

**PROCEEDINGS OF THE CITY COUNCIL
OF THE CITY OF NATCHITOCHES, STATE OF LOUISIANA,
MEETING HELD ON
MONDAY, DECEMBER 9, 2024 AT 5:30 P.M.**

The City Council of the City of Natchitoches met in legal and regular session at the Natchitoches Council Chambers, 716 Second Street, Natchitoches, Louisiana on Monday, December 9, 2024, at 5:30 p.m.

There were present:

Mayor Ronnie Williams
Councilwoman At Large Betty Sawyer-Smith
Councilman Eddie Harrington
Councilman Dale Nielsen
Councilman Christopher Petite
Councilwoman Rosemary Elie

Guest: Introduction of the New Fire Department Mascot

Absent: None

Mayor Ronnie Williams called the meeting to order and welcomed everyone for coming. Mayor Williams led the invocation and Councilwoman At Large Smith led the Pledge of Allegiance.

Mayor Williams then called for the reading and approval of the minutes for the November 25, 2024 meeting. Councilwoman At Large Smith moved that we dispense with the reading of the minutes and approval of same. Seconded by Councilman Nielsen.

A roll call vote was as follows:

AYES: Elie, Nielsen, Smith, Harrington, Petite
NAYS: None
ABSENT: None
ABSTAIN: None

The following Ordinance was Introduced by Mrs. Elie at the December 9, 2024 City Council meeting as follows:

ORDINANCE NO. 041 OF 2024

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

Lot Being 150 Feet Square Out of Lot 62 of East Broadmoor Subdivision, Less 2331.7 Square Feet To Highway Department, Less 336 Square Feet To Highway Department, Less 0.014 Acre To Highway Department. **(97 South Drive)**

WHEREAS, the Planning Commission of the City of Natchitoches, State of Louisiana, has recommended at their meeting of **December 3, 2024** that the application of Muhammad Haseeb, to rezone the property described above from B-3 Commercial to B-3 with special exception B-A to reopen Gasoline Station with Convenience Store, be **APPROVED**.

The following Ordinance was Introduced by Mrs. Smith at the December 9, 2024 City Council meeting as follows:

ORDINANCE NO. 042 OF 2024

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

Lot At Northeast Corner of Williams Ave. And Scarborough Street Being Part of Block “J” of East Natchitoches Addition And Described As Lot 1 of Louise Schuman Subdivision As Shown On Plat In Map Book 1, Page 252. From: R-1 to R-1 (**301 Williams Ave.**)

WHEREAS, the Planning Commission of the City of Natchitoches, State of Louisiana, has recommended at their meeting of **December 3, 2024** that the application of James F. Metoyer, to rezone the property described above from R-1 to R-1 special exception for operation of a Short Term Rental, be **APPROVED**

The following Ordinance was Introduced by Mr. Petite at the December 9, 2024 City Council meeting as follows:

ORDINANCE NO. 043 OF 2024

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

Lot 13 And North Half of Lot 12 And North 75 Feet of Lot 14 Block “AA” of Roy Addition.
(126 North St.)

WHEREAS, the Planning Commission of the City of Natchitoches, State of Louisiana, has recommended at their meeting of **December 3, 2024** that the application of Denise W. McConduit, be amended to request to rezone the property described above from R-2 to R-1 Special Exception for operation of a Short Term Rental, be **APPROVED**

following Ordinance was Introduced by Mr. Nielsen at the December 9, 2024 City Council meeting as follows:

ORDINANCE NO. 044 OF 2024

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

Lot East Side Williams Avenue, North By Hart, East By East 2nd Street, South By Schuman.
(307 Williams Ave.)

WHEREAS, the Planning Commission of the City of Natchitoches, State of Louisiana, has recommended at their meeting of **December 3, 2024** that the application of Laurie Dearman, to rezone the property described above from R-1 to R-1 Special Exception for operation of a Short Term Rental, be **APPROVED**

The following Ordinance was Introduced by Mr. Harrington at the December 9, 2024 City Council meeting as follows:

ORDINANCE NO. 045 OF 2024

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

Lot West Side Second Street 87 Feet Front, North By Dietrich, South By Hyams, West By Michael And Hyams. **(930 Second St.)**

WHEREAS, the Planning Commission of the City of Natchitoches, State of Louisiana, has recommended at their meeting of **December 3, 2024** that the application of D&KP Investments, LLC to rezone the property described above from R-1 to R-1 Special Exception for operation of a Short Term Rental, be **APPROVED**

The following Ordinance was Introduced by Mrs. Elie at the December 9, 2024 City Council meeting as follows:

ORDINANCE NO. 046 OF 2024

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

Lot 6, Block “H” of Parkway Estates Unit #2, Less Small, Triangular Tract Taken Off Eastern Side And A Small Lot Out of Northeast Corner of Lot 5. (**400 Parkway**)

WHEREAS, the Planning Commission of the City of Natchitoches, State of Louisiana, has recommended at their meeting of **December 3, 2024** that the application of Sonya Ross to rezone the property described above from R-1 to R-1 Special Exception for operation of a Short Term Rental, be **APPROVED**

The following Ordinance was Introduced by Mrs. Smith at the December 9, 2024 City Council meeting as follows:

ORDINANCE NO. 047 OF 2024

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

Lot East Side Jefferson St., North By City of Natchitoches, East By City of Natchitoches, South By Sutton. **(401 Jefferson St.)**

