

**PROCEEDINGS OF THE CITY COUNCIL
OF THE CITY OF NATCHITOCHES, STATE OF LOUISIANA,
MEETING HELD ON
MONDAY, JUNE 23, 2025, 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, June 23, 2025, at 5:30 p.m.

There were present:

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

Guest: None

Absent: None

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

Mayor Williams then called for the reading and approval of the minutes for the June 9, 2025, meeting. Councilman 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, Smith, Nielsen, Harrington, Petite
NAYS:	None
ABSENT:	None
ABSTAIN:	None

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

ORDINANCE NO. 020 OF 2025

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

Lot on South Side Sidney Street Being The West 20 Feet of Lot 3 and The East 20 Feet of Lot 4 of The David Pierson Lots **(119 Sidney St.)**

WHEREAS, the Planning Commission of the City of Natchitoches, State of Louisiana, has recommended at their meeting of **June 3, 2025** that the application of Mukeshchandra D. Dodi, to rezone the property described above from R-1 to R-2 Special Exception for operation of a Short Term Rental, be **APPROVED**

THIS ORDINANCE was introduced on June 9, 2025 and published in the *Natchitoches Times* on June 14, 2025.

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 23rd day of June, 2025.

RONNIE WILLIAMS, JR., MAYOR

BETTY SMITH, MAYOR PRO TEMPORE

Delivered to the Mayor on the 24th day of June, 2025 at 10:00 A.M.

The following Ordinance was Introduced by Mr. Petite at the June 23, 2025 City Council meeting as follows:

ORDINANCE NO. 025 OF 2025

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

A 2.91 Acre Tract of Land Located In Sections 70, 71 and 72, Township 9 North – Range 7 West As Shown on Survey By Robert Lynn Davis Dated March 24, 2025 Being Bordered on The West By South Drive, On The North By Natchitoches Times, On The East By Thomas, And On The South By Fidelak (**Lots on Hwy 1 Bypass**)

WHEREAS, the Planning Commission of the City of Natchitoches, State of Louisiana, has recommended at their meeting of **June 3, 2025** that the application of John Bernard, to rezone the property described above from I-1 to R-3 to sell property be **APPROVED**

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

ORDINANCE NO. 019 OF 2025

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY
OF NATCHITOCHES TO AWARD THE BID FOR THE
SOUTH WILLIAMS WATER LINE PROJECT
(BID NO. 0675)**

WHEREAS, Resolution No.034 of 2025 was passed by the Natchitoches City Council on April 28, 2025 authorizing the Mayor to advertise for the South Williams Water Line Project (Bid No. 06752); and

WHEREAS, this bid was advertised in the *Natchitoches Times* on, May 1, May 8, and May 15, 2025 in accordance with law; and

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

- (1) David Lawler Construction, LLC
Shreveport, LA.....\$837,860.60

- (2) Budds Construction of Haughton, LLC
Haughton, LA.....\$882,942.50

- (3) Skyplex Trucking, LLC
Natchitoches, LA..... \$923,800.00

- (4) Rylee Contraction, Inc.
Alexandria, LA.....\$1,095,766.20

WHEREAS, on June 2, 2025 the appointed committee of Clarissa Smith, Finance Director; Edd Lee, Director of Purchasing; Tim Tousek, Utility Director; and Dale Nielsen, Councilman, reviewed the bid proposals for the South Williams Water Line Project (Bid No. 0675); and

WHEREAS, the above appointed committee members unanimously recommend the City award the bid to the lowest bidder **David Lawler Construction, LLC** in the amount of **\$837,860.60**.

THIS ORDINANCE was introduced on June 9, 2025 and published in the *Natchitoches Times* on June 14, 2025.

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 23rd day of June, 2025.

RONNIE WILLIAMS, JR., MAYOR

BETTY SMITH, MAYOR PRO TEMPORE

Delivered to the Mayor on the 24th day of June, 2025 at 10:00 A.M.

The following Ordinance was **TABLED** by Mrs. Smith and Seconded by Mr. Nielsen as follows, to-wit:

ORDINANCE NO. 022 OF 2025

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NATCHITOCHES, RONNIE WILLIAMS, JR., TO EXECUTE A FOURTH LEASE AMENDMENT TO WATER TOWER OPTION AND LEASE AGREEMENT WITH NEW CINGULAR WIRELESS PCS, LLC, SAID AMENDMENT PROVIDING FOR AN EXTENDED TERM, PROVIDING FOR CONSIDERATION AND ESCALATING RENT, THE ORDINANCE FURTHER PROVIDING FOR ADVERTISING, FURTHER PROVIDING FOR SEVERABILITY, AND FURTHER PROVIDING FOR A REPEALER AND EFFECTIVE DATE OF ORDINANCE.

