

Legal Committee

Agenda

October 7, 2025

(Malcolm Larvadain, Chuck Fowler, Lizzie Felter)

4:45 P.M.

- 1) To consider final adoption of an ordinance authorizing the mayor to enter into agreements with the U. S. Department of Housing and Urban Development with respect to annual CDBG and HOME grant funding contracts, amendments, and other documents and matters with respect thereto. **(Item 15)**

Alexandria City Council meetings and Council Committee meetings are broadcast live and may be viewed live by the public on Optimum Cable Channel 4. A rebroadcast may be viewed on Optimum Cable Channel 4 and the City of Alexandria website.

www.cityofalexandriala.com.

ALEXANDRIA CITY COUNCIL

TUESDAY OCTOBER 7, 2025

CITY COUNCIL CHAMBERS- 5:00 P.M.

**PERSONS DESIRING TO ADDRESS THE COUNCIL SHALL INFORM
THE PRESIDENT AT THE APPROPRIATE AGENDA ITEM**

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

**E. APPROVAL OF MINUTES TAKEN FROM A REGULAR MEETING
HELD ON SEPTEMBER 23, 2025.**

**F. EXECUTIVE SESSION TO BE HELD PURSUANT TO R.S. 42:17 (A)
(2) ON THE FOLLOWING:**

- (a) To consider an executive session to receive a report and recommendation from the City Attorney regarding resolution of judgments and disputes in the matters entitled "Mieacha Piper v. James A Gantt, et al.", Docket #271,130 and "Ebony V. Lee v. City of Alexandria, Clyde D. Mix, James A. Gantt and Go Auto Insurance Company", Docket # 272,626, 9th Judicial District Court and other matters related thereto.

G. CONSENT CALENDAR

- 1) Introduction of an ordinance authorizing the mayor to accept the low bid submitted for brass fittings and miscellaneous for a twelve month period.
- 2) Introduction of an ordinance authorizing the mayor to renew the existing contract for janitorial services for the cleaning of the Alexandria Zoological Park.
- 3) Introduction of an ordinance authorizing the City Attorney to satisfy the judgment rendered June 12, 2025 in the consolidated

matters at the 9th Judicial District Court entitled "Mieacha Piper v. James A Gantt, et al.", Docket #271,130 and "Ebony V. Lee v. City of Alexandria, Clyde D. Mix, James A. Gantt and Go Auto Insurance Company", Docket # 272,626 and other matters related thereto.

- 4) Introduction of an ordinance authorizing the rezoning of property at 3220 MacArthur Drive, Alexandria, Parish of Rapides, Louisiana from C-2 (General Commercial) to I-2 (General Industrial District) to allow heavy industrial retail sales.

H. RESOLUTIONS

- 5) **RESOLUTION** to co-sponsor YWCA Girls on the Run Central Louisiana Fall 2025 5K Race in November 2025.
- 6) **RESOLUTION** to-co-sponsor Louisiana Women in Agriculture Lunch and Learn in November 2025.
- 7) **RESOLUTION** authorizing advertisement for bids for petroleum products and chemicals additives for Wartsila Engines at DG Hunter Power Plant.
- 8) **RESOLUTION** setting a public hearing to be held on December 2, 2025 to consider condemnation of twenty-five (25) structures within the City.

I. ORDINANCES FOR FINAL ADOPTION SUBJECT TO PUBLIC HEARING

- 9) To consider final adoption of an ordinance authorizing the mayor to accept the low bid submitted for turn out gear for the Fire Department.

- 10) To consider final adoption of an ordinance authorizing the mayor to accept the low bid submitted for Consolidated City Compound Metal Roof and Soffit Replacement.
- 11) To consider final adoption of an ordinance authorizing the mayor to enter into an Intergovernmental Agreement with Rapides Parish Law Enforcement District relative to an employee health and wellness clinic venue program and related services.
- 12) To consider final adoption of an ordinance authorizing the mayor to accept the low bid submitted for auxiliary power generator at Fire Station Number 5 located at 540 Coliseum Blvd.
- 13) To consider final adoption of an ordinance authorizing the mayor to accept the lowest proposal received from Yankee Holdings dba Yankee Clipper for landscape maintenance services at Jackson and MacArthur.
- 14) To consider final adoption of an ordinance authorizing the mayor to accept the lowest proposal received from Taylorscapes for landscape maintenance services for the Community Centers.
- 15) To consider final adoption of an ordinance authorizing the mayor to enter into agreements with the U. S. Department of Housing and Urban Development with respect to annual CDBG and HOME grant funding contracts, amendments, and other documents and matters with respect thereto.
- 16) To consider final adoption of an ordinance authorizing the mayor accept the lowest proposal received from Yankee Holdings dba Yankee Clipper for landscape maintenance services for I-49 Greenbelt.

- 17) To consider final adoption of an ordinance authorizing the mayor to accept the lowest proposal received from Ted Finn LLC for landscape maintenance services for Martin Park.

J. COMMUNITY DEVELOPMENT- PUBLIC HEARING

- 18) **RESOLUTION** to consider condemnation of structures located at 2211 N. MacArthur Drive and to declare a grave public emergency due to the condition of the structures and to provide with respect thereto.

- 19) Adjourned

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ALEXANDRIA CITY COUNCIL

TUESDAY OCTOBER 7, 2025

CITY COUNCIL CHAMBERS- 5:00 P.M.

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THE PRESIDENT AT THE APPROPRIATE AGENDA ITEM**

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

**E. APPROVAL OF MINUTES TAKEN FROM A REGULAR MEETING
HELD ON SEPTEMBER 23, 2025.**

PROCEEDINGS OF THE COUNCIL OF THE CITY OF ALEXANDRIA,
STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING HELD ON
SEPTEMBER 23, 2025

The Council of the City of Alexandria, Louisiana, met in a regularly scheduled meeting session in the City Council Chambers, on Tuesday, September 23, 2025 at 5:00 P.M. Those present were the Honorable Cynthia Perry, Gary Johnson, Lizzie Felter, Jules Green, Chuck Fowler, Jim Villard and Malcolm Larvadain. Also present were Mayor Roy, City Attorney Jonathon Goins and Council Staff.

The Council of the City of Alexandria, State of Louisiana was duly convened as the governing authority of said City by the Honorable Cynthia Perry, who stated that the Council was ready for the transaction of business. The invocation was pronounced by Mr. Johnson and the Pledge of Allegiance was led by Mr. Larvadain.

On a motion of Mr. Green and seconded by Mr. Fowler the minutes taken from a regular Council Meeting held on September 9, 2025 were unanimously approved by the Council.

CONSENT CALENDAR

The Council next read all items found under the heading Consent Calendar and assigned them to committees.

Mr. Villard moved for the introduction of all items appearing under the heading Consent Calendar.

Mr. Fowler seconded the motion. It was unanimously carried by the Council.

Bids were received for auxiliary power generator at Fire Station Number 5.

Name of Bidders

Bayou Jacques Electric, LLC

Hendry Electrical Services

Ward Electric

The above bid was referred to the Mayor and appropriate committee for tabulation and recommendation. The following ordinance was introduced by Mr. Villard and seconded by Mr. Fowler to wit:

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR AUXILIARY POWER GENERATOR AT FIRE STATION NUMBER 5 LOCATED AT 540 COLISEUM BLVD AND OTHER MATTERS WITH RESPECT THERETO.

Bids were received for Genealogical Library Roof Stabilization and Repair Project.

Name of Bidders

No bids were received.

Upon request from the Administration and a motion of Mr. Villard and seconded by Mr. Fowler, the following item was removed but, would be re-advertised at a later date:

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR GENEALOGICAL LIBRARY ROOF STABILIZATION AND REPAIR PROJECT AND OTHER MATTERS WITH RESPECT THERETO.

On a motion of Mr. Villard and seconded by Mr. Fowler the following ordinance was introduced to wit:

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOWEST PROPOSAL RECEIVED FROM YANKEE HOLDINGS DBA YANKEE CLIPPER FOR LANDSCAPE MAINTENANCE SERVICES AT JACKSON AND MACARTHUR AND OTHER MATTERS WITH RESPECT THERETO.

On a motion of Mr. Villard and seconded by Mr. Fowler the following ordinance was introduced to wit:

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOWEST PROPOSAL RECEIVED FROM TAYLORSCAPES FOR LANDSCAPE MAINTENANCE SERVICES FOR THE COMMUNITY CENTERS AND OTHER MATTERS WITH RESPECT THERETO.

On a motion of Mr. Villard and seconded by Mr. Fowler the following ordinance was introduced to wit:

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AGREEMENTS WITH THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT WITH RESPECT TO ANNUAL CDBG AND HOME GRANT FUNDING CONTRACTS, AMENDMENTS, AND OTHER DOCUMENTS AND OTHER MATTERS WITH RESPECT THERETO.

On a motion of Mr. Villard and seconded by Mr. Fowler the following ordinance was introduced to wit:

AN ORDINANCE AUTHORIZING THE MAYOR ACCEPT THE LOWEST PROPOSAL RECEIVED FROM YANKEE HOLDINGS DBA YANKEE CLIPPER FOR LANDSCAPE MAINTENANCE SERVICES FOR I-49 GREENBELT AND OTHER MATTERS WITH RESPECT THERETO.

On a motion of Mr. Villard and seconded by Mr. Fowler the following ordinance was introduced to wit:

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOWEST PROPOSAL RECEIVED FROM TED FINN LLC FOR LANDSCAPE MAINTENANCE SERVICES FOR MARTIN PARK AND OTHER MATTERS WITH RESPECT THERETO.

RESOLUTIONS

Mr. Villard moved for the adoption of the following resolution, which was seconded by Mr. Fowler.

RESOLUTION NO. 0693-2025

RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR TREATED WOOD POLES.

The President called for any discussion, a vote was called for and resulted as follows:

YEAS: Villard, Larvadain, Perry, Johnson, Felter, Green, Fowler.

NAYS: None.

ABSENT: None.

This resolution was thereupon declared adopted on this the 23rd day of September, 2025.

Mr. Villard moved for the adoption of the following resolution, which was seconded by Ms. Felter.

RESOLUTION NO. 0694-2025

RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR A MINIMUM OF ONE REAR LOADING REFUSE TRUCK 25 CUBIC YARD CAPACITY.

The President called for any discussion, a vote was called for and resulted as follows:

YEAS: Villard, Larvadain, Perry, Johnson, Felter, Green, Fowler.

NAYS: None.

ABSENT: None.

This resolution was thereupon declared adopted on this the 23rd day of September, 2025.

Mr. Villard moved for the adoption of the following resolution, which was seconded by Mr. Johnson.

RESOLUTION NO. 0695-2025

RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR A MINIMUM OF ONE GRAPPLE TRUCK FOR THE SANITATION DEPARTMENT.

The President called for any discussion, a vote was called for and resulted as follows:

YEAS: Villard, Larvadain, Perry, Johnson, Felter, Green, Fowler.

NAYS: None.

ABSENT: None.

This resolution was thereupon declared adopted on this the 23rd day of September, 2025.

Mr. Villard moved for the adoption of the following resolution, which was seconded by Mr. Johnson.

RESOLUTION NO. 0696-2025

RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR A MINIMUM OF ONE SHUTTLE TRUCK FOR THE SANITATION DEPARTMENT.

The President called for any discussion, a vote was called for and resulted as follows:

YEAS: Villard, Larvadain, Perry, Johnson, Felter, Green, Fowler.

NAYS: None.

ABSENT: None.

This resolution was thereupon declared adopted on this the 23rd day of September, 2025.

Mr. Villard moved for the adoption of the following resolution, which was seconded by Mr. Fowler.

RESOLUTION NO. 0697-2025

RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR JACKSON STREET GAS MAIN REPLACEMENT FOR THE GAS DEPARTMENT.

The President called for any discussion, a vote was called for and resulted as follows:

YEAS: Villard, Larvadain, Perry, Johnson, Felter, Green, Fowler.

NAYS: None.

ABSENT: None.

This resolution was thereupon declared adopted on this the 23rd day of September, 2025.

Mr. Villard moved for the adoption of the following resolution, which was seconded by Mr. Fowler.

RESOLUTION NO. 0698-2025

RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR MASONIC COURT SPORTS.

The President called for any discussion, a vote was called for and resulted as follows:

YEAS: Villard, Larvadain, Perry, Johnson, Felter, Green, Fowler.

NAYS: None.

ABSENT: None.

This resolution was thereupon declared adopted on this the 23rd day of September, 2025.

Mr. Villard moved for the adoption of the following resolution, which was seconded by Mr. Johnson.

RESOLUTION NO. 0699-2025

RESOLUTION SETTING A PUBLIC HEARING TO BE HELD ON OCTOBER 21, 2025 TO CONSIDER CONDEMNATION OF TWENTY-FIVE (25) STRUCTURES.

The President called for any discussion, a vote was called for and resulted as follows:

YEAS: Villard, Larvadain, Perry, Johnson, Felter, Green, Fowler.

NAYS: None.

ABSENT: None.

This resolution was thereupon declared adopted on this the 23rd day of September, 2025.

ORDINANCES FOR FINAL ADOPTION
SUBJECT TO A PUBLIC HEARING

The following ordinance, which was previously introduced and laid over for publication of notice and no objection having been filed thereto, was brought up for final adoption on a motion of Mr. Villard and seconded by Mr. Fowler.

ORDINANCE NO. 100-2025

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR SLUDGE REMOVAL AND DISPOSAL SERVICES FOR THE WASTEWATER TREATMENT PLANT PHASE AND OTHER MATTERS WITH RESPECT THERETO.

The President called for any discussion, a vote was called for and resulted as follows:

YEAS: Villard, Larvadain, Perry, Johnson, Felter, Green, Fowler.

NAYS: None.

ABSENT: None.

This ordinance was thereupon declared adopted on this the 23rd day of September, 2025.

The following ordinance, which was previously introduced and laid over for publication of notice and no objection having been filed thereto, was brought up for final adoption on a motion of Mr. Villard and seconded by Mr. Johnson.

ORDINANCE NO. 101-2025

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR DG HUNTER UNITS 5, 6, 7 AND 8 WARTSILA OVERHAUL MAINTENANCE SERVICES AND OTHER MATTERS WITH RESPECT THERETO.

The President called for any discussion, a vote was called for and resulted as follows:

YEAS: Villard, Larvadain, Perry, Johnson, Felter, Green, Fowler.

NAYS: None.

ABSENT: None.

This ordinance was thereupon declared adopted on this the 23rd day of September, 2025.

Upon request from the Administration, and a motion of Mr. Villard and seconded by Mr. Fowler, the following item was delayed for two weeks:

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR TURN OUT GEAR FOR THE FIRE DEPARTMENT AND OTHER MATTERS WITH RESPECT THERETO.

The following ordinance, which was previously introduced and laid over for publication of notice and no objection having been filed thereto, was brought up for final adoption on a motion of Mr. Fowler and seconded by Mr. Villard.

ORDINANCE NO. 102-2025

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR PLASTIC REFUSE BAGS AND OTHER MATTERS WITH RESPECT THERETO.

The President called for any discussion, a vote was called for and resulted as follows:

YEAS: Fowler, Villard, Larvadain, Perry, Johnson, Felter, Green.

NAYS: None.

ABSENT: None.