WHEREAS, the Planning Commission of the City of Natchitoches, State of Louisiana, has recommended at their meeting of **December 3, 2024** that the application of Kerry and Maria Durr to rezone the property described above from R-1 to R-1 Special Exception for operation of a Short Term Rental, be **APPROVED**

The following Ordinance was Introduced by Mr. Nielsen at the December 9, 2024 City Council meeting as follows:

ORDINANCE NO. 048 OF 2024

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

Lot Se Cor Of Duplex & Primrose Streets (Sometimes Known As Demeziere St.)
And From Which Point Run S 78 Deg. Along The South Side of Primrose St. 49 Ft.,
Run Thence S 24 Deg. West 67.5 Ft. To The North Line of The Property Owned By
Dismukes Formerly, Now Owned By G. R. Sutton, Run Thence N 78 Deg. 49 Ft. To
The East Side of Duplex St., Run Thence N 24 Deg. East Along The East Side of
Duplex St. 67.5 Ft. To The Pt. of Beg (**425 Demeziere St.**)

WHEREAS, the Planning Commission of the City of Natchitoches, State of Louisiana,
has recommended at their meeting of **December 3, 2024** that the application of Sarah Reusch be
amended to request to rezone the property described above from R-2 to R-1 Special Exception for
operation of a Short Term Rental, be **APPROVED**

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

ORDINANCE NO. 037 OF 2024

AN ORDINANCE ACCEPTING AND APPROVING THE POWER SUPPLY AGREEMENT FOR SALE OF POWER AND ENERGY BETWEEN LOUISIANA ENERGY & POWER AUTHORITY (LEPA) AND THE CITY OF NATCHITOCHES, LOUISIANA AND AUTHORIZING THE MAYOR TO EXECUTE THE POWER SUPPLY AGREEMENT ON BEHALF OF THE CITY

WHEREAS, the City of Natchitoches operates a municipal electric utility for the purpose of providing electric power to its residential, governmental, commercial and industrial customers; and

WHEREAS, the City provides transmission, and distribution services within and without the city limits; and

WHEREAS, the City and LEPA, have negotiated the Power Supply Agreement, which said agreement has been reviewed and approved by the City, and said agreement is attached hereto; and

WHEREAS, the City Council believes that the said Power Supply Agreement is in the best interest of the City and further agrees that the Power Supply Agreement should be accepted; and.

NOW, THEREFORE, BE IT ORDAINED by the City Council in legal session convened, that the said Power Supply Agreement for Sale of Power and Energy Between LEPA and the City of Natchitoches be and the same is hereby approved.

BE IT FURTHER ORDAINED that the Mayor, Ronnie Williams, Jr., is hereby authorized and empowered to represent the City of Natchitoches and to execute said Agreement on behalf of the City, a copy of which Power Supply Agreement is hereby attached and made a part of this Ordinance.

BE IT FURTHER ORDAINED that the Mayor, Ronnie Williams, Jr., is hereby authorized and empowered to do all other things necessary or proper in the premises to implement and place this Power Supply Agreement in effect.

THIS ORDINANCE was introduced on November 25, 2024 and published in the *Natchitoches Times* on December 30, 2024.

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:	Elie, Nielsen, Smith, Harrington, Petite
NAYS:	None
ABSENT:	None
ABSTAIN:	None

THEREUPON, Mayor Ronnie Williams, Jr., declared the Ordinance passed by a vote of 5 Ayes to 0 Nays this 9th day of December, 2024.

RONNIE WILLIAMS, JR., MAYOR

BETTY SMITH, MAYOR PRO TEMPORE

Delivered to the Mayor on the 10th day of December, 2024 at 10:00 A.M.

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

ORDINANCE NO. 038 OF 2024

**AN ORDINANCE APPROVING A HYDROPOWER
POOLING AGREEMENT BY AND BETWEEN LOUISIANA
ENERGY AND POWER AUTHORITY AND CITY OF
NATCHITOCHES, AND AUTHORIZING THE MAYOR OF
THE CITY OF NATCHITOCHES, RONNIE WILLIAMS, JR.,
TO EXECUTE SAME**

WHEREAS, the Louisiana Entergy and Power Authority (**LEPA**) was created pursuant to Chapter 10-A of Title 33 of the Louisiana Revised Statutes of 1950 (the “Act”) to provide a means for those Louisiana cities which are members of **LEPA** to secure an adequate, reliable and economical supply of electric power and energy for their present and future needs; and

WHEREAS FURTHER, **LEPA** is empowered by the Act, The Local Services Law (hereinafter defined) and other constitutional and statutory authority supplemental thereto to: (i) acquire and construct facilities for the generation and transmission of electric power and energy, or to acquire an interest in an such facilities; (ii) purchase, sell, transmit or otherwise use electric power and energy within or without the State of Louisiana; and (iii) do all acts and things necessary to carry out the purposes and to exercise the powers granted to **LEPA** under the Act; and

WHEREAS FURTHER, the City of Natchitoches (**CITY**) has authority under the Act, Sub-Part A, Part VII, Chapter 2 of Title 33 of the Louisiana Revised Statutes of 1950, as amended (“The Local Services Law”), Sub-Part A, Part 1, Chapter 10 of the Louisiana Revised Statutes of 1950, as amended, and other constitutional and statutory authority supplemental thereto, to undertake and implement the provisions of this Agreement; and

