retirement, not to exceed 240 hours. Only employees that are actually retiring will be eligible to receive accrued sick leave pay. Those employees separating from the City for any reason other than retirement will not be paid for accrued sick leave. Those employees hired before June 1, 2018 will retain the 480-hour accrual limits in place at that time and will be considered "grandfathered" for those benefits.

For purposes of this section, "actually retiring" or "upon retirement" or "retirement" shall mean the following: (1) the employee belonged and contributed to either a City of Natchitoches or state retirement program/system; (2) the employee actually retired from either the City of Natchitoches or state retirement program/system; and (3) the employee began drawing retirement benefits from either the City of Natchitoches or state retirement program/system. Further, paying social security taxes and/or receiving social security benefits does not qualify as "actually retiring" under this section."

WHEREAS FURTHER, the City Council of the City of Natchitoches desires to amend the Personnel Policies Manual to amend the Section which is entitled "Sick Leave" which said section henceforth shall read as follows:

"SICK LEAVE

Sick leave shall be accrued by each full-time employee, except that no employee shall earn sick leave benefits while serving under an emergency or temporary assignment or while still in their introductory period.

Time taken off before an employee's introductory period is complete will be without pay. If an employee must be absent from work because of a personal illness, they will be eligible to receive their regular straight time pay for up to twelve (12) days per calendar year. Up to two (2) days of the total days available for sick leave may be used as personal days.

After successful completion of your introductory period, you will earn 3.69 hours of sick leave per pay period or the equivalent of twelve (12) days per year.

Sick leave may be used for the purpose of visiting doctors, dentists, or other practitioners in their offices. Sick leave may also be used to care for a member of your immediate family who has suffered a serious injury or illness. For purposes of this section, immediate family includes spouse, child, parent, or sibling living in your home. If another person can attend to the needs of an ill family member, you will be expected to fulfill your duties as an employee of the City.

The City may require "proof of illness" from a physician.

This Sick Leave Policy does not apply if sick leave is needed as a result of self-inflicted injury (suicide attempt), illegal substance or alcohol abuse, or illness or injury incurred while in the act of committing a felony.

In the event of an illness or injury covered by Workers' Compensation, this Sick Leave Policy will not apply, but will defer to state statutes.

Sick leave time may be accumulated from year to year. Effective June 1, 2018, when an employee actually retires, the employee will be paid for a maximum of 240 hours only of accrued sick leave. Sick leave will be paid at the rate of pay earned upon retirement, not to exceed 240 hours. Only employees that are actually retiring will be eligible to receive accrued sick leave pay. Those employees separating from the City for any reason other than retirement will not be paid for accrued sick leave. Those employees hired before June 1, 2018 will retain the 480-hour accrual limits in place at that time and will be considered "grandfathered" for those benefits.

For purposes of this section, "actually retiring" or "upon retirement" or "retirement" shall mean the following: (1) the employee belonged and contributed to either a City of Natchitoches or state retirement program/system; (2) the employee actually retired from either the City of Natchitoches or state retirement program/system; and (3) the employee began drawing retirement benefits from either the City of Natchitoches or state retirement program/system. Further, paying social security taxes and/or receiving social security benefits does not qualify as "actually retiring" under this section.

An employee can receive payment for accrued Sick Leave **only one time** after actually retiring, regardless of whether the employee, after actually retiring, is re-employed by the City or an entity belonging to the City."

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Natchitoches, Louisiana, as follows:

SECTION 1. The Personnel Policies Manual of the City of Natchitoches shall be amended and reenacted to amend the section that is entitled “Sick Leave”, which said section shall read as follows:

“SICK LEAVE

Sick leave shall be accrued by each full-time employee, except that no employee shall earn sick leave benefits while serving under an emergency or temporary assignment or while still in their introductory period.

Time taken off before an employee’s introductory period is complete will be without pay. If an employee must be absent from work because of a personal illness, they will be eligible to receive their regular straight time pay for up to twelve (12) days per calendar year. Up to two (2) days of the total days available for sick leave may be used as personal days.