This ordinance was thereupon declared adopted on this the 23rd day of September, 2025.

Upon request from the Administration and a motion of Mr. Fowler and a second of Mr. Johnson the following item as delayed for two weeks:

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR CONSOLIDATED CITY COMPOUND METAL ROOF AND SOFFIT REPLACEMENT AND OTHER MATTERS WITH RESPECT THERETO.

The following ordinance, which was previously introduced and laid over for publication of notice and no objection having been filed thereto, was brought up for final adoption on a motion of Mr. Villard and seconded by Mr. Fowler.

ORDINANCE NO. 103-2025

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOWEST PROPOSAL RECEIVED FROM ELECTRIC POWER SYSTEMS INTERNATIONAL, INC. FOR TESTING AND MAINTENANCE OF SUBSTATION TRANSFORMERS, CIRCUIT BREAKERS AND RELATED EQUIPMENT AND OTHER MATTERS WITH RESPECT THERETO.

The President called for any discussion, a vote was called for and resulted as follows:

YEAS: Villard, Larvadain, Perry, Johnson, Felter, Green, Fowler.

NAYS: None.

ABSENT: None.

This ordinance was thereupon declared adopted on this the 23rd day of September, 2025.

The following ordinance, which was previously introduced and laid over for publication of notice and no objection having been filed thereto, was brought up for final adoption on a motion of Mr. Villard and seconded by Mr. Fowler.

ORDINANCE NO. 104-2025

AN ORDINANCE AUTHORIZING THE MAYOR TO RENEW THE EXISTING CONTRACT WITH XPRESS RECYCLING FOR THE SALE OF SCRAP METAL AND OTHER MATTERS WITH RESPECT THERETO.

The President called for any discussion, a vote was called for and resulted as follows:

YEAS: Villard, Larvadain, Perry, Johnson, Felter, Green, Fowler.

NAYS: None.

ABSENT: None.

This ordinance was thereupon declared adopted on this the 23rd day of September, 2025.

The following ordinance, which was previously introduced and laid over for publication of notice and no objection having been filed thereto, was brought up for final adoption on a motion of Mr. Villard and seconded by Mr. Fowler.

ORDINANCE NO. 105-2025

AN ORDINANCE AUTHORIZING THE MAYOR TO RENEW THE CONTRACT WITH MILLIMAN, INC. FOR ACTUARIAL SERVICES RELATING TO RISK MANAGEMENT FUND AND OTHER MATTERS WITH RESPECT THERETO.

The President called for any discussion, a vote was called for and resulted as follows:

YEAS: Villard, Larvadain, Perry, Johnson, Felter, Green, Fowler.

NAYS: None.

ABSENT: None.

This ordinance was thereupon declared adopted on this the 23rd day of September, 2025.

Upon request from the Administration and a motion of Mr. Fowler and seconded by Mr. Johnson, the following item was delayed for two weeks:

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH RAPIDES PARISH LAW ENFORCEMENT DISTRICT RELATIVE TO AN EMPLOYEE HEALTH AND WELLNESS CLINIC VENUE PROGRAM AND RELATED SERVICES AND OTHER MATTERS WITH RESPECT THERETO.

PUBLIC HEARING – COMMUNITY DEVELOPMENT

On a motion of Mr. Fowler and seconded by Mr. Villard the public hearing was opened at 5:35 p.m.

Mr. Villard moved for the adoption of the following resolution, which was seconded by Mr. Fowler.

RESOLUTION NO. 0700-2025

RESOLUTION TAKING ACTION ON THE COST OF DEMOLITION OF TWENTY-FIVE (25) RESIDENTIAL STRUCTURES.

The President called for any discussion, a vote was called for and resulted as follows:

YEAS: Villard, Larvadain, Perry, Johnson, Felter, Green, Fowler.

NAYS: None.

ABSENT: None.

This resolution was thereupon declared adopted on this the 23rd day of September, 2025.

On a motion of Mr. Fowler and seconded by Mr. Villard the public hearing was closed at 5:43 p.m.

The President adjourned the meeting at 5:43 p.m.

/S/ Cynthia Perry

President

ATTEST:

/S/Donna P. Jones

City Clerk

**F. EXECUTIVE SESSION TO BE HELD PURSUANT TO R.S. 42:17 (A)
(2) ON THE FOLLOWING:**

- (a) To consider an executive session to receive a report and recommendation from the City Attorney regarding resolution of judgments and disputes in the matters entitled "Mieacha Piper v. James A Gantt, et al.", Docket #271,130 and "Ebony V. Lee v. City of Alexandria, Clyde D. Mix, James A. Gantt and Go Auto Insurance Company", Docket # 272,626, 9th Judicial District Court and other matters related thereto.



AGENDA ITEM FACT SHEET

*This fact sheet is the basis for a decision by the City Council.
Please insure that the information is clear, concise and current.*

Division/Department: Legal Division

Date: September 30, 2025

Title: To consider an executive session to receive a report and recommendation from the City Attorney regarding resolution of judgments and disputes in the matters entitled "Mieacha Piper v. James A. Gantt, et al." (#271,130) and "Ebony V. Lee v. City of Alexandria, et. al" (#272,626) and other matters related thereto.

Explanation of Proposal:

Additional Information Attached ☐

The City Attorney respectfully requests that an executive session be set to discuss the above legal matters.

Budget:

☐

Neutral

☐

Within
Existing

☐

Requires
Amendment

Account Number:

Expense Amount:

Account Line Item:

Remaining Amount:

Authorization:

1. Mayor

2. Chief Operating Officer

3. City Attorney

4. Finance Director

5. Division Director

6. Department Head

7. Purchasing Agent

Council Staff

Form

☐

Review:

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

RECEIVED

SEP 30 2025

CITY COUNCIL

G. CONSENT CALENDAR

- 1) Introduction of an ordinance authorizing the mayor to accept the low bid submitted for brass fittings and miscellaneous for a twelve month period.



AGENDA ITEM FACT SHEET

*This fact sheet is the basis for a decision by the City Council.
Please insure that the information is clear, concise and current.*

Division/Department: **FINANCE/PURCHASING**

Date: **8/6/2025**

Title: **RESOLUTION AUTHORIZING PERMISSION TO ADVERTISE FOR BRASS FITTINGS**

Explanation of Proposal:

Additional Information Attached ☒

Request permission to advertise for Brass Fittings & Misc. Said material to be inventoried by the Central Warehouse Department. Bids are to remain in effect for a period of twelve months from bid award date.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 401-0-141720-00000
INVENTORY

Expense Amount: N/A

Account Line Item: N/A

Remaining Amount: N/A

Authorization:

1. Mayor

2. Chief Operating Officer

3. City Attorney

4. Finance Director

5. Division Director

6. Department Head

7. Purchasing Agent

Council Staff

Form

☐

Review:

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

RECEIVED

AUG 13 2025

CITY CLERK

ADVERTISEMENT FOR BID

CITY OF ALEXANDRIA, LOUISIANA
PURCHASING DEPARTMENT

BID # 2533 Brass Fittings & Misc.

Separate sealed bids for, BRASS FITTINGS & MISC., will be received by the CITY OF ALEXANDRIA at the CITY COUNCIL MEETING CHAMBERS, ALEXANDRIA CITY HALL, ALEXANDRIA, LOUISIANA, until 10:00 AM CST CDT, TUESDAY, October 7, 2025, and then at said office publically opened and read aloud.

Complete bid packet, bid specifications may be obtained at the City of Alexandria's website, www.cityofalexandria.com under the heading "Business", and drop down to "RFP/RFQ/RFI/BIDS". There is no charge to download bid documents from the City's website.

Pursuant to LA R.S. 38:2212.1 B.(4)(a), vendors have the option to submit their bids electronically. Please find bid related documents and place electronic bids at www.centralbidding.com . For questions regarding the electronic bidding process, please call Central Bidding at 225-810-4814.

Questions and/or clarifications of bid specifications are to be in written form only, either mailed, faxed, or emailed to the attention of Andre Garsaud, City of Alexandria Purchasing Department, PO Box 71, Alexandria, LA 71309-0071; Fax 318-441-6185; email to andre.garsaud@cityofalex and must be received by 2:00 PM, Thursday, September 18, 2025

OR

Address for Postal Delivery:

City of Alexandria
Donna Jones, City Clerk
PO Box 71
Alexandria, LA 71309-0071

Address for Courier or Overnight Delivery:

City of Alexandria
Donna Jones, City Clerk
915 Third Street, 1st Floor
Alexandria, LA 71301
Phone: 318-449-5090

Address for Electronic Bid Submission:

www.centralbidding.com

Phone: 225-810-4814

PLEASE PUBLISH THREE (3) TIMES:

Friday, August 29, 2025
Friday, September 5, 2025
Friday, September 12, 2025

RESOLUTION NO. 0689-2025

RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR BRASS FITTINGS FOR A TWELVE MONTH PERIOD. BIDS TO BE OPENED ON OCTOBER 7, 2025.

BE IT RESOLVED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes advertisement for bids for brass fittings for a twelve month period according to specifications on file at the office of the Purchasing department.

BE IT FURTHER RESOLVED, etc., that the City Clerk proceed with the advertisement according to law, with bids to be opened on October 7, 2025 and the right reserved by the City to reject any and all bids.

PASSED AND ADOPTED at Alexandria, Louisiana, this 26th day of August, 2025.

/s/ Donna P. Jones, MMC
City Clerk

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR BRASS FITTING AND MISCELLANEOUS FOR A TWELVE MONTH PERIOD AND OTHER MATTERS WITH RESPECT THERETO.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the mayor to accept the low bid submitted for brass fitting and miscellaneous for a twelve month period.

SECTION II: BE IT FURTHER ORDAINED, etc. that the Mayor of the City of Alexandria be authorized to pay said low bidder from the 2025/2026 budget and to each and every other act or deed needed or necessary to consummate said transaction.

SECTION III: BE IT FURTHER ORDAINED, etc., that this ordinance shall become effective upon signature by the Mayor; or, if not signed or vetoed by the Mayor, upon expiration of the time for ordinances to become law without signature by the Mayor.

SECTION IV: BE IT FURTHER ORDAINED, etc., that if any provision or item 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 or hereby declared severable.

SECTION V: BE IT FURTHER ORDAINED, etc., that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

THIS ORDINANCE was introduced on the 7th day of October, 2025.

NOTICE PUBLISHED on the 10th day of October, 2025.

THIS ORDINANCE having been submitted in writing, introduced and published, was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS:

NAYS:

ABSENT: **AND THE ORDINANCE** was declared adopted on this the 9th day of September, 2025 and final publication was made in the Alexandria Daily Town Talk on the 12th day of September, 2025.

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

- 2) Introduction of an ordinance authorizing the mayor to renew the existing contract for janitorial services for the cleaning of the Alexandria Zoological Park.



AGENDA ITEM FACT SHEET

*This fact sheet is the basis for a decision by the City Council.
Please insure that the information is clear, concise and current.*

Division/Department: FINANCE/PURCHASING

Date: September 17, 2025

Title: ORDINANCE AUTHORIZING THE FIRST RENEWAL OF JANITORIAL SERVICES FOR THE CLEANING OF THE ALEXANDRIA ZOOLOGICAL PARK

Explanation of Proposal:

Additional Information Attached ☒

Ordinance authorizing the Mayor to renew the current contract with Janitress Cleaning & Staffing, LLC at rates proposed for the Janitorial Services for the Cleaning of the Alexandria Zoological Park. The original contract was awarded on Ordinance # 162-2024. Please see the attached.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 403-044300-520500

Expense Amount: N/A

Account Line Item: Operating Supplies

Remaining Amount: N/A

Authorization:

1. Mayor

2. Chief Operating Officer

3. City Attorney

4. Finance Director

5. Division Director

6. Department Head

7. Purchasing Agent

Council Staff

Form

☐

Review:

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

RECEIVED

SEP 22 2025

CITY COUNCIL

ORDINANCE NO. 162-2024

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOWEST PROPOSAL RECEIVED FROM JANITRESS CLEANING AND STAFFING LLC FOR JANITORIAL SERVICES FOR THE ALEXANDRIA ZOOLOGICAL PARK AND OTHER MATTERS WITH RESPECT THERETO.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the mayor to accept the low bid submitted for the lowest proposal received from Janitress Cleaning and Staffing LLC for janitorial services for the Alexandria Zoological Park.

SECTION II: BE IT FURTHER ORDAINED, etc. that the mayor of the City of Alexandria be authorized to pay said proposal received from the 2024/2025 budget and to each and every other act or deed needed or necessary to consummate said transaction.

SECTION III: BE IT FURTHER ORDAINED, etc., that this ordinance shall become effective upon signature by the Mayor; or, if not signed or vetoed by the Mayor, upon expiration of the time for ordinances to become law without signature by the Mayor.

SECTION IV: BE IT FURTHER ORDAINED, etc., that if any provision or item 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 or hereby declared severable.

SECTION V: BE IT FURTHER ORDAINED, etc., that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

THIS ORDINANCE was Introduced on the 1st day of October.

NOTICE PUBLISHED on the 4th day of October, 2024.

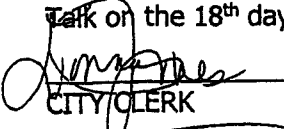
THIS ORDINANCE having been submitted in writing, introduced and published, was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS: Fowler, Washington, Rubin, Villard, Felter, Perry, Johnson.

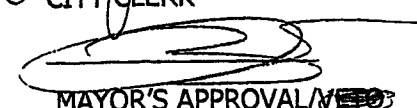
NAYS: None

ABSENT: None

AND THE ORDINANCE was declared adopted on this the 15th day of October, 2024 and final publication was made in the Alexandria Daily Town Talk on the 18th day of October, 2024.


CITY CLERK

PRESIDENT


MAYOR'S APPROVAL/VIDEO

• 18 DELIVERED OCT 16 2024

RECEIVED OCT 17 2024

RFP TABULATION

RFP Number & Name: # 1854P - Janitorial Services - Alexandria Zoological Park

RFP Opening Date: Wednesday, September 11, 2024 at 2:00 PM

Using Department: Alexandria Zoological Park

[illegible]

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO RENEW THE EXISTING CONTRACT FOR JANITORIAL SERVICES FOR THE CLEANING OF THE ALEXANDRIA ZOOLOGICAL PARK.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the mayor to renew the existing contract for janitorial services for the cleaning the Alexandria Zoological Park.

SECTION II: BE IT FURTHER ORDAINED, etc., that this ordinance shall become effective upon signature by the Mayor; or, if not signed or vetoed by the Mayor, upon expiration of the time for ordinances to become law without signature by the Mayor.

SECTION III: BE IT FURTHER ORDAINED, etc., that if any provision or item 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 or hereby declared severable.

SECTION IV: BE IT FURTHER ORDAINED, etc., that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

THIS ORDINANCE was introduced on the 7th day of October, 2025.

NOTICE PUBLISHED on the 10th day of October, 2025.

THIS ORDINANCE having been submitted in writing, introduced and published, was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS:

NAYS:

ABSENT:

AND THE ORDINANCE was declared adopted on this the _____,
day, of _____, 2025 and final publication was made in the Alexandria
Daily Town Talk on the _____ day of _____, 2025.