WHEREAS FURTHER, the **CITY** owns and operates an electric utility system, is a member of **LEPA** and is authorized under the Act and the laws of the State of Louisiana to contract and buy from **LEPA** power and energy required for its present and future requirements; and

WHEREAS FURTHER, in order to secure an adequate, economical and reliable supply of electric energy for the CITY's municipal electric system, **LEPA** and the CITY have determined that **LEPA** will sell to the CITY, and the CITY will purchase from **LEPA**, all of the electric power and energy and transmission services required by the CITY for service to its native retail load on the terms and conditions set forth in the Full Requirement Service Agreements (as defined in the agreement); and

WHEREAS FURTHER, LEPA has negotiated a Power Sales Contract dated and commencing on January 1, 2004, with the Southwestern Power Administration of the U. S. Department of Energy (“Southwestern”) under which **LEPA** coordinates and pools the interest of the CITY and certain other cities in the State of Louisiana in hydroelectric power and energy allocations from reservoir projects constructed and operated by the U. S. Corps of Engineers as such power and energy becomes available; and

WHEREAS FURTHER, the term of the Power Sales Contract (as defined in the agreement) is to continue in full force and effect until midnight, May 31, 2028, unless terminated earlier pursuant to the provisions set forth therein; and

WHEREAS FURTHER, power and energy available by reason of the Power Sales Contract will be utilized by **LEPA**, together with other supply resources, to meet the obligations of its Full Requirement Service Agreements for service to its Participating Members (as defined in the agreement); and

WHEREAS FURTHER, the City Council of the City of Natchitoches has determined that it is in the best interest of the CITY to designate **LEPA** as its agent and representative in negotiating with Southwestern concerning the CITY’s entitlement to its allocation of hydroelectric power and energy and to subordinate the CITY’s interest in its Hydro Entitlement to **LEPA**; and

WHEREAS FURTHER, a copy of the proposed Hydropower Pooling Agreement by and between Louisiana Energy and Power Authority and City of Natchitoches, Louisiana is attached hereto as Exhibit “A”; and

WHEREAS FURTHER, the City Council of the City of Natchitoches desires to continue its relationship with **LEPA**, approve the Hydropower Polling Agreement with **LEPA** and authorize the Mayor of the City of Natchitoches, Ronnie Williams, Jr., to execute same; and

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Natchitoches, Louisiana, in legal session convened, that the City of Natchitoches does hereby approve the Hydropower Pooling Agreement by and between Louisiana Energy and Power Authority and City of Natchitoches, Louisiana attached hereto as Exhibit “A” and does further authorize and direct the Mayor of the City of Natchitoches, Louisiana, Ronnie Williams, Jr., to execute the Hydropower Pooling Agreement by and between Louisiana Energy and Power Authority and City of Natchitoches, Louisiana, on behalf of the City of Natchitoches.

THIS ORDINANCE was introduced on November 25, 2024 and published in the *Natchitoches Times* on December 30, 2024.

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: Elie, Nielsen, Smith, Harrington, Petite
NAYS: None
ABSENT: None
ABSTAIN: None

THEREUPON, Mayor Ronnie Williams, Jr., declared the Ordinance passed by a vote of 5 Ayes to 0 Nays this 9th day of December, 2024.

RONNIE WILLIAMS, JR., MAYOR

BETTY SMITH, MAYOR PRO TEMPORE

Delivered to the Mayor on the 10th day of December, 2024 at 10:00 A.M.

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

ORDINANCE NO. 039 OF 2024

AN ORDINANCE OF THE CITY OF NATCHITOCHES, LOUISIANA, APPROVING THAT INSTRUMENT TITLED COOPERATIVE ENDEAVOR AGREEMENT BETWEEN THE CITY OF NATCHITOCHES AND DAVID L. DAUZAT, SHERIFF OF THE PARISH OF AVOYELLES WHICH AGREEMENT PROVIDES FOR COST FOR HOUSING OF MALE AND FEMALE PRE-TRIAL INMATES IN ACCORDANCE WITH LA. R.S. 15:706; PRESCRIBING TERMS AND CONDITIONS FOR SAID AGREEMENT, AND AUTHORIZING THE MAYOR OF THE CITY OF NATCHITOCHES, RONNIE WILLIAMS, JR. TO EXECUTE SAME.

WHEREAS, the City of Natchitoches (sometimes hereinafter referred to as the “City”) is a Municipality located in the State of Louisiana, Parish of Natchitoches governed under a Home Rule Charter and a Code of Ordinances adopted by Ordinance No. 5 of 1977; and

WHEREAS FURTHER, the City of Natchitoches is specifically authorized under Section 1.06 of the Charter of the City of Natchitoches to provide for the general welfare, safety, health, peace and good order of the City, and further authorized under Section 1.07 of the Charter of the City of Natchitoches to enter into Joint Service Agreements or Cooperative Efforts with other governmental agencies; and

WHEREAS FURTHER, David L. Dauzat is the elected Sheriff of Avoyelles Parish, and currently operates the detention center located on Edwina Street in Natchitoches, Louisiana, as well as other detention facilities; and

WHEREAS FURTHER, Sheriff Dazuat has presented the City of Natchitoches with a Cooperative Agreement which provides for the housing of male and female pre-trial inmates in facilities operated by Sheriff Dauzat, a copy of which is attached hereto; and