WHEREAS, the City of Natchitoches (hereinafter “City”) and New Cingular Wireless PCS, LLC, successor by merger to BellSouth Mobility (hereinafter “Tenant”) entered into a Water Tower Option Lease Agreement dated November 6, 2003 (sometimes hereinafter “Agreement”), which was amended by a First Lease Amendment on July 15, 2014, later amended by a Second Lease Amendment on December 11, 2019, and further amended by a Third Amendment to Water Tower Option and Lease Agreement executed May 24, 2022 and June 22, 2022, whereby the City leased to Tenant, certain Premises, therein described, that are a portion of Property located at 200-B School Drive, Natchitoches, Louisiana: and

WHEREAS FURTHER, City and Tenant desire to amend the Agreement to implement the terms set forth in the attached “Term Letter” dated May 21, 2025, said terms to provide for an extended term, increase rent and provide for an annual rent increase; and

WHEREAS FURTHER, the Term Letter provides for initial rent of \$4,000.00 per month with an annual 3% escalation in rent beginning July 15, 2028, provides for an additional ten year term followed by two 5 year options, and further provides additional language regarding the permitted use, right of first refusal, and sale of property; and

WHEREAS FURTHER, City and Tenant desire, in their mutual interests, to amend the Agreement as set forth in the attached Term Letter”; and

WHEREAS FURTHER, The City Council of the City of Natchitoches, Louisiana, has reviewed and approved the attached Term Letter and desires to authorized the Mayor of the City of Natchitoches, Louisiana, Ronnie Williams, Jr., to execute a Fourth Lease Amendment to Water Tower Option and Lease Agreement that is accordance with the terms set forth in the Term Letter; and

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Natchitoches, Louisiana, that the Mayor of the City of Natchitoches, Louisiana, Ronnie Williams, Jr., is hereby authorized to execute a Fourth Lease Amendment to Water Tower Option and Lease Agreement that is accordance with the terms set forth in the attached Term Letter.

THIS ORDINANCE was introduced on June 9, 2025 and published in the *Natchitoches Times* on June 14, 2025.

Mrs. Smith made a motion to table this ordinance which was seconded by Mr. Nielsen, the motion to table was 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 Ordinance **tabled** by a vote of 5 Ayes to 0 Nays this 23rd day of June, 2025.

RONNIE WILLIAMS, JR., MAYOR TEMPORE	BETTY SMITH, MAYOR PRO
--	-------------------------------------

Delivered to the Mayor on the 24th day of June, 2025 at 10:00 A.M.

The following Ordinance was Introduced by Mr. Petite at the June 23, 2025 City Council meeting as follows:

ORDINANCE NO. 023 OF 2025

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NATCHITOCHES
TO AWARD THE BID FOR 2025 STREET REHABILITATION PROGRAM
BID NO. 0676**

WHEREAS, Resolution No. 036 of 2025 was passed by the Natchitoches City Council on May 12, 2025, authorizing the Mayor to advertise for bids for 2025 Street Rehabilitation Program; and

WHEREAS, this bid was advertised in the *Natchitoches Times* on May 15, May 22, and May 29, 2025, in accordance with law; and

WHEREAS, two bid proposals were received and opened on June 17, 2025, as follows:

(1) Apeck Construction, LLC
Anacoco, LA
.....
\$570,263.10

(2) Regional Construction, LLC
Natchitoches, LA
..... \$632,091.50

WHEREAS, on June 17, 2025, the appointed committee of Clarissa Smith, Finance Director; Edd Lee, Director of Purchasing; Donald Forest, Public Works Director; and Eddie Harrington, Councilman, District 1; reviewed the bid proposals for 2025 Street Rehabilitation Program (Bid No. 0676); and

WHEREAS, the above-appointed committee members unanimously recommend the City award the bid to the lowest bidder **Apeck Construction, LLC**, in the amount of **\$570,263.10 including the Base Bid plus Additive Alternate No. 1.**

THIS ORDINANCE was introduced on June 23, 2025.

The following Ordinance was Introduced by Mr. Nielsen at the June 23, 2025 City Council meeting as follows:

ORDINANCE NO. 024 OF 2025

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NATCHITOCHES, LOUISIANA, TO ENTER INTO A COOPERATIVE ENDEAVOR AGREEMENT WITH THE HISTORIC DISTRICT BUSINESS ASSOCIATION INC., WHEREBY THE CITY OF NATCHITOCHES WILL PROVIDE EMPLOYEES TO THE HISTORIC DISTRICT BUSINESS ASSOCIATION INC. IN EXCHANGE FOR THE SERVICES AND BENEFITS THAT THE CITY RECEIVES FROM THE OPERATIONS OF THE HISTORIC DISTRICT BUSINESS ASSOCIATION INC.