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

3) Introduction of an ordinance authorizing the City Attorney to satisfy the judgment rendered June 12, 2025 in the consolidated matters at the 9th Judicial District Court entitled "Mieacha Piper v. James A Gantt, et al.", Docket #271,130 and "Ebony V. Lee v. City of Alexandria, Clyde D. Mix, James A. Gantt and Go Auto Insurance Company", Docket # 272,626 and other matters related thereto.



AGENDA ITEM FACT SHEET

*This fact sheet is the basis for a decision by the City Council.
Please insure that the information is clear, concise and current.*

Division/Department: Legal Division

Date: September 30, 2025

Title: An Ordinance authorizing the City Attorney to satisfy the judgment rendered June 12, 2025 in the consolidated matters at the 9th Judicial District Court entitled "Mieacha Piper v. James A. Gantt, et al." (#271,130) and "Ebony V. Lee v. City of Alexandria, et. al" (#272,626) and other matters related thereto.

Explanation of Proposal:

Additional Information Attached ☐

Details to be discussed in executive session.

Budget:

☐

Neutral

☐

Within
Existing

☐

Requires
Amendment

Account Number:

Expense Amount:

Account Line Item:

Remaining Amount:

Authorization:

1. Mayor

2. Chief Operating Officer

3. City Attorney

4. Finance Director

5. Division Director

6. Department Head

7. Purchasing Agent

Council Staff

Form

☐

Review:

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

RECEIVED

SEP 30 2025

CITY COUNCIL

- 4) Introduction of an ordinance authorizing the rezoning of property at 3220 MacArthur Drive, Alexandria, Parish of Rapides, Louisiana from C-2 (General Commercial) to I-2 (General Industrial District) to allow heavy industrial retail sales.



AGENDA ITEM FACT SHEET

*This fact sheet is the basis for a decision by the City Council.
Please insure that the information is clear, concise and current.*

Division/Department: PLANNING

Date: September 30, 2025

Title: An ordinance authorizing the rezoning of property at 3220 MacArthur Drive

Explanation of Proposal:

Additional Information Attached ☒

An Application on behalf of Progressive Tractor & Implement, LLC represented by Eric Lafleur, requesting the rezoning of 3220 MacArthur Drive from a C-2 (General Commercial) to an I-2 (General Industrial District) to allow heavy industrial retail sales. The property located at 3220 MacArthur Drive is described as: --2.2472 ACS: PT LT 14 EVERGREEN PLANT SEC 47, T3NR1W (CB 1222-672 M & M DODGE, INC) (INST 1776034 M & M DODGE INC) *** PARCEL I.D. 23-47-33034-3*** (3220 MACARTHUR DR), Alexandria, Parish of Rapides Parish, Louisiana.

This request was presented to and unanimously recommended for approval by the Alexandria Zoning Commission at its regular scheduled meeting held on September 29, 2025.

Budget:



Neutral



Within
Existing



Requires
Amendment

Account Number: N/A

Expense Amount: N/A

Account Line Item: N/A

Remaining Amount: N/A

Authorization:

1. Mayor

4. Finance Director

5. Division Director

2. Chief Operating Officer

6. Department Head

3. City Attorney

Purchasing Agent

Council Staff

Form

☐

Review:

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

RECEIVED

SEP 30 2025

CITY CLERK

AGENDA

MEETING OF THE ALEXANDRIA ZONING COMMISSION

September 29, 2025

A. Call to Order

B. Roll Call

C. Item(s) to be discussed

ITEM #1 The application on behalf of Progressive Tractor & Implement, LLC represented herein by Eric Lafleur, as applicant to rezone 3220 South Macarthur Drive from a C-2 to an I-2 (General Industrial District) to allow heavy industrial retail sales. The property located at 3220 MacArthur Drive is described as:

---2.2472 ACS: PT LT 14 EVERGREEN PLANT SEC 47, T3NR1W
(CB 1222-672 M & M DODGE, INC) (INST 1776034 M & M DODGE
INC)

PARCEL I.D. 23-47-33034-3 (3220 MACARTHUR DR),
Alexandria, Parish of Rapides Parish, Louisiana. This is in a "C-2"
(General Commercial District) and requires a Rezoning to an "I-2"
(General Industrial District) be allowed to operate.

D. Adoption of the Minutes

E. Any Other Business

F. Adjournment



NOTICE

MEETING OF THE ALEXANDRIA ZONING COMMISSION

Notice is hereby given that there will be a meeting of the Alexandria Zoning Commission at 4:00 P.M., Monday, September 29, 2025, at the City Council Chambers located at 915-3rd Street, Alexandria, Louisiana to consider the following matter(s):

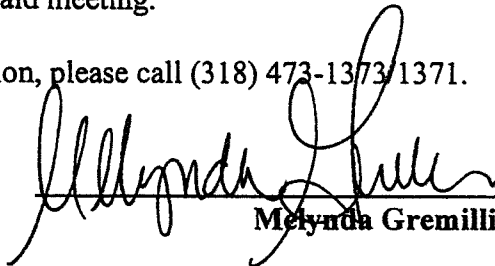
(ITEM #1)

An application has been submitted by Progressive Tractor & Implement Company, LLC represented herein by LaFleur & Laborde whom is requesting a **REZONING** of a parcel of land located at 3220 MacArthur Drive, Alexandria, Louisiana **FROM "C-2" (General Commercial District) TO a "I-2" (General Industrial District)** to allow for the sales of heavy industrial equipment. The property is described as:

---2.2472 ACS: PT LT 14 EVERGREEN PLANT SEC 47, T3NR1W
(CB 1222-672 M & M DODGE, INC) (INST 1776034 M & M DODGE INC)
PARCEL I.D. # 23-47-33034-3 (3220 MACARTHUR DR)

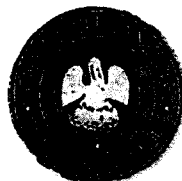
All applicants or their authorized agents must be present to speak on behalf of their application. Citizens interested in the adoption of said changes, as well as those opposed, are notified to appear at said meeting.

For further information, please call (318) 473-1373/1371.



Melinda Gremillion

ALEXANDRIA ZONING COMMISSION





APPLICATION

City of Alexandria ZONING COMMISSION

Planning Division

625 Murray Street – 2nd Floor, Alexandria, Louisiana 71301-8022

(318) 473-1371

www.cityofalexandria.com

CONTACT INFORMATION

APPLICANT(S) NAME Progressive Tractor & Implement Co., LLC

MAILING ADDRESS 5017 I-49 SOUTH Opelousas, LA 70570

TELEPHONE # 504-754-2905 EMAIL ericl@ptieq.com

PROPERTY OWNER'S NAME Progressive Tractor Holdings, LLC

LETTER AUTHORIZING AGENT, if applicable _____

PROPERTY DESCRIPTION

ADDRESS OF PROPERTY 3220 MacArthur Drive

LEGAL DESCRIPTION

See attached Act of Cash Sale.

ZONING CLASSIFICATION

PRESENT ZONING CLASSIFICATION C2

DESIRED ZONING CLASSIFICATION I2

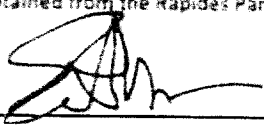
REASON(S) FOR APPLICATION

Clarification or rezoning for sale, service and maintenance of construction and industrial equipment

ADDITIONAL REQUIREMENTS

- ☒ \$225 FEE – money order, cash or check. (Fee is non-refundable)
- ☒ A PLAT AND THE REAL ESTATE LISTING OF SUBJECT PROPERTY
- ☒ A LIST OF PROPERTY OWNERS WITHIN 100 FT. OF SUBJECT PROPERTY
- ☒ A PLAT AND THE REAL ESTATE LISTING OF PROPERTY OWNERS WITHIN 100 FT.
- ☒ A SITE PLAN

This information may be obtained from the Rapides Parish Tax Assessors Office

SIGNATURE OF APPLICANT  DATE 2025-08-08

SIGNATURE OF OTHER OWNERS _____ DATE _____

STATE OF LOUISIANA
PARISH OF ST. LANDRY

AFFIDAVIT OF REPRESENTATION

Before me, the undersigned Notary Public, personally came and appeared:

THOMAS L. SOILEAU

who, after being duly sworn, did depose and state:

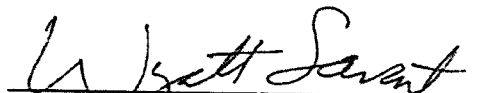
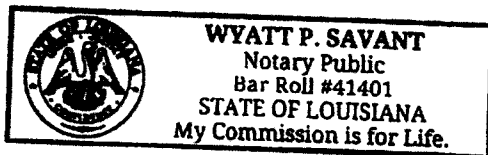
That **ERIC LAFLEUR** is an attorney representing Progressive Tractor & Implement Co., LLC ("PTI") and is authorized to represent PTI before the Alexandria Zoning Commission in connection with any and all matters relating to PTI's interests before said commission.

APPEARER:



THOMAS L. SOILEAU
OWNER/MANAGER

SWORN TO AND SUBSCRIBED
BEFORE ME ON THIS 12th DAY OF
AUGUST, 2025.


NOTARY PUBLIC

MORTGAGE

THIS MORTGAGE, made May 2, 2025, by and between **PROGRESSIVE TRACTOR HOLDINGS, LLC** ("Mortgagor") and **M & M DODGE, INC., Oliver Leicht McMickens, Ricky Loren McMickens, Neal Leicht McMickens, Mark Randall McMickens, and Scott Anthony McMickens** ("Mortgagee").

PROGRESSIVE TRACTOR HOLDINGS LLC (FIN XX-XXX8006), a Louisiana limited liability company, organized under the laws of the State of Louisiana, whose present mailing address is 5017 1-49 South, Opelousas, Louisiana 70570, herein represented by its Member, Thomas L. Soileau, pursuant to that Certificate of Authority dated December 12, 2023, a copy of which is attached hereto hereinafter referred to as "Borrower" or "Mortgagor".

WITNESSETH

who declared unto me, Notary, that Borrower is justly, truly and legally indebted to **M & M DODGE, INC., Oliver Leicht McMickens, Ricky Loren McMickens, Neal Leicht McMickens, Mark Randall McMickens and Scott Anthony McMickens**, hereinafter sometimes referred to as "Mortgagee" or "Lender", whose mailing address is 3220 MacArthur Drive, Alexandria, Louisiana 71303, in the sum of **ONE MILLION THREE HUNDRED SIXTY THOUSAND AND 00/100 (\$1,360,000.00) DOLLARS**

To represent this debt, Borrower has made and subscribed one certain Promissory Note dated May 2, 2025, to the order of **M & M DODGE, INC., Oliver Leicht McMickens, Ricky Loren McMickens, Neal Leicht McMickens, Mark Randall McMickens and Scott Anthony McMickens**, in the original principal sum of **ONE MILLION THREE HUNDRED SIXTY THOUSAND AND 00/100 (\$1,360,000.00) DOLLARS** (the "Note"), which sum shall accrue interest at the rate of six and one-half (6 1/2%) percent per annum, and shall be payable in Thirty-five (35) consecutive equal monthly payments in the amount of Ten Thousand One Hundred Thirty-nine and 79/100 (\$10,139.79) DOLLARS and one (1) final balloon payment of One Million Two Hundred Sixty Thousand Two Hundred Thirty-six and 23/100 (\$1,260,236.23) DOLLARS with the first payment due on June 1, 2025 and the final payment due on May 31, 2028. The said payments shall be payable at _____ or at such other place as the holder hereof may designate in writing. The Note was paraphed "Ne Varietur" by the undersigned Notary, and handed to the Lender who acknowledged receipt.

As evidence of the discharge of Mortgagor's responsibility to pay all taxes and assessments and to keep said premises insured, Mortgagor shall deliver to Mortgagee the official receipts for said taxes and assessments before the same shall become delinquent and shall deliver to the Mortgagee receipts showing said insurance premiums as having been paid in advance for each succeeding year for any and all parcel of secured property named herein.

AND NOW, in order to secure the full and punctual payment of the above-described note in principal and interest, together with all attorney's fees, costs and the performance of all covenants, conditions, stipulations and obligations of this act of Mortgage as hereinafter specified, Borrower does, by these presents, mortgage, affect and hypothecate, in favor of Lender, and to inure to the use and benefit of any and all holder or holders of said note, being here present and accepting Borrower's interest in and to the following described property located in Rapides Parish, Louisiana:

The immovable property is specifically described at **Exhibit A**, attached hereto and made a part hereof by reference thereto, together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. This Security Instrument shall also cover all replacements and additions to the original property. All of the foregoing is referred to in this Security Instrument as the "Property".

The Property is currently known as 3220 MacArthur Drive, Alexandria, Louisiana 71301 ("Property Address").

Said property to remain so specially mortgaged, affected and hypothecated unto and in favor of Lender or a future holder or holders of said note, until full and final payment thereof in principal, interest, attorney's fees, and costs and the fulfillment of all other stipulations and clauses of this act, and said Mortgagor hereby consents and agrees, and does hereby bind and obligate himself not to sell, alienate, encumber or deteriorate said property to the prejudice of this act, or to permit or suffer the same to be sold, alienated, encumbered or deteriorated to the prejudice of this act.

In case it should become necessary to place said note, or any part thereof, in the hands of an attorney at law to institute legal proceedings to recover the amount thereof, or any part thereof, in principal or interest, or to protect the interests of the holder or holders thereof, or in case the same should be placed in the hands of an attorney for collection, compromise or other action, the maker binds, himself to pay the fee of the attorney who may be employed for that purpose, which fees are hereby fixed at _____.



Certified True
And Correct

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Karan A. Corley
Rapides Parish Clerk of Court

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twenty-five (25%) percent of the amount due or sued for, or claimed or sought to be protected, preserved or enforced.

And the said Mortgagor does by these presents consent, agree and stipulate that in the event of the said note not being punctually paid at maturity, or in the event of any default under the terms of this mortgage, the said Mortgagor hereby authorized the said Mortgagee, or any holder or holders of the above described note to cause all and singular the property hereinabove described and herein mortgaged to be seized and sold under executory process, issued by any court of competent jurisdiction, with or without appraisement to the highest bidder, payable cash, in the manner and form provided by and pursuant to the provisions of the laws of the State of Louisiana, the said Mortgagor hereby expressly waiving and dispensing with all and every appraisement of movable and immovable effects hereinabove described, seized and sold under executory process or other legal process, and said Mortgagor hereby confessing judgment in favor of said Mortgagee, and such person or persons, as may be the holder or holders of said note for the full amounts thereof, principal and interest, with all costs, attorney's fees, taxes, insurance premiums, charges and expenses whatsoever.

Borrower hereby expressly waives: (a) the benefit of appraisement as provided in LSA - C.C.P. Articles 2332, 2336, 2723 and 2725 and all other laws conferring the same; (b) the demand for payment and the delay of three days accorded by LSA - C.C.P. Articles 2639 and 2721; (c) the delay of three days accorded by LSA C.C.P. Articles 2331 and 2722 and (d) the benefit of any other articles of the Louisiana Code of Civil Procedure or law relating to the rights of appraisement, notice or delay and Borrower expressly agrees to the immediate seizure of the property in the event of suit hereon.

Borrower further agrees that in the event any proceedings are instituted to enforce this mortgage either by executory process or by ordinary suit, any and all declarations of fact made by authentic act by a person declaring that such facts lie within his knowledge, shall constitute authentic evidence of such facts for the purpose of the proceeding.