After successful completion of your introductory period, you will earn 3.69 hours of sick leave per pay period or the equivalent of twelve (12) days per year.

Sick leave may be used for the purpose of visiting doctors, dentists, or other practitioners in their offices. Sick leave may also be used to care for a member of your immediate family who has suffered a serious injury or illness. For purposes of this section, immediate family includes spouse, child, parent, or sibling living in your home. If another person can attend to the needs of an ill family member, you will be expected to fulfill your duties as an employee of the City.

The City may require “proof of illness” from a physician.

This Sick Leave Policy does not apply if sick leave is needed as a result of self inflicted injury (suicide attempt), illegal substance or alcohol abuse, or illness or injury incurred while in the act of committing a felony.

In the event of an illness or injury covered by Workers’ Compensation, this Sick Leave Policy will not apply, but will defer to state statutes.

Sick leave time may be accumulated from year to year. Effective June 1, 2018, when an employee actually retires, the employee will be paid for a maximum of 240 hours only of accrued sick leave. Sick leave will be paid at the rate of pay earned upon retirement, not to exceed 240 hours. Only employees that are actually retiring will be eligible to receive accrued sick leave pay. Those employees separating from the City for any reason other than retirement will not be paid for accrued sick leave. Those employees hired before June 1, 2018 will retain the 480-hour accrual limits in place at that time and will be considered "grandfathered" for those benefits.

For purposes of this section, "actually retiring" or "upon retirement" or "retirement" shall mean the following: (1) the employee belonged and contributed to either a City of Natchitoches or state retirement program/system; (2) the employee actually retired from either the City of Natchitoches or state retirement program/system; and (3) the employee began drawing retirement benefits from either the City of Natchitoches or state retirement program/system. Further, paying social security taxes and/or receiving social security benefits does not qualify as "actually retiring" under this section.

An employee can receive payment for accrued Sick Leave **only one time** after actually retiring, regardless of whether the employee, after actually retiring, is re-employed by the City or an entity belonging to the City.”

SECTION 2. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 3. If any portion of this Ordinance is declared to be invalid or unconstitutional in any manner, the invalidity shall be limited to that particular section or provision, and shall not affect the remaining portions of the ordinance, which shall remain valid and enforceable, it being the intention of the City Council that each separate provision shall be deemed independent of all other provisions herein.

SECTION 4. This Ordinance shall go into effect upon publication and in accordance with law.

The following Ordinance was introduced by Ms. Morrow at the Natchitoches City Council meeting held on December 27, 2019 as follows:

ORDINANCE NO. 057 OF 2019

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY
OF NATCHITOCHEES TO AWARD
THE BID FOR CAUSTIC SODA FOR THE WATER TREATMENT PLANT
(BID NO. 0622)**

WHEREAS, Resolution No.089 of 2019 was passed by the Natchitoches City Council on November 12, 2019 authorizing the Mayor to advertise for bids for Caustic Soda for the Water Treatment Plant (Bid No. 0622); and

WHEREAS, this bid was advertised in the *Natchitoches Times* on, November 16, November 23 and November 30, 2019 in accordance with law; and

WHEREAS, two bid proposals were received and opened as follows:

- (1) Premier Chemical and Services
Baton Rouge, LA 0.1175 cents per pound
- (2) Harcross Chemicals, Inc.
Shreveport, LA..... 0.137 cents per pound

WHEREAS, on December 19, 2019 the appointed committee of Edd Lee, Director of Purchasing; Debbie Miley, Finance Director; Charles Brossette, Director of Utilities and Dale Nielsen, Councilman, reviewed the bid proposals for Caustic Soda for the Water Treatment Plant (Bid No. 0622); and

WHEREAS, the above appointed committee members unanimously recommend the City award the bid to the lowest bidder **Premier Chemical Services** for 0.1175 cents per pound.

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.