WHEREAS FURTHER, the Cooperative Agreement provides for a daily per diem rate of \$26.39, further provides medical care and transportation of inmates, and further provides for billing; and

WHEREAS FURTHER, the City Council of the City of Natchitoches desires to provide for the detention of pre-trial inmates and has reviewed the proposed Cooperative Agreement

between Sheriff Dauzat and the City of Natchitoches and approves same; and

WHEREAS FURTHER, under the general law and the Home Rule Charter of the City of Natchitoches, 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 FURTHER, the City Council of the City of Natchitoches is of the opinion that the Cooperative Agreement with Sheriff Dauzat, will promote the health, safety and welfare of the citizens of the City and Parish of Natchitoches, Louisiana; and

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Natchitoches, Louisiana, that the Mayor of the City of Natchitoches, Ronnie Williams, and Chief of the City of Natchitoches Police Department, Nikeo Collins, are hereby authorized to execute the attached Cooperative Agreement with Sheriff of Avoyelles Parish, David L. Dauzat.

BE IT FURTHER ORDAINED that the terms of the Cooperative Agreement, attached hereto, are approved and accepted by the City Council of the City of Natchitoches, Louisiana.

THIS ORDINANCE was introduced on November 25, 2024 and published in the *Natchitoches Times* on December 30, 2024.

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:	Elie, Nielsen, Smith, Harrington, Petite
NAYS:	None
ABSENT:	None
ABSTAIN:	None

THEREUPON, Mayor Ronnie Williams, Jr., declared the Ordinance passed by a vote of 5 Ayes to 0 Nays this 9th day of December, 2024.

RONNIE WILLIAMS, JR., MAYOR

BETTY SMITH, MAYOR PRO TEMPORE

Delivered to the Mayor on the 10th day of December, 2024 at 10:00 A.M.

The following Ordinance was Introduced by Mr. Petite and Seconded by Mrs. Smith as follows, to-wit:

ORDINANCE NO. 040 OF 2024

AN ORDINANCE TO DESIGNATE FUNDS FROM THE AMERICAN RESCUE PLAN FOR USE BY THE CITY OF NATCHITOCHES TO ASSIST THE HISTORIC DISTRICT BUSINESS ASSOCIATION WITH FUNDING FOR ADDITIONAL SECURITY FOR THE 2024 CHRISTMAS FESTIVAL SEASON; AUTHORIZING THE EXECUTION OF ANY AND ALL DOCUMENTS NECESSARY TO PROPERLY EFFECTUATE SUCH PURCHASES; AND OTHERWISE PROVIDING WITH RESPECT THERETO.

WHEREAS, the City of Natchitoches (sometimes hereinafter referred to as the “**City**”) is a Municipality located in the State of Louisiana, Parish of Natchitoches governed under a Home Rule Charter and a Code of Ordinances adopted by Ordinance No. 5 of 1977; and

WHEREAS FURTHER, Section 1310 of Title 39 of the Louisiana Revised Statutes of 1950, as amended (La. R.S. 39:1310) requires that when “there has been a change in operations upon which the original adopted budget was developed, the governing authority shall adopt a budget amendment in an open meeting to reflect such change;” and

WHEREAS FURTHER, Section 2.10 of the Charter of the Home Rule Charter of the City, approved by the charter commission of the city on July 7, 1975 and the voters at the election of November 1, 1975, requires that any appropriation of funds by the City be enacted by an ordinance of the City Council of the City, acting as the governing authority thereof (the “**Governing Authority**”); and

WHEREAS FURTHER, the American Rescue Plan Act of 2021, enacted by the 117th Congress of the United States of America (“**ARPA**”), appropriated, Ten Thousand Dollars (**\$10,000.00, not to exceed this amount**) to the State of Louisiana, which was then appropriated to the City (the “**ARPA Revenue Replacement Funding**”) for the purpose of providing funding for government services that may have seen a shortfall of revenue funding them due to the COVID-19 pandemic, including, but not limited to, funding projects up to the amount of the City’s revenue loss (“**to assist the Historic District Business Association with funding for additional security for the 2024 Christmas Festival Season**”); and

WHEREAS FURTHER, the Office of the Mayor of the City of Natchitoches is the proper recipient of the ARPA Revenue Replacement Funding as the instrument of the City most capable of properly distributing (“**to assist the Historic District Business Association with funding for Additional Security for the 2024 Christmas Festival Season**”); and

WHEREAS FURTHER, it is the desire of this Governing Authority to appropriate the ARPA Revenue Replacement Funding to the Office of the Mayor of the City, to be expended by

the Mayor of the City, or the administrative designee of the Mayor (the “**Finance Director**”), pursuant to the guidelines published by the United States Department of the Treasury in its final rule implementing the Coronavirus State Fiscal Recovery Fund and the Coronavirus Local Fiscal Recovery Fund established under the American Rescue Plan Act, effective April 1, 2022 (the “**ARPA Guidelines**”).