In the event of foreclosure, Lender may elect to serve as keeper or to designate the keeper and if Lender so elects, Borrower hereby expressly authorizes and appoints the Lender or its assignee as the keeper of the property pursuant to LSA - R.S. 9:5136, et seq. The compensation of the keeper is hereby fixed at one (1%) percent of the amount due or sued for, or claimed or sought to be protected or enforced, and shall be secured by the lien of this mortgage.

Borrower agrees:

1. To observe and abide by all lawful rules and regulations of legally constituted authorities from time to time in force and effect bearing upon and affecting the mortgage property
2. Not to abandon the property
3. To allow Lender access to and the right to inspect the property at all reasonable times
4. That the mortgaged property shall not be sold, alienated, or encumbered to the prejudice of the Lender or of this mortgage, without the Lender's prior written consent. Borrower agrees that, unless prior written approval has been obtained from Lender, any sale, alienation, or encumbrance, whether with or without assumption of the obligations secured hereby shall constitute a breach of this mortgage and shall constitute a default on the part of Borrower
5. That in the event that Borrower (or any one of them if more than one) should become insolvent, file a petition in bankruptcy, or should proceedings be instituted to put Borrower (or any one of them if more than one) in involuntary bankruptcy, or should proceedings be taken against Borrower (or any one of them if more than one) looking to the appointment of a receiver, or syndic, or should Borrower (or any one of them if more than one) make an assignment for the benefit of creditors, or should any order be issued by any court for the appointment of a receiver or for the sequestration, seizure or attachment of the herein described property or should there be created any other lien or charges superior in rank to the lien and mortgage herein granted, save a governmental assessment or levy, then and in any such event, the obligations secured hereby in principal and interest and all other indebtedness secured hereby shall, at the option of the Lender, immediately become due and payable. Any failure on the part of the Lender to exercise said option shall not constitute a waiver of the right to exercise the same at any other time
6. To keep the improvements now existing or hereafter placed on the mortgaged property insured as may be required from time to time by Lender against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as may be required by Lender and to promptly pay any premiums due on such insurance. If Borrower should fail to pay same then Lender may, but is not obligated to, pay such premiums as it deems necessary with full right to reimbursement and interest as provided below. All insurance shall be carried in companies approved by Lender and the policies and renewals thereof shall be held by Lender and have



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attached thereto loss payable clauses in favor of and in a form acceptable to Lender. In the event of loss, Borrower will give immediate notice by mail to Lender who may make proof of loss if not made promptly by Borrower, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Lender instead of to Borrower and Lender jointly, and the insurance proceeds, or any part thereof, may be applied by Lender at its option either to reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In the event of foreclosure of this mortgage or other transfer of title to the mortgage property in extinguishment of the indebtedness secured hereby, all right, title and interest of Borrower in and to any insurance policies then in force shall pass to the purchaser or grantee.

In the event the Mortgagor should, for any reason whatsoever, fail to keep all of the Property so insured or to keep said policies so payable to the Mortgagee, as aforesaid, or fail to deliver to the Mortgagee, as aforesaid, the evidence of such policies of insurance, or if the Mortgagor obtains such insurance, but for any reason it is canceled at any time during the term hereof, and the Mortgagor fails to obtain a renewal policy immediately and furnish the Mortgagee evidence thereof, then the Mortgagee, if it so elects, may itself have such insurance effected in such amounts and in such companies as it may deem proper and may pay the premiums therefor, and the costs of any premiums so paid, as provided herein, shall be secured by this Mortgage, and the Mortgagor covenants and agrees that, on demand therefor by the Mortgagee, the Mortgagor shall repay the amount so paid by the Mortgagee as premiums, together with interest thereon at the rate of 13.00% (Percent per annum) from date of such payment until said amount is repaid.

The Mortgagee shall not be responsible for the solvency of any company issuing any insurance policy, whether or not selected or approved by it, or for the collection of any amount due under such policy, and shall be responsible and accountable only for such money as may be actually received by it. Nothing herein contained shall be construed as making the payment of insurance premiums obligatory upon the Mortgagee or as making the Mortgagee liable in any way for any loss, damage or injury resulting from the failure to insure the property.

7. To pay and discharge when due all taxes, local and special assessments and governmental or utility charges of every description which shall be imposed, assessed or levied upon the property, or any part thereof, so that the priority of this mortgage shall at all times be maintained and preserved, and to furnish to Lender evidence of the payment of same.
8. In the event the Mortgagor should, for any reason, fail to pay and discharge promptly any such taxes and charges when due, then the Mortgagee shall be authorized to pay the same, with full subrogation to all rights of all authorities imposing such taxes and charges by reason of such payment, and the amounts so paid, together with interest thereon, as provided herein, shall be secured by this Mortgage and the Mortgagor covenants and agrees that on demand therefor by the Mortgagee, the Mortgagor will repay the amounts so paid by the Mortgagee in payment of such taxes and charges, together with interest thereon at the rate of 13.00% percent per annum from date of such payment until said amount is repaid. Nothing herein contained shall be construed, however, as making the payment of such taxes and charges obligatory upon the Mortgagee or as making the Mortgagee liable for any loss, damage or injury resulting from the failure to pay said taxes and charges.
9. To maintain, preserve and keep at all times all of the property in thorough repair, good order and condition and to make all necessary repairs and improvements thereto so that the security of this mortgage shall at no time become impaired, provided, however, that the Borrower shall make no repairs, additions or alterations to the property or allow any work to be done thereon whereby any lien or privilege could result against the property hereby mortgaged, without previously obtaining the written consent of the Lender. Upon failure to maintain said premises, Lender at its option, may cause reasonable maintenance work to be performed at the cost of Borrower.

To pay when due all obligations, lawful claims and demands of any person which, if unpaid, might result in or permit the creation of a lien or encumbrance on the Property, or any part thereof, whether such lien would be senior or subordinate hereto, including, without limiting the generality of the foregoing, all claims of mechanics, material men, laborers and others for work or labor performed, or materials or supplies furnished in connection with any work or demolition, alteration, improvement of or construction upon the Property, or any part thereof, and any mortgage, lien, privilege or encumbrance on the Property, or any part thereof, and, in general, to do or cause to be done everything necessary so that the priority of this Mortgage shall be fully preserved, without expense to the Mortgagee.



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Karan A. Corley
Rapides Parish Clerk of Court

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10. To execute and deliver or cause to be executed and delivered to Lender such further documents and statements as Lender may require to perfect and protect the lien of this mortgage, and pay all costs of recording such documents in such public offices as may be required by law.
11. That any amount paid by Lender on Borrower's behalf as authorized by this mortgage, together with interest at the rate set forth on the promissory note described above, from the date of such payment until Borrower reimburses Lender therefor, shall be added to the indebtedness secured by this mortgage, and such additional debt in principal and interest shall be collectible by Lender on demand.
12. To indemnify, defend and hold the Mortgagee and its officers, directors, shareholders, employees, and agents (the "Indemnified Parties") harmless from and against any and all liens, damages, losses, liabilities, obligations, judgments, penalties, fees or disbursements (including, without limitation, attorneys and expert's fees) which may at any time be imposed upon, incurred by, or awarded against any of the Indemnified Parties arising directly or indirectly from the release, disposal, storage or handling of any hazardous materials on or under the Property, or the violation of any environmental laws, rules or regulations relating to or affecting the Property. The Mortgagor shall comply fully with all environmental laws, rules or regulations relating to or affecting the Property. The indemnity of this Section 12 shall survive the satisfaction of the Secured Obligations and the release of this Mortgage.
13. If a default occurs any one or more of the following events shall occur ("Events of Default"):
- (a) If default be made in the payment when due (whether by the mere passage of time or acceleration as permitted herein or under any Secured Obligations) of any interest on or principal of any Secured Obligations, or any other sums due under any Secured Obligations.
 - (b) If default should be made in the due observance or performance of any covenant or agreement on the part of the Mortgagor contained herein.
 - (c) If the Mortgagor or any guarantor of the Mortgagor's obligations hereunder should die.
 - (d) If the Mortgagor or any guarantor of the Mortgagor's obligations hereunder shall generally not pay its debts as they become due, admit in writing its inability to pay its debts, have called a general meeting of creditors, or made a general assignment for the benefit of creditors.
 - (e) If the Mortgagor or any such guarantor shall commence any case, proceeding or other action seeking reorganization, arrangement, adjustment, liquidation, dissolution or composition of it or its debts under any law relating to bankruptcy, insolvency, reorganization or relief of debtors, or seeking appointment of a receiver, trustee, custodian or other similar official for it or for all or any substantial part of its property.
 - (f) If the Mortgagor or any such guarantor shall take any action to authorize any of the actions set forth above in subparagraphs (c) or (e) above.
 - (g) If any proceeding or other action against the Mortgagor or any guarantor of the Mortgagor's obligations hereunder shall be commenced seeking to have an order for relief entered against it as debtor, or seeking reorganization, arrangement, adjustment, liquidation, dissolution or composition of it or its debts under any law relating to bankruptcy, insolvency, reorganization or relief of debtors, or seeking appointment of a receiver, trustee, custodian or other similar official for it or for all or any substantial part of its property, and such case, proceeding or other action (i) results in the entry of an order for relief against it which is not fully stayed within seven business days after the entry thereof or (ii) remains undismissed for a period of 45 days.
 - (h) If final judgment for the payment of money shall be rendered against the Mortgagor and the Mortgagor shall not discharge the same or cause it to be discharged within 60 days from the entry thereof, or shall not appeal therefrom or from the order, decree or process upon which or pursuant to which said judgment was granted, passed, or entered, and secure a stay of execution pending such appeal.
 - (i) If the Property, or any part or parcel thereof, be seized in the execution of a writ of execution, process, attachment, fieri facias or any other legal process, or an order for the sale of such Property, or any part or parcel thereof be issued in any judicial proceeding, and such writ of execution, process, attachment, fieri facias or any other legal process or order for the sale of such Property, or any part or parcel thereof, so issued in any judicial proceeding be not released, revoked, stayed or set aside within ten days from issuance thereof.
 - (j) If it shall be illegal for the Mortgagor to pay any taxes referred to in Article 108 hereof or if the payment of such taxes by the Mortgagor would result in the violation of the usury laws of the State in which the Property is located.



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(c) If the Property, or any substantial part or parcel thereof, be condemned under power of eminent domain by any legally constituted authority, or

(d) If the Mortgagor should ever be required or permitted by reason of any present or future law of the United States, or any state, parish, municipality or other taxing authority, to deduct from the payments to be made upon the Secured Obligations, any amounts whatsoever as taxes, local assessments, forced contributions and/or governmental charges in the nature thereof; then and in each and every such case, all of the Secured Obligations may, at the option of the Mortgagee and without notice to the Mortgagor, be declared to be immediately due and payable, anything in this Mortgage or in said Secured Obligations to the contrary notwithstanding, and the Mortgagor does by these presents consent, agree and stipulate that, in the event of any such default, it shall be lawful for the Mortgagee, and the Mortgagor does hereby authorize the Mortgagee without making demand and without notice or putting in default, to cause all and singular the Property to be seized and sold under executory process without appraisement, appraisement being hereby expressly waived, as an entirety or in parcels, as the Mortgagee may determine, to the highest bidder for cash, or on such terms as may be accepted to the Mortgagee.

Lender may release, at any time, without notice, any part of the property from the effect of this mortgage or grant an extension or deferment of time for the discharge of any obligation hereunder, or release any one or more of the parties bound therefor from any or all of this or their obligation hereunder without affecting the personal liability of any other party then bound for the payment of the indebtedness due hereunder.

The covenants herein contained shall bind and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

Whenever the Borrower herein is more than one person, the term "Borrower" as used herein shall be deemed to be plural and to refer to each or every such person as the context may indicate, and all obligations, duties, liabilities, responsibilities and covenants of each and every one of such persons hereunder are and shall be solidary.

IN WITNESS WHEREOF, Mortgagor has caused this Mortgage to be executed on the date first above recited.

MORTGAGOR:

PROGRESSIVE TRACTOR HOLDINGS, LLC

By Thomas L. Soileau, Member

WITNESSES

[Signature]
Wm E. Howard
Print Name

[Signature]
Maria Lacour
Print Name

[Signature]
NOTARY PUBLIC

GREGORY VIDRINE
BARROLL NO. 32743
STATE OF LOUISIANA
MY COMMISSION IS FOR LIFE



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**PROGRESSIVE TRACTOR & IMPLEMENT CO., LLC and
PROGRESSIVE TRACTOR HOLDINGS, LLC**

CERTIFICATION OF AUTHORITY TO ACT

December 12, 2023

BE IT KNOWN that, in accordance with the Third Amended Operating Agreement of Progressive Tractor and Implement Co., LLC and the Second Amended Operating Agreement of Progressive Tractor Holdings, LLC, both dated December 2, 2023, (collectively, Progressive Tractor and Implement Co., LLC Progressive Tractor Holdings, LLC are referred to herein as the "Company"), THOMAS L. SOILEAU, the Company's member-manager, is individually and fully authorized to act on behalf of the Company, specifically, but not limited to the following powers:

1. To make any and all purchases or expenditures on behalf of the Company;
2. Enter into a contract or agreement on behalf of the Company at his sole discretion;
3. Open bank accounts, checking accounts, savings accounts, or similar accounts and to buy stocks, bonds or other such items at any institution or business offering;
4. To borrow from any lending institution or lender willing to lend to the Company, and to execute any and all notes and loan documents related to debt incurred by or credit extended to the Company, the assumption of debt by the Company and the security of any and all debts incurred by the Company;
5. Purchase, sell, lease, exchange, partition, mortgage, pledge or otherwise transfer or encumber movable and immovable property of the Company;
6. To execute all gas or other mineral leases, unitization or pooling of units, division orders, royalty, sales, and purchase agreements, and any and all other documents related to mineral rights; and
7. To designate in writing other named and identified agents to act on behalf of the Company for such limited purposes stated in the written authorization of the agency.

The undersigned Member representing 100% of ownership in the Company hereby attests to same on this 12th day of December 2023.



Thomas L. Soileau
Member-Manager



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EXHIBIT A
LEGAL DESCRIPTION

ITEM 1:

That certain parcel of land together with all buildings and improvements and the component parts thereof, situated in Section 47, T3N, R1W, Rapides Parish, Louisiana, and being more particularly described as follows:

Part of Lot Fourteen (14) of the Livergreen Plantation described as follows:

Commence at a point situated at the intersection of the West right-of-way of Sterkx Road with the South right-of-way of MacArthur Drive and proceed North 51° 26 minutes West along the South right-of-way of MacArthur Drive a distance of 266 feet to a point which is the point of beginning; thence continue North 51° 26 minutes West, a distance of 157.9 feet to a point; thence turn and proceed South 28° 57 minutes 30 seconds West a distance of 703.7 feet to a point situated on the North right-of-way of Culpepper Road; thence run South 81 degrees 18 minutes East along the North right-of-way of Culpepper Road a distance of 373.5 feet to a point situated at the intersection of the North right-of-way of Culpepper Road and the West right-of-way of Sterkx Road; thence proceed along the West right-of-way of Sterkx Road North 36° 36 minutes East, a distance of 110.1 feet to a point; thence turn and proceed North 53° 24 minutes West, a distance of 221 feet to a point; thence turn and proceed North 30° 19 minutes East a distance of 409.6 feet back to the point of beginning and being more clearly shown as the tract outlined in red on plat of survey of Daniel D. Sandefur dated February 9, 1979 a copy of which is filed under Entry No. 699086, Book 956, Page 200, records of Rapides Parish, Louisiana, which survey is made a part hereof by reference thereto.