A motion was made by Mr. Nielsen, to amend the agenda to add Ordinance No. 58 of 2019 and Ordinance No. 59 of 2019, seconded by Mr. Harrington. 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 Ms. Morrow at the Natchitoches City Council meeting held on December 27, 2019 as follows:

ORDINANCE NO. 058 OF 2019

AN ORDINANCE APPROVING THE EXERCISE OF AN OPTION TO REPURCHASE OR IN THE ALTERNATIVE AN EXTENSION OF THE OPTION TO REPURCHASE IN FAVOR OF THE CITY OF NATCHITOCHES TO REPURCHASE A 15.0 ACRE TRACT OF LAND IN SECTION 74, TOWNSHIP 9 NORTH, RANGE 7 WEST, FROM LEDET’S LOUISIANA SEAFOOD, L.L.C., AND AUTHORIZING THE MAYOR, LEE POSEY, TO EXERCISE THE OPTION TO REPURCHASE AND REPURCHASE THE PROPERTY, OR IN THE ALTERNATIVE EXECUTE AN EXTENSION OF OPTION AND ANY OTHER DOCUMENTS THAT MAY BE NECESSARY, AND TO PROVIDE FOR ADVERTISING.

WHEREAS, the City of Natchitoches (sometimes hereinafter referred to as “City”) acquired a tract of land situated in Section 74, Township 9 North, Range 7 West, from Blanchard Family, L.L.C., et al, by deed recorded at Conveyance Book 707 page 255(sometimes hereinafter “Parent Tract”); and

WHEREAS FURTHER, a subdivision plat was prepared by Robert Lynn Davis, dated August 4, 2017, a copy of which is recorded at Map Slide 772B, Original Instrument number 399293, (sometimes hereinafter “Davis Plat”); and

WHEREAS FURTHER, the Davis Plat depicts three tracts of ground on the Northeast end of the Parent tract as well as a proposed 80 foot wide street right of way along the Northwest boundary of the Parent Tract; and

WHEREAS FURTHER, the City conveyed a portion of the Parent Tract, being a 15.0 acre tract shown and depicted as Tract 1 on the Davis Plat, together with a right of way for access and utilities across the proposed 80 foot street right of way (said Tract 1 and associated rights of way sometimes hereinafter referred to as “Subject Property”) to Ledet’s Louisiana Seafood, L.L.C. by Transfer of Property, Right of Way, Option and Right of First Refusal recorded January 26, 2018, at Conveyance Book 717, page 697 of the records of Natchitoches Parish, Louisiana; and

WHEREAS FURTHER, it was the stated intent of Ledet to locate a caviar production facility on the Subject Tract and a portion of the consideration for the transfer from the City to Ledet was the anticipated industrial development through the construction of a caviar production

facility on the subject property which would lead to the creation of jobs and other benefits in the City of Natchitoches; and

WHEREAS FURTHER, in order to insure that the caviar production facility would be constructed, the deed recorded at Conveyance Book 717 page 697 included an option in favor of the City to repurchase the subject property for \$57,500.00 in the event that Ledet did not begin the production of caviar within two years of the date that the deed was executed; and

WHEREAS FURTHER, more than two years have expired since the date that the deed in favor of Ledet was executed by Lee Posey on behalf of the City and caviar production has not begun on the Subject Property, and in fact no construction of any kind has taken place on the property; and

WHEREAS FURTHER, Ledet is a Louisiana limited liability company with multiple members, and one of the members has requested additional time within which to begin caviar production, and the City is inclined to allow additional time, through the end of December 2020, provided that the Option to Purchase in its favor is extended; and

WHEREAS FURTHER, while the City desires to provide the additional time period, the other members of Ledet have set certain requirements before they will agree to an extension of the Option to Purchase in favor of the City; and

WHEREAS FURTHER, because of the short period remaining before the Option expires, the City Council desires to be prepared to act timely in any eventuality and does therefore desire to authorize the Mayor to exercise the Option to Purchase in favor of the City and Repurchase the Subject property from Ledet, or in the event that the requirements of all members of Ledet are met, to execute an Extension of the Option in favor of the City; and

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Natchitoches, in legal session convened, that in the event that all requirements of all members of Ledet **are not** met, then in that event, the Mayor of the City of Natchitoches, Lee Posey, is authorized to exercise its Option to Repurchase the Subject Property and all documents that may be necessary to repurchase the Subject Property in accordance with the terms of the Transfer of Property, Right of Way, Option and Right of First Refusal recorded January 26, 2018, at Conveyance Book 717, page 697 of the records of Natchitoches Parish, Louisiana.