NOW THEREFORE BE IT ORDAINED that the defined terms in the recitals of this ordinance (the “**Ordinance**”) are incorporated herein; and

BE IT FURTHER ORDAINED, by the Natchitoches City Council, in legal and regular session convened, that it hereby appropriates the ARPA Revenue Replacement Funding to Office of the Mayor of the City, to be expended at the direction of the Mayor or the Finance Director, pursuant to the ARPA Guidelines; and

BE IT FURTHER ORDAINED, that the budget of the City be amended to reflect the receipt of the ARPA Revenue Replacement Funding and its designation for expenditure by the Mayor or the Finance Director, for the purposes of properly distributing **to assist the Historic District Business Association with funding for additional security for the 2024 Christmas Festival Season**”); and

BE IT FURTHER ORDAINED, that this Ordinance shall become effective immediately upon adoption; and

BE IT FURTHER ORDAINED, that if any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this Ordinance which can be given effect without the invalid provisions, items or applications, and to this end the provisions of this Ordinance are hereby declared severable; and

BE IT FURTHER ORDAINED, that all Ordinances or parts thereof in conflict herewith are repealed.

THIS ORDINANCE was introduced on November 25, 2024 and published in the *Natchitoches Times* on December 30, 2024.

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:	Elie, Nielsen, Smith, Harrington, Petite
NAYS:	None
ABSENT:	None
ABSTAIN:	None

THEREUPON, Mayor Ronnie Williams, Jr., declared the Ordinance passed by a vote of 5 Ayes to 0 Nays this 9th day of December, 2024.

RONNIE WILLIAMS, JR., MAYOR

BETTY SMITH, MAYOR PRO TEMPORE

Delivered to the Mayor on the 10th day of December, 2024 at 10:00 A.M.

The following Ordinance was Introduced by Mr. Petite at the December 9, 2024 City Council meeting as follows:

ORDINANCE NO. 049 OF 2024

AN ORDINANCE APPROVING A FULL REQUIREMENT INCENTIVE AGREEMENT (“FRSA”) BY AND BETWEEN LOUISIANA ENERGY AND POWER AUTHORITY (LEPA) AND THE CITY OF NATCHITOCHES AND AUTHORIZING THE MAYOR OF THE CITY OF NATCHITOCHES, RONNIE WILLIAMS, JR., TO EXECUTE SAME

WHEREAS, the Louisiana Energy and Power Authority (**LEPA**) was created pursuant to Chapter 10-A of Title 33 of the Louisiana Revised Statutes of 1950 (the “Act”) to provide a means for those Louisiana cities which are members of **LEPA** to secure an adequate, reliable and economical supply of electric power and energy for their present and future needs; and

WHEREAS FURTHER, **LEPA** is empowered by the Act, The Local Services Law (hereinafter defined) and other constitutional and statutory authority supplemental thereto to: (i) acquire and construct facilities for the generation and transmission of electric power and energy, or to acquire an interest in an such facilities; (ii) purchase, sell, transmit or otherwise use electric power and energy within or without the State of Louisiana; and (iii) do all acts and things necessary to carry out the purposes and to exercise the powers granted to **LEPA** under the Act; and

WHEREAS FURTHER, the City of Natchitoches (**MEMBER**) has authority under the Act, Sub-Part A, Part VII, Chapter 2 of Title 33 of the Louisiana Revised Statutes of 1950, as amended (“The Local Services Law”), Sub-Part A, Part 1, Chapter 10 of the Louisiana Revised Statutes of 1950, as amended, and other constitutional and statutory authority supplemental thereto, to undertake and implement the provisions of this Agreement; and

WHEREAS FURTHER, the **CITY** owns and operates an electric utility system, is a member of **LEPA** and is authorized under the Act and the laws of the State of Louisiana to contract and buy from **LEPA** power and energy required for its present and future requirements; and

WHEREAS, the Member owns and operates an electric utility system, is a member of **LEPA** and is authorized under the Act and the laws of the State of Louisiana to contract and buy power and energy required for its present and future requirements from **LEPA**; and

WHEREAS, the Member is not currently being serviced wholesale electricity under the **LEPA Full Requirement Service Agreement (“FRSA”)** (hereinafter defined); and

WHEREAS, in order to secure an adequate, economical and reliable supply of electric energy for the Member's municipal electric system, LEPA and the Member have determined that LEPA will sell to the Member, and the Member will purchase from LEPA, all of the electric power and energy and transmission services required by Member for service to its native retail load on the terms and conditions set forth in the FRSA; and

WHEREAS, LEPA is a non-profit organization, therefore, all Existing FRSA Members (hereinafter defined) enjoy lower costs when a New FRSA Member (hereinafter defined) begins receiving power and energy from LEPA under the FRSA; and

WHEREAS, the Existing FRSA Members have agreed to share those savings with New FRSA Member(s);

WHEREAS FURTHER, a copy of the FRSA Agreement by and between Louisiana Energy and Power Authority and City of Natchitoches, Louisiana is attached hereto as **Exhibit “A”**; and

WHEREAS FURTHER, the City Council of the City of Natchitoches desires to continue its relationship with **LEPA**, approve the FRSA Agreement with **LEPA** and authorize the Mayor of the City of Natchitoches, Ronnie Williams, Jr., to execute same; and

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Natchitoches, Louisiana, in legal session convened, that the City of Natchitoches does hereby approve the FRSA Agreement by and between Louisiana Energy and Power Authority and City of Natchitoches, Louisiana attached hereto as Exhibit “A” and does further authorize and direct the Mayor of the City of Natchitoches, Louisiana, Ronnie Williams, Jr., to execute the FRSA Agreement by and between Louisiana Energy and Power Authority and City of Natchitoches, Louisiana, on behalf of the City of Natchitoches.