And

That certain parcel of ground together with all buildings and improvements and the component parts thereof, situated in Section 47, T3N, R1W, Rapides Parish, Louisiana, more particularly described as follows:

Commence at the point where the West right-of-way of Sterkx Road intersects the South right-of-way of MacArthur Drive, which is the point of beginning and proceed along the West right-of-way of Sterkx Road South 36° 36 minutes West a distance of 398 feet to a point; thence turn and proceed North 53° 24 minutes West a distance of 221 feet to a point; thence turn and proceed North 30° 19 minutes East a distance of 409.6 feet to a point; thence turn and proceed South 51° 26 minutes East a distance of 266 feet back to the point of beginning and being more clearly shown as the tract outlined in red designated J.L. Scallan on plat of survey of Daniel D. Sandefur dated February 9, 1979, a copy of which is filed under Entry No. 699087, Book 946, Page 204, records of Rapides Parish, Louisiana.

LESS AND EXCEPT That certain parcel of ground, together with all buildings and improvements and the component parts thereof, situated in Section 47, T3N, R1W, Rapides Parish, Louisiana, containing 3.00 acres, more or less and being part of Lot 14 of Livergreen Plantation, more particularly described as follows:

From the intersection of the easterly right of way line of Crestwood Drive with the northerly right of way line of Culpepper Road run easterly along the north right of way line of Culpepper Road a distance of 126.4 feet to the southeast corner of Lot 24 of Hunter Scallan Subdivision, said point marking the point of beginning. Then run South 91° 18 minutes East 373.5 feet, then run North 36° 36 minutes East 261.87 feet, then run North 51° 26 minutes West 390.69 feet, then run South 28° 58 minutes West 454.06 feet to the point of beginning.

FOR INFORMATIONAL PURPOSES ONLY

For title derivation, see Act of Sale by M & M Dodge, Inc. from Little Ball Scallan, James Lawless, Florence Swain Scallan, Patsy Ruth Scallan Crane and Gerald D. Crane dated February 20, 1970, filed under Entry No. 699086, Book 956, Page 200, and act of Cash Sale from James



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Lawless Scallan and Florence Swain Scallan dated February 14, 1979 and filed under Entry No 699087, Book 946, Page 204, both of the records of Rapides Parish, Louisiana

ITEM 2:

That certain parcel of ground, together with all buildings and improvements and the component parts thereof, situated in Section 47, T3N, R1W, Rapides Parish, Louisiana, containing 3.00 acres, more or less and being part of Lot 14 of Evergreen Plantation, more particularly described as follows

From the intersection of the easterly right of way line of Crestwood Drive with the northerly right of way line of Culpepper Road run easterly along the north right of way line of Culpepper Road a distance of 126.4 feet to the southeast corner of Lot 24 of Hunter Scallan Subdivision, said point marking the point of beginning. Then run South 91° 18 minutes East 373.5 feet; then run North 36° 36 minutes East 261.87 feet, then run North 51° 26 minutes West 390.69 feet, then run South 28° 58 minutes West 454.06 feet to the point of beginning

FOR INFORMATIONAL PURPOSES ONLY

For title derivation, see act of Cash Sale from M & M Dodge, Inc. to Oliver L. McMickens and Beverly Ann McCauley McMickens filed November 10, 1987 under Entry No 845522, Book 1222, Page 672, and by Ricky Lorer McMickens, Neal Leicht McMickens, Mark Randall McMickens and Scott Anthony McMickens by Judgment of Possession rendered in the Succession of Beverly Ann McCauley McMickens dated November 9, 2005 and filed under Entry No 1293907, Book 1738, Page 037, both of the records of Rapides Parish, Louisiana.

Said parcels jointly bear the municipal address of 3220 MacArthur Drive, Alexandria, Louisiana 71301.

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Exhibit A

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September 11, 2025

Progressive Tractor & Implement Co., LLC
5017 Hwy 49 South
Opelousas, LA 70570

**RE: Alexandria Zoning Commission Meeting
Proposed Property Rezoning Notice**

Dear Mr. Lafleur,

Your application to REZONE the property located at 3220 MacArthur Drive, Alexandria, Rapides Parish, Louisiana has been reviewed. The proposed action is to rezone the properties from a "C-2", General Commercial District to a "I-2", General Industrial District. Your intention is to allow for the sale of heavy industrial commercial equipment.

Your property rezoning application request will be heard by the Alexandria Zoning Commission at its regular meeting on **Monday, September 29, 2025, at 4:00 P.M.** in Convention Hall which is located at 915 3rd Street in Alexandria. The City Ordinance requires that all property owners within a radius of one hundred (100') feet of the subject property be notified prior to hearing the application. At the hearing, the Zoning Commission will provide an opportunity for all interested parties to comment on the proposed rezoning. It will be necessary for you or your agent (lawyer, realtor, etc.) to be present to give a summary of your application and to address any questions the Commission may have regarding your application. After comments have been heard, the Commission will vote either for or against the application and will provide the City Council with their recommendation for approving or disapproving your application.

Maps identifying the property you propose to be rezoned are attached for your verification. Should you be unable to attend this meeting for any reason, it is your responsibility to notify the Planning Division prior to the meeting, so that your application may be removed from the agenda for consideration. An employee of the city will post a sign on the premise in question indicating that a request has been made for a **CHANGE IN ZONING** and showing the date and time of the hearing.

Respectfully,



Nerri Brown

Enclosures



CITY OF ALEXANDRIA, LOUISIANA
MAYOR JACQUES M. ROY

City of Alexandria Planning Division
Nerri Brown, Zoning Enforcement Analyst
625 Murray Street Alexandria, LA 71301
Tel: (318) 441-1373
Email: Nerri.Brown@cityofalex.com

September 11, 2025

Progressive Tractor & Implement Co., LLC
5017 Hwy 49 South
Opelousas, LA 70570

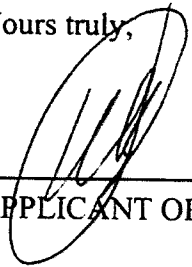
RE: ITEM # 1 of the attached NOTICE

Applicant:

In connection with the above application to be heard by the Board of Adjustments and Appeals at **4:00 P.M., MONDAY, September 29, 2025**, this is to certify that in accordance with Section 28-9.2.5 (b).4, Notice to Property owners, Alexandria Code of Ordinances, all property owners within a radius of one hundred (100') feet of the property to be rezoned, were notified at least fourteen (14) days prior to the hearing of the time when and the place where, said application is to be heard.

The property owners notified were those as shown on the tax rolls as prepared by the Assessor's Office in Rapides Parish Courthouse, which was furnished to me by your office.

Yours truly,



APPLICANT OR AGENT

§4.6.6 Industrial use categories

D. Waste-related service**Characteristics:**

Characterized by uses that receive solid or liquid wastes from others for transfer to another location and uses that collect sanitary wastes or that manufacture or produce goods or energy from the composting of organic material.

Principal Uses	Accessory Uses	Uses not Included
Animal waste processing Hazardous materials storage facilities Sanitary landfill Manufacture and production of goods from composting organic material Recycling centers Solid or liquid waste transfer or composting	Offices Parking On-site refueling and repair Recycling of materials Repackaging and shipment of by-products	Stockpiling of sand, gravel, or other aggregate materials (See Warehouse and Freight Movement)

E. Wholesale trade**Characteristics:**

Firms involved in the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order-taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on-site or delivered to the customer.

Principal Uses	Accessory Uses	Uses not Included
Lumberyards and other building material sales that sell primarily to contractors and do not have a retail orientation Mail-order houses Sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment and store fixtures Wholesale of food, clothing, auto parts and building hardware	Cafeterias Child care Minor fabrication services Offices Parking Product repair Repackaging of goods Single residential unit for security purposes Warehouses	Stores selling, leasing, or renting consumer, home and business goods (See Retail Sales and Service) Warehouse and freight movement uses (See Warehouse and Freight Movement)

F. Heavy industrial**Characteristics:**

Firms involved in research and development activities without light fabrication and assembly operations; limited industrial/manufacturing activities. The uses emphasize industrial businesses and sale of heavier equipment. Factory production and industrial yards are located here. Sales to the general public are limited.

Principal Uses	Accessory Uses	Uses not Included
Animal concentrations, including commercial feed lots, and similar uses Animal processing, packing, treating and storage Abattoirs and slaughter houses Concrete batching and asphalt mixing Drink bottling Feed and fertilizer mills Fuel oil distributors Heavy equipment sales and rental Retail sales of farm equipment and machinery and earth moving and heavy construction equipment Milk processing plant Processing of food and related products Production or fabrication of metals or metal products including enameling and galvanizing	Cafeterias Drainage structures Offices Parking Product repair Repackaging of goods Warehouses	Animal waste processing (See Waste-Related Service) Repair and service of motor vehicles, motorcycles, RVs, boats, and light and medium trucks (See Vehicle Sales and Service) Stores selling, leasing, or renting consumer, home and business goods (See Retail Sales and Service)

§4.5.4 Use categories

Use Categories (See §4.6.6.B)	Use Types	Residential Districts										Nonresidential Districts										Use Standards
		S		S		S		M		M		B		B		C		C		I		
		E R	A R	- 1	- 2	- 3	- 1	- 2	- 3	H P	M U	O	1	2	3	1	2	D	1	2	P	
	Food processing plants																					
	Manufacture or assembly of equipment, instruments (including musical instruments), appliances, precision items and other electrical items																	P	P		§5.5.1	
	Truck or air freight terminals																			P		
	Woodworking, including cabinet shop																	P	P			
Warehouse and freight movement (See §4.6.6.C)	Cold storage plants														P	P	P	P	P			
	Transfer and storage businesses														P	P	P	P	P			
Waste-related service (See §4.6.6.D)	Hazardous materials storage facilities																			SE		
	Recycling centers																	P	P			
	Solid or liquid waste transfer or composting																	P	P			
Wholesale trade (See §4.6.6.E)	Lumberyards and other building material sales that sell primarily to contractors and do not have a retail orientation																		P	P		
	All other wholesale trade not listed above														P	P	P	P	P			
	Hazardous operations																			SE		
Heavy industrial (See §4.6.6.F)	Heavy equipment sales and rental																		P	P		
	Railroads and appurtenances, right-of-way and tracks																P	P	P			
OTHER USES (SEE §4.6.7)																						
Agriculture (See §4.6.7.A)	Agriculture		P																			
Mining (See §4.6.7.B)	Mining and resource extraction		SE																	P		

§4.3.3 Overlay and special purpose districts

4. C-2, General Commercial District

The purpose of the C-2 district is to allow the establishment of a commercial district that includes the sale of alcoholic beverages. No rezoning shall be approved for the C-2 district, unless 25 percent of the perimeter of the lot to be rezoned is adjacent to the C-1, C-2, I-1 or I-2 district.

D. CBD, Central Business District

The CBD, Central Business District is intended to implement the Downtown Land Use Classification of the THINKAlex Plan. Downtown Alexandria serves several critical roles for the community that go beyond its land use. As the heart of the community it offers great potential for redevelopment and should be treated as a separate land use classification for coding purposes. Downtown has the potential to support a diverse portfolio of land uses, including mixed-use, dense residential, and even institutional uses such as an urban community college. Permitted uses in the CBD district requiring off-street parking shall include: community home, condominiums, duplex, elderly housing, group housing, hospital, hotel or motel, institution, philanthropic, juvenile diagnostic center, multifamily, nursing home, single-family, special home and townhouse as specified in section 7.2.5.

E. Industry districts

The light industry classification designates areas for the development of light industry which would typically exclude manufacturing and other operations that produce obnoxious noise, dust, odors, smoke, or other by-products that would be considered offensive to nearby residents and businesses. There are two types of industry districts:

1. I-1, Light Industrial District**2. I-2, General industrial district****§4.3.3. Overlay and special purpose districts****A. MHP, Mobile home park district**

The MHP district is intended for a parcel of land to be planned and improved for the placement of mobile homes for transient use, supplementary structures and accessory uses.

B. MFO, Multifamily overlay district

The MFO district is intended to encourage an appropriate mixture of residential and nonresidential uses in areas zoned for office, business or commercial development.

C. MHO, Mobile home overlay district

The MHO district is established for the purpose of allowing placement of a single-family, owner occupied, mobile home on an individual lot in areas zoned for residential development as a permanent use.

D. OO, Office overlay district

The OO district is intended to encourage an appropriate mixture of residential and professional office uses in areas zoned for single-family moderate density (SF-2) district. It is designed for use in those areas that are experiencing change or transition. The OO, office overlay district is also intended to accommodate low intensity professional offices and services and to serve as a transition between residential uses and more intensive business or commercial uses.

(a) **MHP, B-2, B-3, C-1, C-2, I-1, or I-2 districts abutting residential use**

The following buffer yard shall be used when a non-residential land use located in MHP, B-2, B-3, C-1, C-2, I-1, or I-2, zoning districts abuts a residential land use:

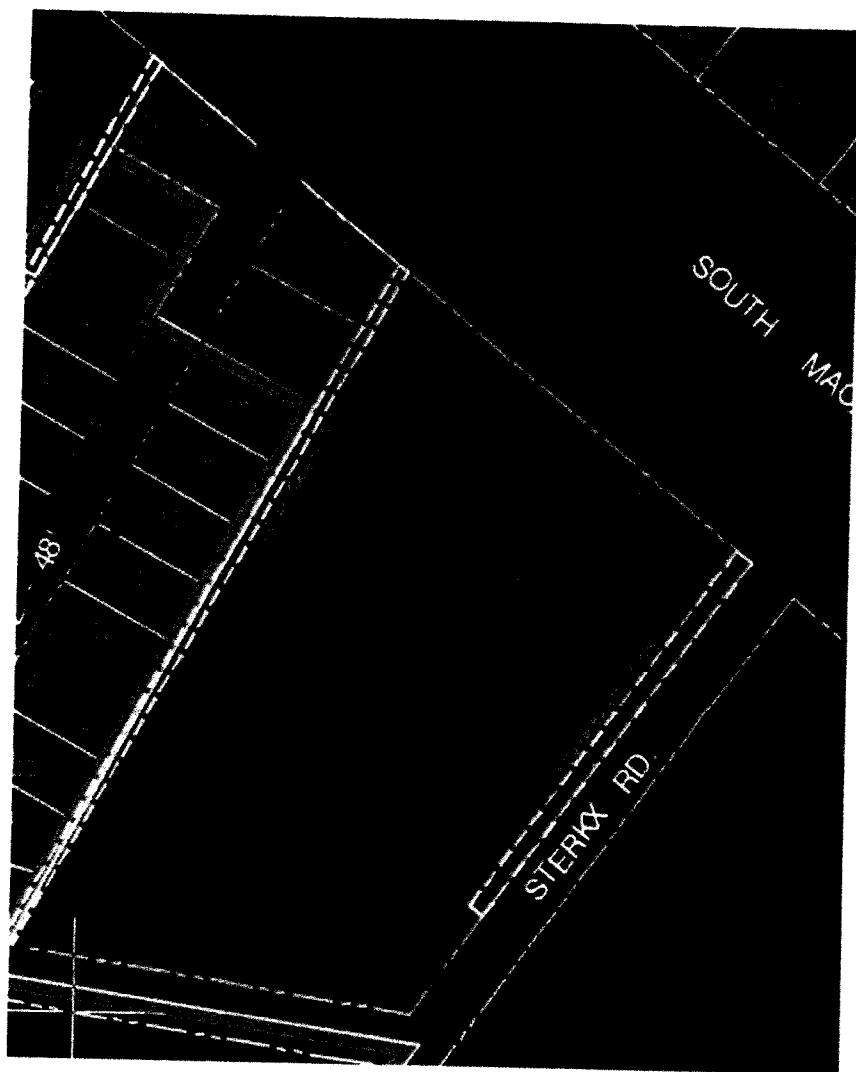
- (1) Buffer yard width shall be a minimum of 10 feet.
- (2) Trees shall be planted at a rate of one Class A tree or two Class B trees for each 50 linear feet of buffer area.
- (3) Buffering structures shall be required as follows:
 - (i) Buffering structure shall be located on the edge of the property line adjacent to the residential land use. Such structure shall extend the full length of the buffer yard except for that portion of the buffer yard that falls within the required front yard setback.
 - (ii) Any wall shall be constructed in a durable fashion with a finished surface of brick, stone or other decorative masonry material approved by the building official. Walls shall be six to eight feet in height.
 - (iii) Fences shall be constructed in a durable fashion with weather resistant wood or other suitable material and be of a consistent pattern. All material shall be designed and intended for such use. Fences shall be six to eight feet in height.