BE IT FURTHER ORDAINED by the City Council of the City of Natchitoches, in legal session convened, that in the event that all requirements of all members of Ledet **are** met, then in that event, the Mayor of the City of Natchitoches, Lee Posey, is authorized to execute an Extension of the Option to Repurchase the Subject Property and all documents that may be necessary to Extend the Option to repurchase the Subject Property.

BE IT FURTHER ORDAINED that Lee Posey, Mayor of the City of Natchitoches, be and he is hereby authorized and empowered to execute any other documents that may be necessary to complete the above.

BE IT FURTHER ORDAINED that the City Clerk be authorized to advertise this proposed conveyance in accordance with law.

Mayor Posey stated the group trying to do this was unable to put everything together in a timely manner for the City to offer an extension, so a decision was made to no longer move forward with the project. In the agreement, the City had the first right of refusal to purchase the property back should it not move forward and that is what has been decided. While there has been some other interest in the property, the City will only move forward should a project be presented that would benefit the City of Natchitoches from an economic development standpoint.

The following Ordinance was introduced by Mr. Harrington at the Natchitoches City Council meeting held on December 27, 2019 as follows:

ORDINANCE NUMBER 059 OF 2019

AN ORDINANCE APPROVING THE ACQUISITION OF A TRACT OF LAND SITUATED IN SECTION 138, TOWNSHIP 9 NORTH, RANGE 7 WEST, FROM CHESTER CORLEY, FOR THE TOTAL CONSIDERATION OF THREE HUNDRED THOUSAND SEVEN HUNDRED THREE 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 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, Chester Corley (sometimes hereinafter referred to as “Corley”) is the owner of a certain tract of land situated in Section 138, Township 9 North, Range 7 West, which tract is to the Northeast of Parc 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 Parish of Natchitoches, State of Louisiana, and being more particularly described as Lot 1 of the Cook-Watson-Breazeale Addition, as per plat of survey recorded in Conveyance Book 183, page 642 of the Records of Natchitoches Parish, Louisiana, located in Section 81, Township 9 North, Range 7 West, containing 26.54 acres, more or less.

LESS AND EXCEPT THE FOLLOWING TRACTS:

1. Approximately 2.5 acres sold to O. W. Ellzey and Madge Ellzey on June 29, 1943 by deed recorded in Conveyance Book 191, page 520 of the Records of Natchitoches Parish, Louisiana.
2. One (1) lot donated to the College Avenue Methodist Church, which donation is recorded in Conveyance Book 259, page 359 of the Records of Natchitoches Parish, Louisiana.
3. Sale to A. J. Fenn, as per deed recorded in Conveyance Book 264, page 365 of the Records of Natchitoches Parish, Louisiana.
4. 2.194 acres to Robert W. Wilson, et al, as per deed recorded in Conveyance Book 280, page 565 of the Records of Natchitoches Parish, Louisiana.
5. Two (2) lots to T. J. Stephens, et al, as per deed recorded in Conveyance Book 285, page 301 of the Records of Natchitoches Parish, Louisiana.
6. A 75 foot by 90 foot tract of ground conveyed to Jimie Eddelmon Vandenburg, et ux, by deed recorded at Conveyance Book 360, page 35 of the records of Natchitoches Parish, Louisiana.