The following Ordinance was Introduced by Mr. Nielsen at the December 9, 2024 City Council meeting as follows:

ORDINANCE NO. 050 OF 2024

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NATCHITOCHES, RONNIE WILLIAMS, JR., TO EXECUTE A TERMINATION AN EXISTING LEASE IN FAVOR OF MARC MILLICAN, OF THAT 21,785.76 SQUARE FOOT AREA SHOWN AND DEPICTED AS LOT 4 OF THE NATCHITOCHES REGIONAL AIRPORT AS SHOWN ON THE AIRPORT LAYOUT PLAN OF APRIL 12, 1994, FURTHER AUTHORIZING THE MAYOR OF THE CITY OF NATCHITOCHES, RONNIE WILLIAMS, JR., TO EXECUTE A NEW LEASE IN FAVOR OF MARC MILLICAN, OF THAT 21,785.76 SQUARE FOOT AREA SHOWN AND DEPICTED AS LOT 4 OF THE NATCHITOCHES REGIONAL AIRPORT AS SHOWN ON THE AIRPORT LAYOUT PLAN OF APRIL 12, 1994, APPROVING A SUBLEASE TO AIR DATA SOLUTIONS, L.L.C., AUTHORIZING THE MAYOR OF THE CITY OF NATCHITOCHES, RONNIE WILLIAMS, JR., TO EXECUTE A SUBORDINATION, ATTORNMENT AND NON-DISTRUBANCE AGREEMENT, AND FURTHER PROVIDING FOR ADVERTISING OF THE LEASE AND AN EFFECTIVE DATE.

WHEREAS, the City of Natchitoches (sometimes hereinafter “City”) is the owner of those lots shown on the Airport Layout Plan of April 12, 1994 (sometimes hereinafter “Layout Plan”), which said lots are available for lease, and more particularly is the owner of Lot 4 as shown and depicted on the Layout Plan, said Lot 4 being approximately a 21,785.76 square foot area (sometimes hereinafter “Subject Property”); and

WHEREAS FURTHER, the Subject Property is currently under lease by the City to Marc Millican, and the lease is for the term beginning November 27, 2020 and terminating November 26, 2030; and

WHEREAS FURTHER, the provision of state law that provides for and regulates the lease of airport facilities is set forth at Louisiana Revised Statute 2:135.1, and this provision was amended by Act No. 605 of 2024 to remove a time limitation on the lease of airport facilities; and

WHEREAS FURTHER, in light of the revision to Louisiana Revised Statute 2:135.1, Marc Millican has approached the City and requested that his current lease be reworked to provide for a 30 year term, and the Mayor of the City of Natchitoches, Ronnie Williams, Jr., has negotiated the terms of a new 30 year lease of the Subject Property with Marc Millican; and

WHEREAS FURTHER, the City further desires to terminate the existing Lease Agreement for the Subject Property with Marc Millican and replace the existing Lease Agreement with the proposed 30 year Lease Agreement; and

WHEREAS FURTHER, the terms of the proposed lease are for a thirty (30) year period, with consideration of ten cents per square foot per year, being Two Thousand One Hundred Seventy-Eight no/100 (\$2,178.57) Dollars per year, with cost of living increases to be applied every five years, all as set forth in the attached Lease Agreement by and between the City of Natchitoches, and Marc Millican; and

WHEREAS FURTHER, the City desires to lease that property shown and depicted as Lot 4 on the Layout Plan, under the terms set forth above and more particularly set forth in the lease attached hereto; and

WHEREAS FURTHER, the City has previously approved a sublease of Lot 4 by Marc Millican to Air Data Solutions, L.L.C., and desire to approve of the continued sublease of Lot 4 in favor of Air Data Solutions, L.L.C.; and

WHEREAS FURTHER, the Marc Millican has further requested that the City approve and execute a Subordination, Attornment and Non-disturbance Agreement (sometimes hereinafter “SNDA”) so that he may acquire financing from Sabine State Bank; and

WHEREAS FURTHER, the City further desires to approve and authorize the Mayor to execute the SNDA with Marc Millican and Sabine State Bank; and

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 that property shown and described as a 21,785.76 square foot area, more fully shown and depicted as Lot 4 on the Airport Layout Plan of April 12, 1994, to Marc Millican, for the term of thirty (30) years, with an annual rental of Two Thousand One Hundred Seventy-Eight no/100 (\$2,178.57) Dollars per year, with cost of living increases every five years.

(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, Ronnie Williams, Jr., be and he is hereby authorized, after due proceedings had, and after the legal delays have run, to execute an instrument terminating that existing lease of Lot 4 of the Airport Layout Plan of April 12, 1994, which has a term beginning November 27, 2020 through November 26, 2030. Any termination shall be effective the same date that the new lease contemplated herein becomes effective.

(5) That the Mayor, Ronnie Williams, Jr., be and he is hereby authorized, after due proceedings had, advertising, and after the legal delays have run, to execute a new lease in favor of Marc Millican, leasing that property shown and described as Lot 4 on the Airport Layout

Plan of April 12, 1994, for the term of thirty (30) years, with the annual rental of Two Thousand One Hundred Seventy-Eight no/100 (\$2,178.57) Dollars with cost of living increases every five years.

(6) That the sublease of Lot 4 on the Airport Layout Plan of April 12, 1994, in favor of Air Data Solutions, L.L.C. is approved and that the Mayor, Ronnie Williams, Jr., be and he is hereby authorized, after due proceedings had, and after the legal delays have run, to execute a sublease, indicating the approval of the City to the Sublease, if he is so requested to do so.