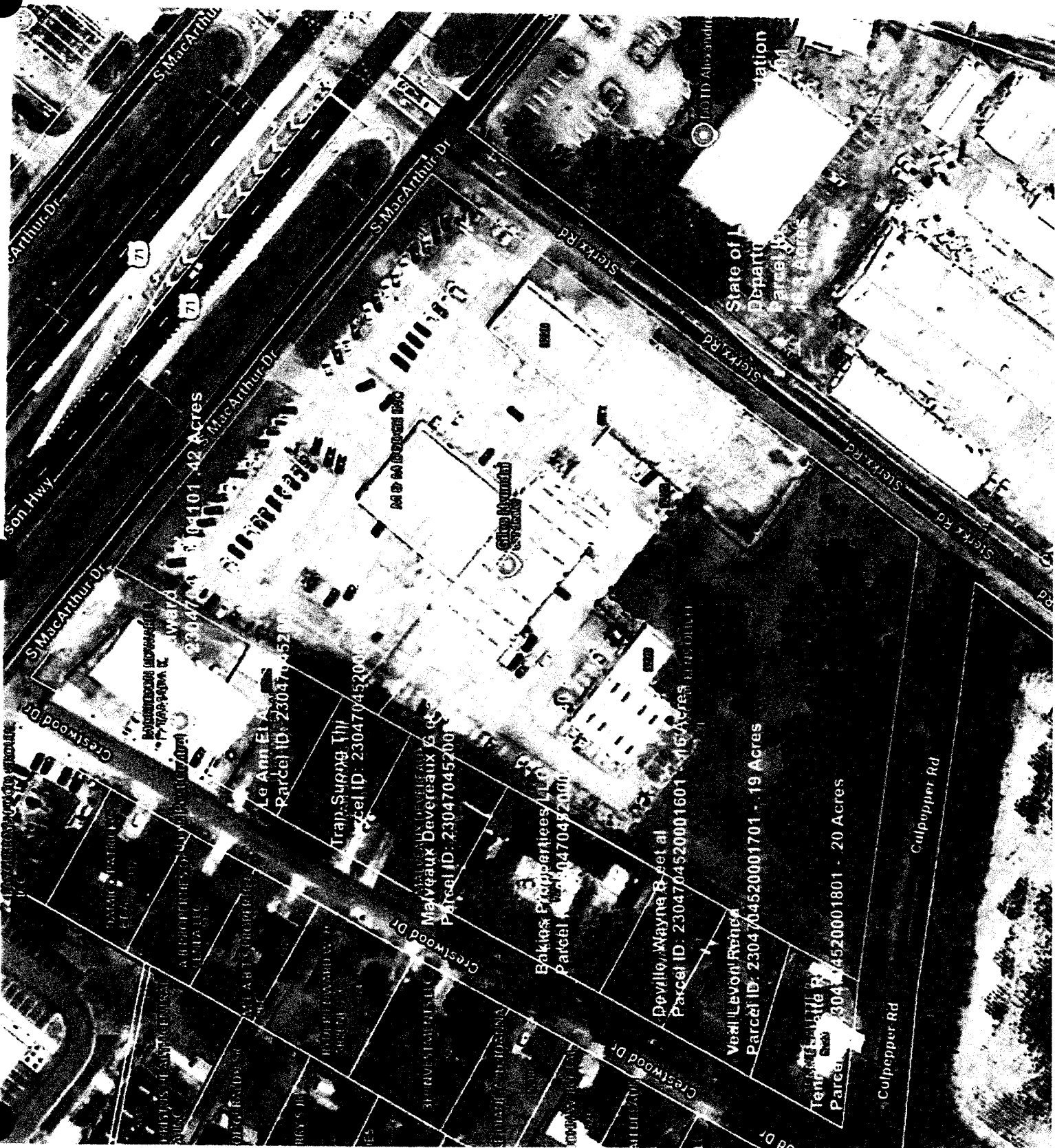
(b) **The O or B-1 districts abutting residential use**

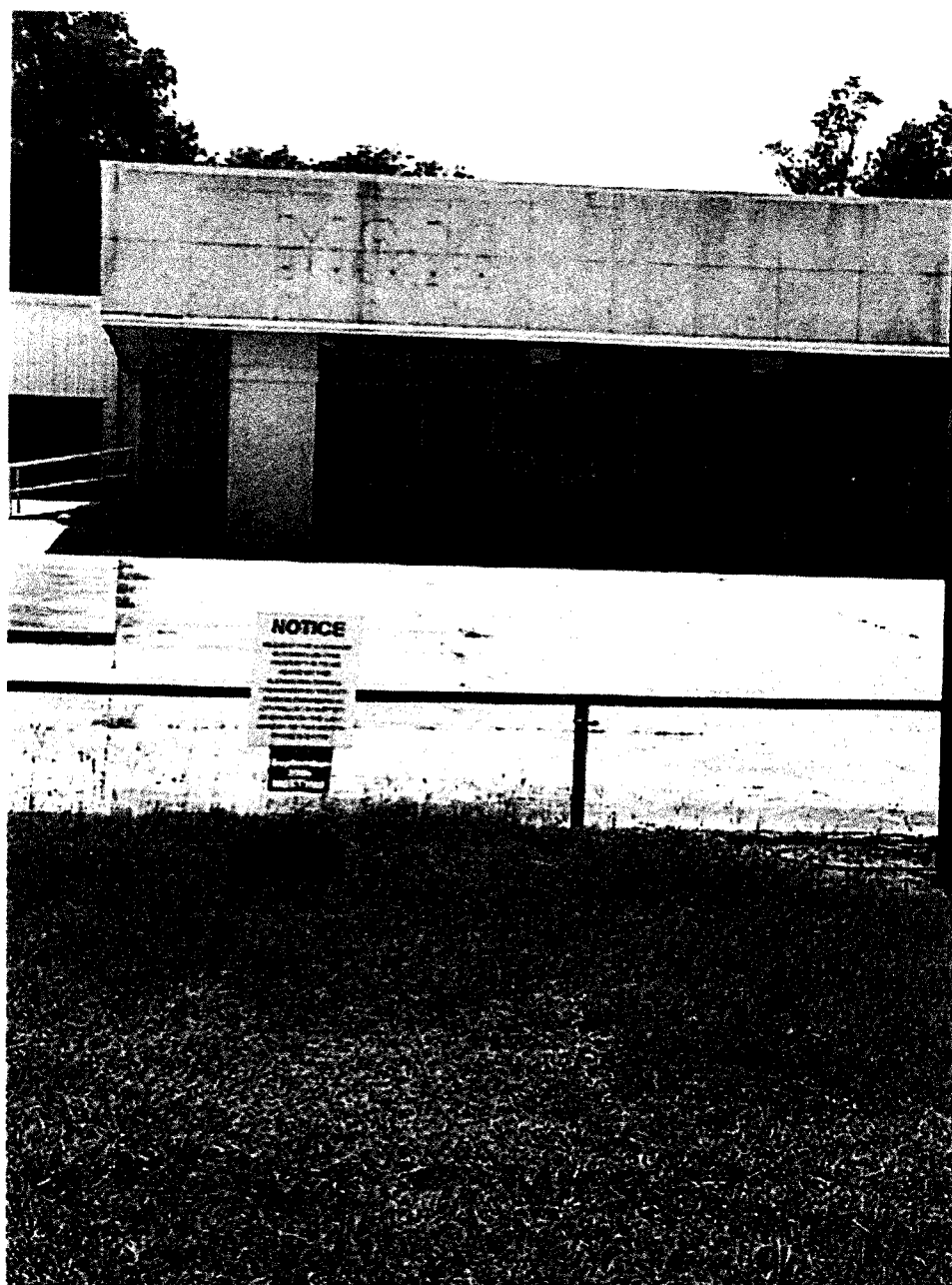
The following buffer yard shall be used when a non-residential land use located in the O or B-1 zoning districts abuts a residential land use:

- (1) Buffer yard width shall be a minimum of five feet.
- (2) Trees shall be planted at a rate of one Class A tree or two Class B trees for each 50 linear feet of buffer area.
- (3) Buffering structures shall be required as follows:
 - (i) Buffering structure shall be located on the edge of the property line adjacent to the residential land use. Such structure shall extend the full length of the buffer yard except for that portion of the buffer yard that falls within the required front yard setback.
 - (ii) Any wall shall be constructed in a durable fashion with a finished surface of brick, stone or other decorative masonry material approved by the building official. Walls shall be six to eight feet in height.
 - (iii) Fences shall be constructed in a durable fashion with weather resistant wood or other suitable material and be of a consistent pattern. All material shall be designed and intended for such use. Fences shall be six to eight feet in height.









ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE REZONING OF PROPERTY AT 3220 MACARTHUR DRIVE, ALEXANDRIA, PARISH OF RAPIDES, LOUISIANA FROM A C-2 (GENERAL COMMERCIAL) TO AN I-2 (GENERAL INDUSTRIAL DISTRICT) TO ALLOW HEAVY INDUSTRIAL RETAIL SALES AND OTHER MATTERS WITH RESPECT THERETO.

WHEREAS, an application on behalf of Progressive Tractor and Implement, LLC represented by Eric Lafleur, requesting the rezoning of 3220 MacArthur Drive from a C-2 (General Commercial) to an I-2 (General Industrial District) to allow heavy industrial retail sales; and,

WHEREAS, the property located at 3220 MacArthur Drive is described as 2.247 ACS: PTLT 14 Evergreen Plant Section 47, T3NR1W (CB 1222-672 M & M Dodge, Inc) (INST 1776034 M & M Dodge INC); and

WHEREAS, Parcel I. D. 23-47-33034-3*** (3220 MacArthur Dr) Alexandria, Parish of Rapides Parish, Louisiana; and,

WHEREAS, this is in a "C-2" (General Commercial District) and requires a rezoning to an I-2 (General Industrial District) be allowed to operate; and,

WHEREAS, the Administration hereby recommends approval of this item, now therefore

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the mayor to the rezoning of property at 3220 MacArthur Drive, Alexandria, Parish of Rapides, Louisiana from a C-2 (General Commercial) to an I-2 (General Industrial District) to allow heavy industrial retail sales.

SECTION II: BE IT FURTHER ORDAINED, etc., that this ordinance shall become effective upon signature by the Mayor; or, if not signed or vetoed

by the Mayor, upon expiration of the time for ordinances to become law without signature by the Mayor.

SECTION III: BE IT FURTHER ORDAINED, etc., that if any provision or item 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 or hereby declared severable.

SECTION IV: BE IT FURTHER ORDAINED, etc., that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

THIS ORDINANCE was introduced on the 7th day of October, 2025.

NOTICE PUBLISHED on the 10th day of October, 2025.

THIS ORDINANCE having been submitted in writing, introduced and published, was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS:

NAYS:

ABSENT:

AND THE ORDINANCE was declared adopted on this the _____ day, of _____, 2025 and final publication was made in the Alexandria Daily Town Talk on the _____ day of _____, 2025.

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

H. RESOLUTIONS

- 5) **RESOLUTION** to co-sponsor YWCA Girls on the Run Central Louisiana Fall 2025 5K Race in November 2025.



AGENDA ITEM FACT SHEET

*This fact sheet is the basis for a decision by the City Council.
Please insure that the information is clear, concise and current.*

Division/Department: Community Services

Date: September 16, 2025

Title: Resolution to co-sponsor YWCA Girls on the Run Central Louisiana Fall 2025 5K Race in November 2025.

Explanation of Proposal:

Additional Information Attached ☐

A resolution to co-sponsor YWCA Girls on the Run Central Louisiana Fall 2025 5K Race in November 2025.

In kind services: Police escort for race and barricades.

Budget:

☐

Neutral

☐

Within
Existing

☐

Requires
Amendment

Account Number:

Expense Amount:

Account Line Item:

Remaining Amount:

Authorization:

1. Mayor

2. Chief Operating Officer

3. City Attorney

4. Finance Director

5. Division Director

6. Department Head

7. Purchasing Agent

Council Staff

Form

☐

Review:

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

RECEIVED

SEP 23 2025

CITY COUNCIL

Cynthia Graham

From: no-reply@cityofalexandria.com on behalf of City of Alexandria, LA via City of Alexandria, LA <no-reply@cityofalexandria.com>
Sent: Tuesday, September 2, 2025 2:26 PM
To: Community Services
Subject: [EXTERNAL] Form submission from: Community Partnership Request

Submitted on Tuesday, September 2, 2025 - 2:25pm Submitted by anonymous user: 45.26.110.197 Submitted values are:

==Section I.==

Name/Organization: YWCA Girls on the Run Central Louisiana

Address: 5912 James Street

City: Alexandria

State: LA

Zip: 71303

Phone: 318.442.3397

Fax:

Contact Name: Morgan Melder

Contact Email: morgan@ywcaalex.org

Non-profit? Yes

Are you a Governmental Entity? No

Event: Girls on the Run Fall 2025 5K

Date of Event: November 15, 2025

Organization's Mission:

The organization's mission is to create a world where every girl knows and activates her limitless potential and is free to boldly pursue her dreams.

Type of Program/Activity:

Each Girls on the Run season comes to an end with a joyful and fun non-competitive 5K Celebration. This culmination event gives participants a tangible sense of accomplishment and the confidence to be the authors of their own stories. This season, 19 schools across Rapides Parish will come together to complete the 5K.

Event Sponsors:

The Rapides Foundation, Rapides Regional Medical Hospital, Red River Bank, VFW Post 1736 (in kind) and Junior League of Alexandria (in kind).