(Sometimes hereinafter “Subject Property”)

WHEREAS FURTHER, the City of Natchitoches is interested in acquiring property in the vicinity of Parc Natchitoches in order to expand the existing recreation area and to link Parc Natchitoches with recreation properties owned by Northwestern State University, and to allow for the development of the surrounding area in a manner that will complement and enhance the properties of both the City and Northwestern State University; and

WHEREAS FURTHER, the City Council of the City of Natchitoches has been provided with a copy of an appraisal prepared by Dranquet's Appraisal Service, dated May 7, 2019, which reflects a market value of the real estate at \$250,000.00 and a timber value of \$52,703.00 for a total value of Three Hundred Two Thousand Seven Hundred Three and no/100 (\$302,703.00) Dollars; and

WHEREAS FURTHER, the City of Natchitoches (sometimes hereinafter "City") has negotiated with Corley for the purchase of the Subject Property, and entered a purchase agreement to purchase the property from Corley for the sum of Three Hundred Two Thousand Seven Hundred Three and no/100 (\$302,703.00) 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 Subject Property is in the best interests of the City of Natchitoches and its citizens for the continued development of Parc Natchitoches and surrounding areas; 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 Subject Property; and

WHEREAS FURTHER, the City Council of the City of Natchitoches desires to purchase the tract of land from Corley for the sum of \$302,703.00; 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 Subject Property and desires to authorize Mayor Lee Posey, to execute a deed and all associated documents; and

WHEREAS FURTHER, the Mayor and City Council have studied the matter and have concluded that the acquisition of the Subject Property would be in the best interest of the City, its citizens, and the general public; 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. 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 TRACT OR PARCEL OF GROUND, together with all buildings and improvements located thereon, being situated and located in the Parish of Natchitoches, State of Louisiana, and being more particularly described as Lot 1 of the Cook-Watson-Breazeale Addition, as per plat of survey recorded in Conveyance Book 183, page 642 of the Records of Natchitoches Parish,

Louisiana, located in Section 81, Township 9 North, Range 7 West, containing 26.54 acres, more or less.

LESS AND EXCEPT THE FOLLOWING TRACTS:

1. Approximately 2.5 acres sold to O. W. Ellzey and Madge Ellzey on June 29, 1943 by deed recorded in Conveyance Book 191, page 520 of the Records of Natchitoches Parish, Louisiana.
2. One (1) lot donated to the College Avenue Methodist Church, which donation is recorded in Conveyance Book 259, page 359 of the Records of Natchitoches Parish, Louisiana.
3. Sale to A. J. Fenn, as per deed recorded in Conveyance Book 264, page 365 of the Records of Natchitoches Parish, Louisiana.
4. 2.194 acres to Robert W. Wilson, et al, as per deed recorded in Conveyance Book 280, page 565 of the Records of Natchitoches Parish, Louisiana.
5. Two (2) lots to T. J. Stephens, et al, as per deed recorded in Conveyance Book 285, page 301 of the Records of Natchitoches Parish, Louisiana.
6. A 75 foot by 90 foot tract of ground conveyed to Jimie Eddelmon Vandenburg, et ux, by deed recorded at Conveyance Book 360, page 35 of the records of Natchitoches Parish, Louisiana.

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 27th day of December, 2019, and that a public hearing be called for at the next regular meeting of the City Council which will be held on the 13th day of January, 2019.

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

RESOLUTION NO. 098 OF 2019

**A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE
AND ACCEPT BIDS FOR LA-6 WEST TURN LANE AND J-TURN**

(BID NO. 0624)

WHEREAS, the City wishes to advertise for LA-6 West Turn Lane and J-Turn (Bid No. 0624); and

WHEREAS, sealed proposals shall be addressed to the City of Natchitoches, Office of the Director of Purchasing, P. O. Box 37, Natchitoches, Louisiana 71458 or received at the City of Natchitoches Purchasing Department, 1400 Sabine Street, Natchitoches, Louisiana; and

WHEREAS, the City of Natchitoches will accept sealed and electronic bids for the project until 10:00 a.m. on Monday, January 28, 2020 at the Office of the Director of Purchasing, 1400 Sabine Street; and

WHEREAS, bids will be publicly opened and read aloud at 10:00 a.m. on Monday, January 28, 2020 held at the above mentioned Office of the Director of Purchasing; and

WHEREAS, upon receipt of proposals, the committee members consisting of Debbie Miley, Finance Director; Edd Lee, Director of Purchasing; Michael Braxton, Director of Public Works; and Don Mims, Councilman at Large are to review and make a recommendation of the bids received.