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, the HISTORIC DISTRICT BUSINESS ASSOCIATION INC. (sometimes hereinafter referred to as “HDBA”) is a non-profit Louisiana corporation that currently coordinates and manages several events in the Natchitoches Historic District, including the Festival of Lights celebration and the Antique Car Show; and

WHEREAS FURTHER, the HDBA also undertakes the following responsibilities:

- Participate on the hiring committee for the Main Street Office,
- Provide Main Street quarterly reporting,
- Attend Main Street quarterly meetings, and

-Take necessary steps to retain Main Street Certification, including attendance at required meetings and providing necessary reports; and

WHEREAS FURTHER, the HDBA is authorized to enter into a Cooperative Endeavor Agreements with the City of Natchitoches; and

WHEREAS FURTHER, the City Council of the City of Natchitoches acknowledges that all of the above projects and programs were and are beneficial to the City of Natchitoches; and

WHEREAS FURTHER, HDBA has requested assistance from the City so that it will be able to offer certain benefits and services to its employees; and

WHEREAS FURTHER, more specifically HDBA has requested that the City and HDBA enter into a Cooperative Agreement under which the City will supply certain employees to HDBA, the HDBA will reimburse the City for the salaries and related benefits paid for these employees, and the HDBA will continue to provide the services outlined above; and

WHEREAS FURTHER, the proposed arrangement between the City and HDBA is set forth in the attached Cooperative Endeavor Agreement; and

WHEREAS FURTHER, the City of Natchitoches and HDBA have agreed to enter into a Cooperative Endeavor Agreement as set forth in the attached Cooperative Endeavor Agreement, with the following terms:

(1) The City does hereby contract with the HDBA to provide employees to the HDBA as contemplated under this Cooperative Endeavor Agreement. The employees assigned by the City to the HDBA under this Cooperative Endeavor Agreement will provide services at the direction of the HDBA.

(2) The HDBA will fully reimburse the City for the actual cost of the employees assigned to the HDBA under this Cooperative Endeavor Agreement, which said reimbursement shall include the cost of salaries and related benefits including retirement, sick leave, vacation, comp time, worker's compensation, retirement, health insurance, etc.

(3) The HDBA will pay an annual administration fee of \$5,000.00 per full time employee, and \$2,000.0 per part time employee, which administration fee will offset some of the costs to the City and to establish an escrow for future claims that may be made by the employees assigned to the HDBA under this Cooperative Endeavor Agreement or for actions of the employees assigned to the HDBA under this Cooperative Endeavor Agreement.

(4) The City will amend its general liability insurance policy, to include coverage for injuries, death or loss of property, associated with the actions of the employees assigned to the HDBA under this Cooperative Endeavor Agreement.

(5) The City agrees that the benefits provided by the HDBA to the City, as more fully set forth above, are consideration for the services provided to the HDBA.

(6) The HDBA further agrees to continue to participate in and provide services which are beneficial to the City and Parish of Natchitoches, Louisiana.

(7) This agreement shall be in effect for five year from the date of this Agreement, as long as the HDBA continues to provide services that are beneficial to the City of Natchitoches, Louisiana, and reimburse the City for the employees assigned to the HDBA under this Cooperative Endeavor Agreement on the same terms as detailed in (2) above. In the event that the HDBA fails to provide the services that are beneficial to the City of Natchitoches, Louisiana, or reimburse the expenses set forth in paragraph (2), then the City may terminate the agreement with thirty days' written notice. If the City fails to provide the employees to the HDBA as contemplated under this Cooperative Endeavor Agreement, then the HDBA may terminate the agreement with thirty days' written notice. This Cooperative Endeavor Agreement may be extended under the same terms and conditions for two additional one-year periods by agreement of the parties hereto.

(8) It is understood and agreed by the parties that the HDBA shall be solely responsible for the performance management of the employees assigned to the HDBA under this Cooperative Endeavor Agreement, including definition of expected performance, evaluation, and appraisal of employee and organizational performance. The City shall only have administrative management of the employees assigned to the HDBA under this Cooperative Endeavor Agreement. The employment of all the employees assigned to the HDBA under this Cooperative Endeavor Agreement shall be subject to all City administrative policies and procedures, including, but not

limited to the Personnel Policies Manual, and all local ordinances and state laws or regulations which govern the City of Natchitoches.

(9) The employees assigned to the HDBA under this Cooperative Endeavor Agreement will be reimbursed for travel at state rates, and any travel cost incurred by the City will be reimbursed to the City by the HDBA.