Other Funding: N/A

==Section II.==

Amount Requested: 0

Property Requested: N/A

In-Kind Service Requested:

We are requesting police escort for the girls along the 5K route.

The route begins at the YWCA on James Street and runs through Good Earth neighborhood, ending back at the YWCA. The 5k will begin at 9:00 am. We are also requesting the use of city barricades for the 5K start and finish line. We are requesting 20 barricades.

==Section III.==

Funding Category: Recreation/Athletic

==Section IV.==

If you are a for-profit applicant, what is the expected private benefit to you, your partners, or members of a club if any part of any fundraising goes to an organization and part to some charitable cause? What is percentage breakdown shown in actual projections? : N/A

What is (are) the goal(s) of this project? (In one sentence) :

This closing event gives program participants of all abilities a tangible sense of accomplishment. Crossing the finish line instills confidence through completion and is a joyful moment program participants always remember.

If a governmental entity, is the cooperative endeavor or intergovernmental agreement sought pursuant to local services law, joint emergency preparedness, exchange of surplus property for public safety purposes, or other? (State "other" reason.) : N/A

If the use of public funds or property is for social welfare for the aid and support of the needy, how are targeted candidates screened? If not screened, how are they targeted for participation? : N/A

==Section V.==

Does your request or endeavor involve a nearly equal benefit to the citizens you seek to serve when compared to the money or property expended or sought to be used by the public entity? If so, how? :

We believe all that attend the 5K benefit from attending. It is a wonderful opportunity for us to come together for a common goal - celebrating the Girls on the Run girls and their accomplishments throughout the 10-week season.

If you cannot show a fair market value dollar-for-dollar match, does your plan or request involve a continuing program or relationship which has a future value attached? How so? :
We plan to continue to grow the Girls on the Run program throughout Central Louisiana. We are proud of the growth the program has experienced over the course of 12 years and are excited to continue to spread awareness of the program in order

to reach more girls.

What are your real and substantial obligations to achieve the proportionate return to the City of Alexandria at some point in the future? :

The City of Alexandria is always welcome to be involved in the program. Each season we invite city council members via their emails to attend and celebrate the girls within their district. We appreciate the partnership we have with the City of Alexandria during the past 12 years and hope to continue to strengthen it.

What is (are) the expected outcome(s) or benefits(s) to the public from the event to be funded? Specify the number of persons anticipated to be served and the service(s) to be provided. :

The public including guardians, school personal, volunteers, and community members will be able to experience the empowerment that the girls receive from the program. This season we anticipate that around 300 girls and their Running Buddies will attend, along with the volunteer coaches, school admins, and 5K volunteers equaling around 700 people attending the event.

Describe the history of this program and its success. :

Girls on the Run Central Louisiana began in 2013. During the first season, 56 girls participated. We now serve 200-300 girls a season. We had our largest season during the Fall of 2024, serving 334 girls. Since inception, over 4,500 girls have participated in the program across 46 schools and five parishes.

==Economic Development Projections==

Projected number of out-of-town participants and guests: 50

Identify broadcast, web and regional print promotions to be utilized: KALB/Girls on the Run social media

Average number of days stay by out-of-town guests to this event:

1

Number of People: 700

Number of Days: 1

Signature: Morgan Melder

Date: September 2, 2025

The results of this submission may be viewed at:

[https://urldefense.com/v3/__https://www.cityofalexandrialala.com/node/6740/submission/3640__;!!CluDejhSHLMa!eelMEUDRw5XDyFibP-bAsH2cqOR-JclmQWRF2QuFbYpG_G27VKfMbFOFEyeO_A1mBzaz-IF-ExR_9l6nN5u6ymz0WT0tKAH5S7oK4g\\$](https://urldefense.com/v3/__https://www.cityofalexandrialala.com/node/6740/submission/3640__;!!CluDejhSHLMa!eelMEUDRw5XDyFibP-bAsH2cqOR-JclmQWRF2QuFbYpG_G27VKfMbFOFEyeO_A1mBzaz-IF-ExR_9l6nN5u6ymz0WT0tKAH5S7oK4g$)

RESOLUTION NO.

**RESOLUTION TO CO-SPONSOR YWCA GIRLS ON THE RUN
CENTRAL LOUISIANA FALL 2025 5K RACE IN NOVEMBER 2025.**

BE IT RESOLVED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes to co-sponsor YWCA Girls On The Run Central Louisiana Fall 2025 5 K Race in November 2025.

THIS RESOLUTION having been submitted in writing, was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS:

NAYS:

ABSENT:

PASSED AND ADOPTED at Alexandria, Louisiana, this 7th day of October, 2025.

/s/ Donna P. Jones, MMC
City Clerk

- 6) **RESOLUTION** to-co-sponsor Louisiana Women in Agriculture
Lunch and Learn in November 2025.



AGENDA ITEM FACT SHEET

*This fact sheet is the basis for a decision by the City Council.
Please insure that the information is clear, concise and current.*

Division/Department: Community Services

Date: September 16, 2025

Title: Resolution to co-sponsor the Louisiana Women in Agriculture Lunch & Learn in November 2025.

Explanation of Proposal:

Additional Information Attached ☐

Resolution to co-sponsor the Louisiana Women in Agriculture Lunch & Learn in November 2025.

In-kind services requested: Use of city facilities.

Budget:

☐

Neutral

☐

Within
Existing

☐

Requires
Amendment

Account Number:

Expense Amount:

Account Line Item:

Remaining Amount:

Authorization:

1. Mayor

2. Chief Operating Officer

3. City Attorney

4. Finance Director

5. Division Director

6. Department Head

7. Purchasing Agent

Council Staff

Form

☐

Review:

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

RECEIVED

SEP 22 2025

CITY COUNCIL

Cynthia Graham

From: no-reply@cityofalexandriala.com on behalf of City of Alexandria, LA via City of Alexandria, LA <no-reply@cityofalexandriala.com>
Sent: Thursday, September 4, 2025 12:34 PM
To: Community Services
Subject: [EXTERNAL] Form submission from: Community Partnership Request

Submitted on Thursday, September 4, 2025 - 12:34pm Submitted by anonymous user: 75.235.199.67 Submitted values are:

==Section I.==

Name/Organization: Louisiana Women in Agriculture

Address: 1870 HWY 492

City: Colfax

State: LA

Zip: 71417

Phone: 3186641048

Fax:

Contact Name: Danielle Yerby

Contact Email: lwagdirector@gmail.com

Non-profit? Yes

Are you a Governmental Entity? No

Event: LWAG Lunch & Learn

Date of Event: November 14, 2025

Organization's Mission: The purpose of Louisiana Women in Agriculture is to build a community and a resource for women in agriculture that they can rely on. Women play an essential role in building/sustaining a foothold in our state's agricultural community. We always strive to be relevant, provide current and accurate information; and be a resource for the state-wide agriculture community.

Type of Program/Activity: Lunch & Learn - lunch with educational speaker/program

Event Sponsors: We have not begun to accept sponsorships at this time.

Other Funding: We have no other funding at this time.

==Section II.==

Amount Requested: 200

Property Requested: Use of Convention Hall at Alexandria City Hall

In-Kind Service Requested: LWAG requests the use of Convention Hall at Alexandria City Hall.

==Section III.==

Funding Category: Use of City Property for Public Benefit

==Section IV.==

If you are a for-profit applicant, what is the expected private benefit to you, your partners, or members of a club if any part of any fundraising goes to an organization and part to some charitable cause? What is percentage breakdown shown in actual projections? : N/A

What is (are) the goal(s) of this project? (In one sentence) :

To engage, network and educate women from across our state whose livelihood is made and sustained by agriculture.

If a governmental entity, is the cooperative endeavor or intergovernmental agreement sought pursuant to local services law, joint emergency preparedness, exchange of surplus property for public safety purposes, or other? (State "other" reason.) : N/A

If the use of public funds or property is for social welfare for the aid and support of the needy, how are targeted candidates screened? If not screened, how are they targeted for participation? : N/A

==Section V.==

Does your request or endeavor involve a nearly equal benefit to the citizens you seek to serve when compared to the money or property expended or sought to be used by the public entity? If so, how? : Yes; as this event is open to the state, attendees who are traveling substantial distances will be given a list of hotels, restaurants, and resources in the city that are available to them.

If you cannot show a fair market value dollar-for-dollar match, does your plan or request involve a continuing program or relationship which has a future value attached? How so? : This is LWAG's first Lunch & Learn event, so we do not have that info available.

What are your real and substantial obligations to achieve the proportionate return to the City of Alexandria at some point in the future? : We hope to make this a quarterly event, and since Alexandria is centrally located, it makes sense to continue to have the event there.

What is (are) the expected outcome(s) or benefits(s) to the public from the event to be funded? Specify the number of persons anticipated to be served and the service(s) to be provided. : 100-150

Describe the history of this program and its success. : This is the first Lunch & Learn LWAG has planned.

==Economic Development Projections==

Projected number of out-of-town participants and guests: 100

Identify broadcast, web and regional print promotions to be utilized: Social media, email

Average number of days stay by out-of-town guests to this event:

2

Number of People: 150

Number of Days: 1

Signature: Danielle M. Yerby

Date: September 4, 2025

The results of this submission may be viewed at:

[https://urldefense.com/v3/__https://www.cityofalexandrialala.com/node/6740/submission/3642__;!!CluDejhSHLMa!ejUcIJHpxds5FHVghDLYIfCsezGQ-aVu2u6HECTofHky4LpolLCybwkDTjotHxMCF9Fs9C7V-IfVORlx5lib796vHrxN6WQuOiEltQ\\$](https://urldefense.com/v3/__https://www.cityofalexandrialala.com/node/6740/submission/3642__;!!CluDejhSHLMa!ejUcIJHpxds5FHVghDLYIfCsezGQ-aVu2u6HECTofHky4LpolLCybwkDTjotHxMCF9Fs9C7V-IfVORlx5lib796vHrxN6WQuOiEltQ$)

RESOLUTION NO.

**RESOLUTION TO-CO-SPONSOR LOUISIANA WOMEN IN
AGRICULTURE LUNCH AND LEARN IN NOVEMBER 2025.**

BE IT RESOLVED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes to co-sponsor Louisiana Women in Agriculture Lunch and Learn in November 2025.

THIS RESOLUTION having been submitted in writing, was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS:

NAYS:

ABSENT

PASSED AND ADOPTED at Alexandria, Louisiana, this 7th day of October, 2025.

/s/ Donna P. Jones, MMC
City Clerk

- 7) **RESOLUTION** authorizing advertisement for bids for petroleum products and chemicals additives for Wartsila Engines at DG Hunter Power Plant.



AGENDA ITEM FACT SHEET

*This fact sheet is the basis for a decision by the City Council.
Please insure that the information is clear, concise and current.*

Division/Department: FINANCE

Date: 9/17/25

Title: Permission to Advertise for Petroleum Products & Chemicals Additives for Wartsila Engines at D.G. Hunter Power Plant

Explanation of Proposal:

Additional Information Attached ☒

We request permission to advertise for Petroleum Products and Chemicals Additives for Wartsila Engines for the D.G. Hunter Power Plant. Bid prices shall remain in effect for a period of twelve (12) months from bid award date. Contingent upon the availability of funds and the ability of the successful bidder to honor their bid prices, the City reserves the right to renew the existing contract for a period of up to twenty-four (24) months, in twelve (12) month increments.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

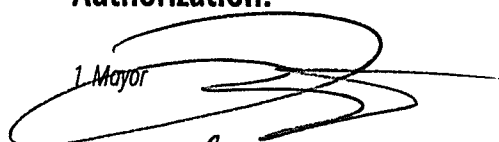
Account Number:

Expense Amount: NA

Account Line Item: NA

Remaining Amount: NA

Authorization:

1. Mayor 

2. Chief Operating Officer 

3. City Attorney 

4. Finance Director 

5. Division Director 

6. Department Head 

7. Purchasing Agent 

Council Staff

Form

☐

Review:

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

RECEIVED

SEP 22 2025

CITY COUNCIL

ADVERTISEMENT FOR BID

**CITY OF ALEXANDRIA, LOUISIANA
PURCHASING DEPARTMENT**

**BID #2542 - Petroleum Products & Chemicals Additives for Wartsila Engines at D.G. Hunter
Power Plant**

Separate sealed bids for, BID TITLE HERE, will be received by the CITY OF ALEXANDRIA at the CITY COUNCIL MEETING CHAMBERS, ALEXANDRIA CITY HALL, ALEXANDRIA, LOUISIANA, until 10:00 AM CST CDT, TUESDAY, November 18, 2025, and then at said office publically opened and read aloud.

Complete bid packet, bid specifications may be obtained at the City of Alexandria's website, www.cityofalexandria.com under the heading "*Business*", and drop down to "*RFP/RFQ/RFI/BIDS*". There is no charge to download bid documents from the City's website.

Pursuant to LA R.S. 38:2212.1 B.(4)(a), vendors have the option to submit their bids electronically. Please find bid related documents and place electronic bids at www.centralbidding.com . For questions regarding the electronic bidding process, please call Central Bidding at 225-810-4814.

Questions and/or clarifications of bid specifications are to be in written form only, either mailed, faxed, or emailed to the attention of Joann Swain, City of Alexandria Purchasing Department, PO Box 71, Alexandria, LA 71309-0071; Fax 318-619-3412; email to joann.swain@cityofalex.com; and must be received by 4:00 PM, Thursday, November 6, 2025.

Address for Postal Delivery:

City of Alexandria
Donna Jones, City Clerk
PO Box 71
Alexandria, LA 71309-0071

**Address for Courier or
Overnight Delivery:**

City of Alexandria
Donna Jones, City Clerk
915 Third Street, 1st Floor
Alexandria, LA 71301
Phone: 318-449-5090

**Address for Electronic
Bid Submission:**

www.centralbidding.com

Phone: 225-810-4814

PLEASE PUBLISH THREE (3) TIMES:

Friday, October 10, 2025
Friday, October 17, 2025
Friday, October 24, 2025

RESOLUTION NO.

**RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR
PETROLEUM PRODUCTS AND CHEMICALS ADDITIVES FOR
WARTSILA ENGINES AT DG HUNTER POWER PLANT.**

BE IT RESOLVED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes advertisement for bids for petroleum products and chemicals additives for Wartsila Engines at DG Hunter Power Plant.

BE IT FURTHER RESOLVED, etc., that the City Clerk proceed with the advertisement according to law, with bids to be opened on November 18, 2025.

PASSED AND ADOPTED at Alexandria, Louisiana, this 7th day of October, 2025.

/s/ Donna P. Jones, MMC
City Clerk

- 8) **RESOLUTION** setting a public hearing to be held on December 2, 2025 to consider condemnation of twenty-five (25) structures within the City.