(7) That the Mayor, Ronnie Williams, Jr., be and he is hereby authorized, after due proceedings had, advertising, and after the legal delays have run, execute a Subordination, Attornment and Non-disturbance Agreement with Marc Millican and Sabine State Bank.

(8) 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.

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

THIS ORDINANCE was introduced on this the 9th day of December, 2024.

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

RESOLUTION NO. 105 OF 2024

**A RESOLUTION AUTHORIZING THE MAYOR TO ENTER
INTO A CONTRACT WITH MIDWEST EMPLOYERS CASUALTY
COMPANY FOR THE WORKERS’ COMPENSATION EXCESS
COVERAGE POLICY FOR THE CITY OF NATCHITOCHES**

WHEREAS, the Insurance Committee has reviewed the proposals submitted by Midwest Employers Casualty Company, for the handling of the worker’s compensation excess coverage policy for the City of Natchitoches; and

WHEREAS, the annual premium for this contract is **\$96,927.00** for the period of January 1, 2025 thru January 1, 2026; and

WHEREAS, it is the recommendation of the committee that the contract be awarded to Midwest Employers Casualty Company.

NOW, THEREFORE, BE IT RESOLVED that the Honorable Ronnie Williams, Mayor, Jr., is hereby authorized and empowered and directed to sign any and all documents necessary for the execution of this contract.

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

AYES:	Elie, Nielsen, Smith, Harrington, Petite
NAYS:	None
ABSENT:	None
ABSTAIN:	None

THEREUPON, Mayor Ronnie Williams, Jr., declared the Resolution passed by a vote of 5 Ayes to 0 Nays on this 9th day of December, 2024.

RONNIE WILLIAMS, JR., MAYOR

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

RESOLUTION NO. 106 OF 2024

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE
CHANGE ORDER NO. 1 TO THE CONTRACT BETWEEN
THE CITY OF NATCHITOCHES AND LEMOINE COMPANY, LLC FOR WATER
TREATMENT FACILITY IMPROVEMENTS (PHASE 1)**

(BID NO. 0667)

WHEREAS, the City of Natchitoches (CITY) awarded the bid to Lemoine Company, LLC (CONTRACTOR) on May 28, 2024 by Ordinance No. 011 of 2024 in the amount of **\$9,217,000.00** for Water Treatment Facility Improvements, Phase 1 (Bid No. 0667); and

WHEREAS, on December 3, 2024 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 **\$16,815.00** and the revised contract total will be **\$9,233,815.00**; and

WHEREAS, the project Engineer, Andrew Verner, 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;

WHEREAS, the approval of Change Order No. 1 is contingent on approval by the Office of Community Development/Water Sector Program.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Natchitoches, in legal session convened, that the Honorable Ronnie Williams, Jr., 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 Lemoine Company, LLC.

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

AYES:	Elie, Nielsen, Smith, Harrington, Petite
NAYS:	None
ABSENT:	None
ABSTAIN:	None

THEREUPON, Mayor Ronnie Williams, Jr., declared the Resolution passed by a vote of 5 Ayes to 0 Nays on this 9th day of December, 2024.

RONNIE WILLIAMS, JR., MAYOR

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

RESOLUTION NO. 107 OF 2024

RESOLUTION AUTHORIZING TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT (IGA) BETWEEN THE CITY OF NATCHITOCHES, LOUISIANA BY AND THROUGH ITS FIRE DEPARTMENT(“GRANTEE”), AND THE FOLLOWING NATCHITOCHES PARISH FIRE PROTECTION DISTRICTS:

**DISTRICT 1 NATCHITOCHES PARISH FIRE PROTECTION;
DISTRICT 2 NATCHITOCHES PARISH FIRE PROTECTION;
DISTRICT 3 NATCHITOCHES PARISH FIRE PROTECTION;
DISTRICT 4 NATCHITOCHES PARISH FIRE PROTECTION;
DISTRICT 5 NATCHITOCHES PARISH FIRE PROTECTION;
DISTRICT 6 NATCHITOCHES PARISH FIRE PROTECTION;
DISTRICT 7 NATCHITOCHES PARISH FIRE PROTECTION;
DISTRICT 8 NATCHITOCHES PARISH FIRE PROTECTION;
DISTRICT 9 NATCHITOCHES PARISH FIRE PROTECTION;
DISTRICT 10 NATCHITOCHES PARISH FIRE PROTECTION;**

WHEREAS, Grantee, acting on behalf of themselves and Subrecipients, has applied for an Assistance to Firefighters Grant from the U.S. Department of HomelandSecurity (“Grant”); and

WHEREAS, all Parties are in need of standardized, interoperable communications equipment that will support regional firefighters in emergency response(“Equipment”); and

WHEREAS, The Grantee and Subrecipients are authorized to enter into an agreement to cooperate in receiving, distributing, and coordinating the Grant funds topurchase such equipment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF NATCHITOCHES AS FOLLOWS:

Section 1. The City Council hereby approves the Intergovernmental Agreement between **THE CITY OF NATCHITOCHES BY AND THROUGH ITS FIRE DEPARTMENT** (Exhibit A) a Political Subdivision of Natchitoches Parish in the State of Louisiana, a Municipal Corporation of the State of Louisiana, By and Through Its Fire Department; Natchitoches Parish Fire Protection **District 1**; Natchitoches Parish Fire Protection **District 2**; Natchitoches Parish Fire Protection **District 3**; Natchitoches Parish Fire Protection **District 4**; Natchitoches Parish Fire Protection **District 5**; Natchitoches Parish Fire Protection **District 6** Natchitoches Parish Fire Protection **District 7**; Natchitoches Parish Fire Protection **District 8**; Natchitoches Parish Fire Protection **District 9**; Natchitoches Parish Fire Protection **District 10**.