(10) It is specifically understood and agreed that the continuation of this Cooperative Endeavor Agreement is contingent upon the availability of funds to the HDBA for the reimbursement of the costs of the employees to the City. If the HDBA fails to have sufficient monies available to it to provide for the continuation of this Cooperative Endeavor Agreement, the Cooperative Endeavor Agreement shall terminate.

(11) This agreement may be terminated and or canceled at any time by mutual agreement of the parties with 30-day prior written notice.

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 proposed agreement with the HDBA 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, Jr., is hereby authorized to execute the attached Cooperative Endeavor Agreement with The Historic District Business Association Inc.

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

BE IT FURTHER ORDAINED that the Mayor is authorized to extend the Cooperative Endeavor Agreement for two additional one year terms upon approval by the City Council of the City of Natchitoches, by Resolution.

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

RESOLUTION NO. 058 OF 2025

**A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO
A MAINTENANCE AGREEMENT, INCLUDING MOWING AND LITTER
PICKUP, WITH THE STATE OF LOUISIANA, DEPARTMENT OF
TRANSPORTATION AND DEVELOPMENT, OFFICE OF ENGINEERING
BEGINNING JULY 1, 2025 THROUGH JUNE 30, 2026**

WHEREAS, pursuant to the provisions of LSA-R.S. 48:193, the Louisiana Department of Transportation and Development, Office of Engineering, is directed to repair and to keep in operating condition, at its sole cost and expense, all municipal roads or streets within the State Highway System as it is defined in LSA-R.S. 48:191, hereinafter sometimes referred to as the “State Highway System” or “State Roadway”; and

WHEREAS, further LSA-R.S. 48:193 authorizes municipalities to request that the repair and maintenance of said State Roadways located within a respective municipality be performed by the municipality, at the State’s expense; and

WHEREAS, DOTD lacks sufficient personnel and equipment to perform mowing and litter collection on a routine and continuing basis and wishes to enter into an agreement with the City of Natchitoches to perform maintenance directly related to mowing and litter collection on the State Roadways within the City of Natchitoches; and

WHEREAS, this agreement applies only to the roads and streets identified on the DOTD’s List of Routes for Maintenance Agreement which shall include all rights-of-ways and roadway shoulders associated with the State Roadways; and

WHEREAS, the City of Natchitoches shall be reimbursed by DOTD the amount of \$875.00 per cycle, per mile for Interstate Roadways; \$500.00 per cycle, per mile for divided State Roadways; and \$250.00 per cycle per mile for undivided State Roadways; and

WHEREAS, the total mileage to be maintained by the City of Natchitoches pursuant to this Agreement and for which the City is entitled to reimbursement by DOTD is 24.88 miles, of which 0.0 miles are Interstate Roadways; 4.40 miles are divided State Roadways; and 20.48 are undivided State Roadways, for the total maximum amount for which the City may claim reimbursement is \$29,280.00; and

WHEREAS, The Agreement for said maintenance shall begin **July 1, 2025** and end **June 30, 2026**, unless Agreement is earlier terminated as conditioned by the Agreement.

NOW, THEREFORE, BE IT RESOLVED, that the Natchitoches City Council, in legal session convened, does hereby authorize the Mayor to enter into a Maintenance Agreement,

Including Mowing and Litter Pickup, with the State of Department of Transportation and Development.

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 23rd day of June, 2025.

RONNIE WILLIAMS, JR., MAYOR

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

RESOLUTION NO. 059 OF 2025

**A RESOLUTION APPOINTING THE CITY ATTORNEY AND
ASSISTANT CITY ATTORNEYS FOR THE CITY OF NATCHITOCHES**

BE IT RESOLVED that the City Council does hereby take cognizance that Mayor Ronnie Williams, Jr., has re-appointed Alex Washington as City Attorney for the City of Natchitoches, in accordance with Section 4.02 of the Home Rule Charter, and

BE IT FURTHER RESOLVED that the City Council does hereby authorize the re-appointments of five (4) Assistant City Attorneys, and upon the recommendation of the City Attorney and the Mayor, that Daniel T. Murchison, Jr., Cloyd Benjamin, Jr., Gary Conley, and Steve Oxenhandler are hereby confirmed and approved as Assistant City Attorneys to serve in accordance with the provisions of Section 4.02C of the Home Rule Charter.

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 23rd day of June, 2025.

RONNIE WILLIAMS, JR., MAYOR

ANNOUNCEMENTS:

- The next scheduled City Council meeting will be **July 14, 2025**.
- The Offices of the City of Natchitoches will be **CLOSED Friday, July 4, 2025** in honor of Independence Day.

With no further discussion, Mayor Williams made a motion for adjournment and all were in favor. The meeting was adjourned at 6: 22 p.m.

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

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