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 order the publication of the above bid.

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 27th day of December, 2019.

LEE POSEY, MAYOR

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

RESOLUTION NO. 099 OF 2019

**A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE
AND ACCEPT BIDS FOR BUILDING RENOVATIONS AT 720 SIXTH STREET**

(BID NO. 0625)

WHEREAS, the City wishes to advertise for Building Renovations at 720 Sixth Street (Bid No. 0625); and

WHEREAS, the advertisement dates for this bid is contingent upon the plans, specifications and bid proposal package; and

WHEREAS, sealed proposals shall be addressed to the City of Natchitoches, Office of the Director of Purchasing, P. O. Box 37, Natchitoches, Louisiana 71458 or received at the City of Natchitoches Purchasing Department, 1400 Sabine Street, Natchitoches, Louisiana; and

WHEREAS, the City of Natchitoches will accept sealed and electronic bids for the project at a date to be determined at the Office of the Director of Purchasing, 1400 Sabine Street; and

WHEREAS, bids will be publicly opened and read aloud at a date to be determined held at the above mentioned Office of the Director of Purchasing; and

WHEREAS, upon receipt of proposals, the committee members consisting of Debbie Miley, Finance Director; Edd Lee, Director of Purchasing; Randy LaCaze, Director of Community Development; and Eddie Harrington, Councilman, are to review and make a recommendation of the bids received.

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 order the publication of the above bid.

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 27th day of December, 2019.

LEE POSEY, MAYOR

Mayor Posey stated the bid for the building renovations to the Eagle Building for the National Park Service came in higher than expected and because it will be over the \$150,000 threshold the City must advertise for bids on this project. This is time sensitive due to the timeline of the National Park Service moving out of their current location into this location.

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

RESOLUTION NO. 100 OF 2019

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE
CHANGE ORDER NO. 1 TO THE CONTRACT BETWEEN THE CITY OF
NATCHITOCHEES AND PROTHRO CONSTRUCTION, LLC FOR THE CITY
COUNCIL CHAMBERS RENOVATION PROJECT**

(BID NO. 0611)

WHEREAS, the City of Natchitoches (CITY) awarded the bid to Prothro Construction, LLC (CONTRACTOR) on May 13, 2019 by Ordinance No. 019 of 2019 in the amount of \$495,716.00 for the City Council Chambers Renovation Project (Bid No. 0611); and

WHEREAS, on December 18, 2019 CONTRACTOR issued Change Order No. 1, fully described in Attachment “A”; and

WHEREAS, the contract sum will be increased by this Change Order No. 1 in the amount of \$45,574.62 and the revised contract total will be \$541,290.62; and

WHEREAS, the project Engineer, George Minturn, has recommended this change order; and

WHEREAS, the CITY is of the opinion that Change Order No. 1 is in the best interest of the CITY.

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 Change Order No. 1 to the agreement between the City of Natchitoches and the contractor, Prothro Construction, LLC.

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 27th day of December, 2019.

LEE POSEY, MAYOR

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

RESOLUTION NO. 101 OF 2019

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CERTIFICATE OF SUBSTANTIAL COMPLETION TO THE CONTRACT BETWEEN THE CITY OF NATCHITOCHES AND PROTHRO CONSTRUCTION, LLC. FOR THE CITY COUNCIL CHAMBERS RENOVATION PROJECT

BID NO. 0611

WHEREAS, the City of Natchitoches has contracted with Prothro Construction, LLC, for the City Council Chambers Renovation Project; and

WHEREAS, this work has been completed; and

WHEREAS, a substantial completion inspection has been performed by the Engineer 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 Prothro Construction, LLC.

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 27th day of December, 2019.

LEE POSEY, MAYOR

The next scheduled City Council meeting will be **January 13, 2020. The time of the meeting has been changed with the Pre-Meeting beginning at 4:30 p.m. and the City Council Meeting set to begin at 5:00 p.m.**

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

The meeting was adjourned at 9:32 a.m.

LEE POSEY, MAYOR

DON MIMS, MAYOR PRO-TEMPORE