Section 2. The Fire Chief is authorized to execute the IGA on behalf of the City.

Section 3. This resolution is effective immediately upon its enactment by theCity Council.

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

AYES: Elie, Nielsen, Smith, Harrington, Petite

NAYS: None
ABSENT: None
ABSTAIN: None

THEREUPON, Mayor Ronnie Williams, Jr., declared the Resolution passed by a vote of 5 Ayes to 0 Nays on this 9th day of December, 2024.

RONNIE WILLIAMS, JR., MAYOR

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

RESOLUTION NO. 108 OF 2024

A RESOLUTION AUTHORIZING, CONSENTING, AND/OR RATIFYING THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF NATCHITOCHES, TO EXECUTE DOCUMENTS RELATING TO THE PROPOSED EXTENSION OF THE LEASE AGREEMENT IN CONNECTION WITH THE EDGEWATER FAIRGROUND LLC PILOT LEASE AGREEMENT; AND PROVIDING FOR OTHER MATTERS IN CONNECTION WITH THE FOREGOING.

WHEREAS, in 2014 the Fairgrounds Road Housing Corporation (“FRHC”) and the Natchitoches Housing Corporation found and determined that it would be in their best interest and in the best interest of the City and its residents, to transfer ownership of approximately fifty (50) single-family housing units located in the City of Natchitoches at 425 McDodson Way, and know as the Fairgrounds Road Apartments (the “Project”) to Edgewater Fairgrounds LLC, a Louisiana limited liability company (the "Company"), or its assignees approved by the City, so that the Company could renovate, rehabilitate and redevelop the Project, and continue to operate the Project as a low-income housing project benefitting residents of the City under a new Housing Assistance Payment (HAP) Contract between the Company with the United States Department of Housing and Urban Development ("HUD"); and

WHEREAS, in connection with the execution of the aforesaid HAP Contract, it was a requirement of HUD that the Company demonstrate a high degree of community support from the City in the form of tax abatements, capital improvement funds, or similar contributions, and the City provided such community support in the form of a payment-in-lieu-of-tax ("PILOT") incentive pursuant into which *ad valorem* taxes on the property would be abated and a PILOT payment made by the Company *in lieu* of such taxes; and

WHEREAS, the City Council of the City of Natchitoches, State of Louisiana, acting as the governing authority of the City, approved principle the acquisition of the Project by the Industrial Development Board of the City of Natchitoches, Louisiana, Inc. (the "IDB"), a non-profit public corporation and instrumentality of the City that has been organized and is existing pursuant to Chapter 7, Title 51 of the Louisiana Revised Statutes of 1950, as amended (La. R.S. 51:1151, *et seq.*), and the lease by the IDB of the Project to the Company pursuant to a "Lease Agreement" (the "IDB Lease"), with the effect that the Project will be owned by the IDB and exempt from local property taxes (an Notice of the IDB Lease is recorded t Mortgage Book 1024, page 192 of the records of Natchitoches Parish, Louisiana; and

WHEREAS, the IDB Lease has a term of ten years, which expires December 31, 2024, and Company has now requested an extension of the lease for an additional term; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Natchitoches, State of Louisiana, acting as the governing authority of the City, that the City approves in principle the extension of the IDB Lease from the IDB in favor of the Company with the continuing effect that the Project will be owned by the IDB and exempt from local property taxes; and that the IDB Lease will continue to provide, among other things, that the Company will make an annual rental payment to the IDB, in lieu of local property taxes. Final approval of the IDB Lease as extended and the PILOT Payments will be by resolution of the Board of Directors of the IDB.

BE IT FURTHER RESOLVED that the Mayor of the City of Natchitoches is authorized to execute any documents necessary to signify the agreement of the City to the extension of the IDB Lease and its continued support of the Project.

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

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

AYES:	Elie, Nielsen, Smith, Harrington, Petite
NAYS:	None
ABSENT:	None
ABSTAIN:	None

THEREUPON, Mayor Ronnie Williams, Jr., declared the Resolution passed by a vote of 5 Ayes to 0 Nays on this 9th day of December, 2024.

RONNIE WILLIAMS, JR., MAYOR

ANNOUNCEMENTS:

- There **will not** be a City Council meeting on **Monday, December 23, 2025**.
- The next scheduled City Council meeting will be **Monday, January 9, 2025**.
- The City of Natchitoches offices will be closed **Tuesday, December 24**
Wednesday, December 25, 2024 for the Christmas Holidays, and **Tuesday,**
December 31, 2024 & Wednesday, January 1, 2025 for New Years.

With no further discussion, Mayor Williams made a motion for adjournment and all were in favor.
The meeting was adjourned at 7:03 p.m.

_____/s/_____
RONNIE WILLIAMS, JR., MAYOR

_____/s/_____
BETTY SMITH, MAYOR PRO-TEMPORE