AGENDA ITEM FACT SHEET

*This fact sheet is the basis for a decision by the City Council.
Please insure that the information is clear, concise and current.*

Division/Department: Planning / Community Development

Date: September 25, 2025

Title:

Resolution setting a public hearing to be held on December 02, 2025
to consider condemnation of (25) structures within the City

Explanation of Proposal:

Additional Information Attached ☒

Introduce on October 07, 2025 for authorization to set a Public Hearing on December 02, 2025 for the condemnation of (25) blighted and abandoned structures throughout the City for the imminent threat to public health, safety and welfare of its surroundings. All structures have been inspected and ranked in order of severity of danger to its neighbors. All property owners have been sent notices of code violations and given the opportunity to correct or repair, however, have failed to take action.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 101-054701

Expense Amount:

Account Line Item: 531201

Remaining Amount:

Authorization:

1. Mayor

2. Chief Operating Officer

3. City Attorney

4. Finance Director

5. Division Director

6. Department Head

7. Purchasing Agent

Council Staff

Form

☐

Review:

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

Exhibit A: List of (25) structures
Exhibit B: Pictures of structures
Exhibit C: List of deficiencies

SEP 25 2025

SEP 25 2025

SEP 25 2025

Memorandum

To: Melynda Gremillion, Assistant Planning Director
From: Shirley Branham, Community Development Administrator
Date: September 25, 2025
Attachments: 164 pages
Re: Agenda Fact Sheet for a Resolution to Set a Condemnation Public Hearing

CmDv is requesting to be on the City Council agenda for October 07, 2025 to authorize a Resolution to SET the Condemnation PUBLIC HEARINGS dates for:

- Actual Condemnation Public Hearing will be held on December 02, 2025 Council agenda

Once the Public Hearing date is set, we need the Resolution # to send owners proper notice of the date and time of the hearing, in the event they wish to appear and oppose. We also have to advertise the public hearing date in the Town Talk within the prescribed notice time. Some of the owners will need Absentee Attorney representation too.

The address list with Owners names and pictures of the property conditions are attached.

Please get appropriate signatures and submit to the City Clerk so it will be on the next City Council agenda. If you have any questions, let me know.

Thanks.

ORDINANCE NO. 133-2020

AN ORDINANCE ADOPTING COMMUNITY DEVELOPMENT PROGRAM POLICY GUIDELINES FOR CODE ENFORCEMENT AND DEMOLITION PROGRAM POLICY FOR HUD FUNDED PROGRAM AND OTHER MATTERS WITH RESPECT THERETO.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the adoption of Community Development Program Policy Guidelines for Code Enforcement and Demolition Program Policy for HUD Funded Program.

SECTION II: BE IT FURTHER ORDAINED, etc., that this ordinance shall become effective upon signature by the Mayor; or, if not signed or vetoed by the Mayor, upon expiration of the time for ordinances to become law without signature by the Mayor.

SECTION III: BE IT FURTHER ORDAINED, etc., that if any provision or item 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 or hereby declared severable.

SECTION IV: BE IT FURTHER ORDAINED, etc., that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

THIS ORDINANCE was introduced on the 18th day of August, 2020.

NOTICE PUBLISHED on the 21st of August, 2020.

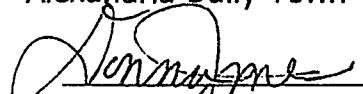
THIS ORDINANCE having been submitted in writing, introduced and published, was then submitted to a final vote as a whole, the vote thereon being as follows:

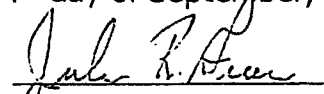
YEAS: Fuller, Green, Larvadain, Villard, Fowler, Porter, Silver

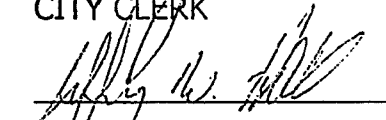
NAYS: None

ABSENT: None

AND THE ORDINANCE was declared adopted on this the 1st day of September, 2020 and final publication was made in the Alexandria Daily Town Talk on the 4th day of September, 2020.


CITY CLERK


PRESIDENT


MAYOR'S
APPROVAL/VETO

DELIVERED SEP 02 2020
RECEIVED SEP 02 2020

Public Hearing for Condemnation
Community Development
December 02, 2025

Exhibit A

Key	Address	Property Owner	AA Needed
1. CD-14714	121 16th St.	Matt's Janitorial Services, Inc., Curtistenn Matthews	N
2. CD-14887	3513 Baldwin Ave.	Allison L. Holmes, Rachel R. Holmes	Y
3. CD-13221	427 Bennett St.	Jocelyn Jacob, Christina Belvin, Katherine Young, Latrice B. Harris, Rhonda K. Wright, Karen R. Martin	Y
4. CD-15242	2314 Carr St.	Kayla M. Cannon, Delores Robertson Bowler	Y
5. CD-14711	23 Chester St.	Michael Harris, Sabine State Bank & Trust, Suddal Properties, Shondrika Collins	Y
6. CD-15366	4014 Clark St.	Bobby Dean & Hazel Slocum, Bobby D. Slocum, Shellie R. Slocum, Cheryl Ann Crooks, Brenda Helms	Y
7. CD-14845	1807 Day St. A & B	Devon Jones, TCB Fund, Matthew Ritchie, D McManus Properties, LLC Douglas McManus, Leroy David Seaux	Y
8. 11713	2321 Detroit St.	Laura G. McCullins, Lessie Justice	Y
9. CD-14696	205 & 207 Douglas St.	Larwood Properties, LLC, Jery Larwood, Kylie Larwood, Rantan Properties, LLC, Randy L. Michels	Y
10. CD-15706	1308 Elliot St.	Croom Properties, LLC, David Croom, Alicia Croom	Y
11. CD-15134	2741-2743 Houston St.	John James, Fracis G. Distefano	Y
12. CD-14635	2419 Hynson St.	Jamane County	Y
13. CS-12016	2603 Hynson St.	Rigoberto G. Melendez, German Elvir Ordonez	Y
14. CD-12742	3916 Jefferson St.	Emile L. Lambert, Lillas T. Lambert, Advanta National Bank, ATTN: Document Control, India T. Benson Holloway, Jeanette M. Nolette	Y
15. CD-14837	3105 Laurel St.	Mohammad Nabil Abouharib, Bakies Properties, LLC, Brandon Bakies, Clarence LarCarte, Damian Jarrell Thomas, London Kiesha Elie Thomas	Y
16. CD-15660	3304 Laurel & 60 Texas Ave.	David Davenport, Rodney Davenport, Susan E. Ware, Amanda Johnston, Roxanne D. Davenport	Y
17. CD-14698	716 Lincoln Dr.	Annie B. Barnes, Johnette Nash	Y
18. CD-13391	1316 Madison St.	Chaney L. Small, Chase Bank-Property Preservation Group, Loretta A. Collins	Y
19. 11037	1517 Magnolia St.	Jmack Investments, LLC Carlyn Innerarity Barron, Kenneth P. Rodenbeck, Jerry	Y

Public Hearing for Condemnation
Community Development
December 02, 2025

Exhibit A

20. CD-12576	1705 McEnery Ave.	Eleanor Quinney Ellis, Adair 0001, Scott Makinster, Melissa Catille	Y
21. CS-12253	2318 Orange St.	Evan R. Davidson, Robert E. Davidson	Y
22. CD-15772	1309 Shirland Ave.	Lessie Mae Johnson	Y
23. CD-14730	1702 Shirland Ave.	Ke'Yanna Brown, Maggie Lee Turner	Y
24. CD-15164	1625 Vance St.	Matt's Janitorial Services, Inc., Curtistenn Matthews	N
25. CD-13493	2118 Webster St.	Croom Properties, LLC, David Croom, Alicia Croom, Mark C. Lee	Y

Community Development Department

Properties for consideration of condemnation and demolition:

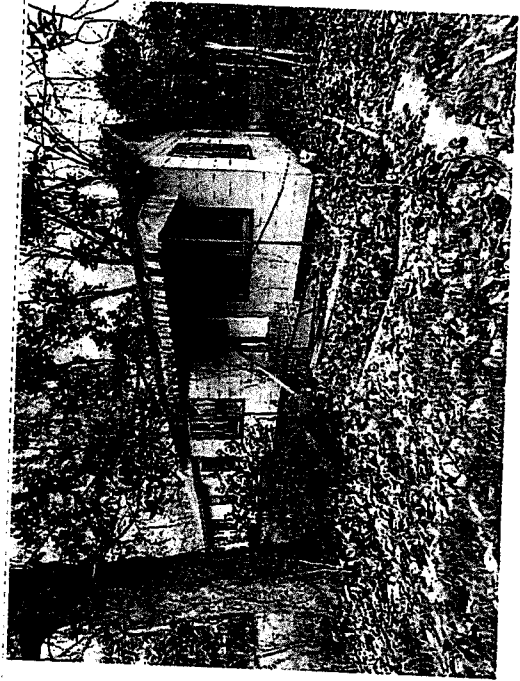
EXHIBIT B



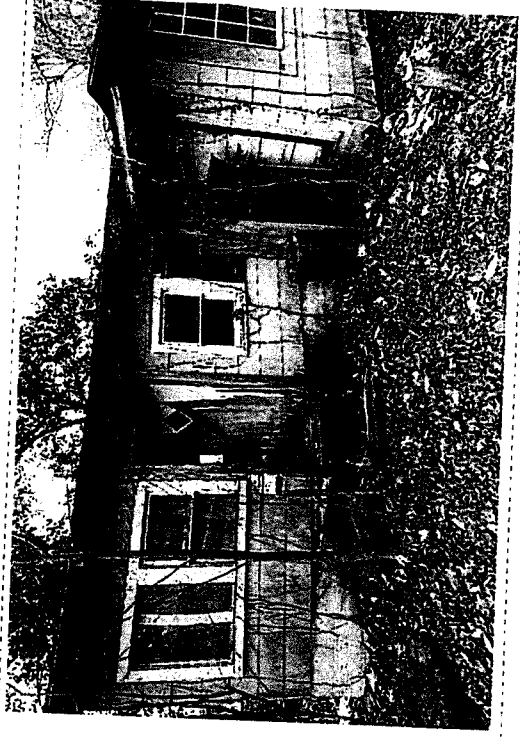
Address: 121 16th St.
MPN #: CD-14714



Date Original Complaint was filed: 09/08/23



Address: 3513 Baldwin Ave.
MPN #: CD-14887



Date Original Complaint was filed: 02/07/24

Community Development Department

Properties for consideration of condemnation and demolition:

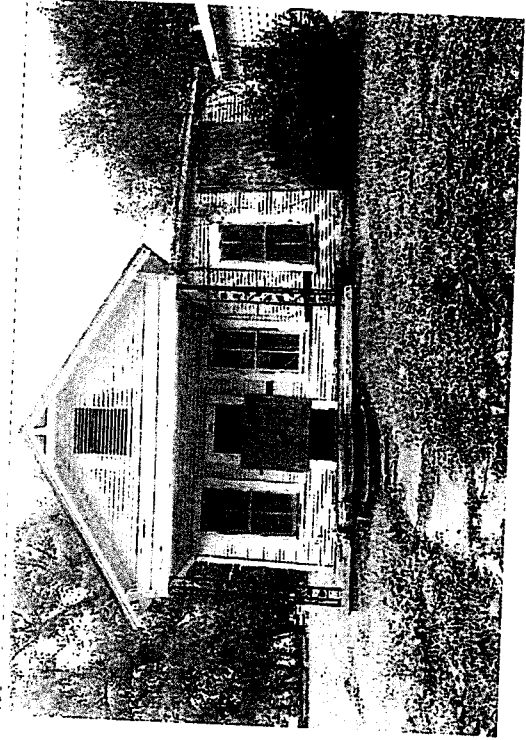
EXHIBIT B



Address: 427 Bennett St.
MPN #: CD-13221



Date Original Complaint was filed: 07/16/18



Address: 2314 Carr St.
MPN #: CD-15242

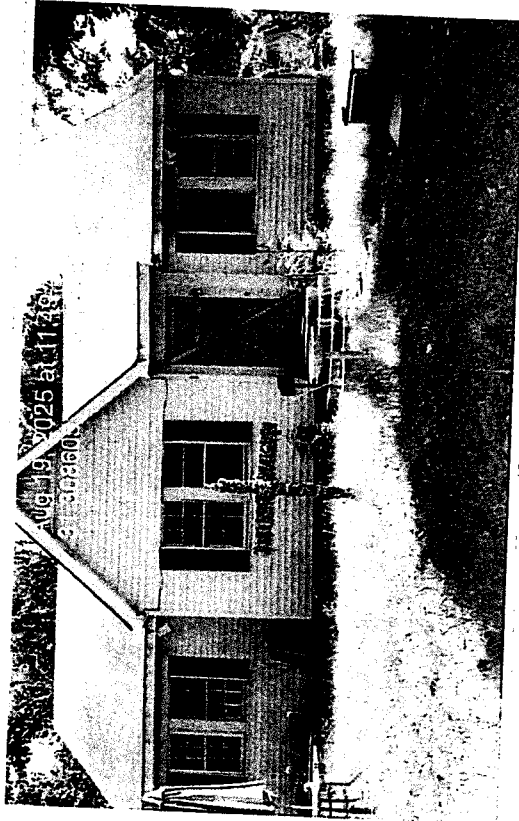


Date Original Complaint was filed: 09/05/24

Community Development Department

Properties for consideration of condemnation and demolition:

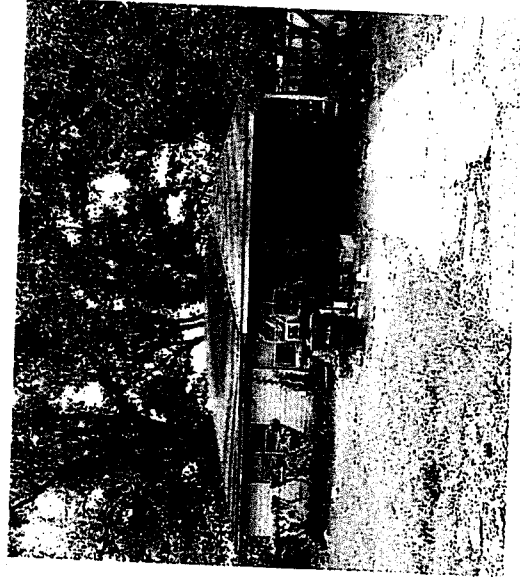
EXHIBIT B



Address: 23 Chester St.
MPN #: CD-14711



Date Original Complaint was filed: 08/20/25



Address: 4014 Clark St.
MPN #: CD-15366

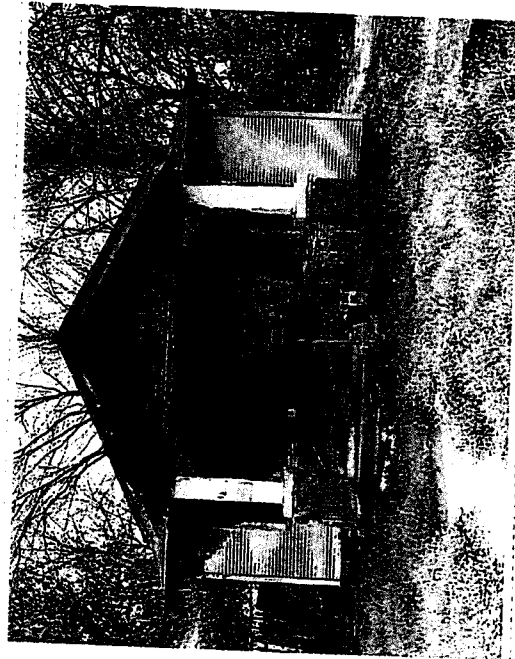


Date Original Complaint was filed: 09/13/24

Community Development Department

Properties for consideration of condemnation and demolition:

EXHIBIT B



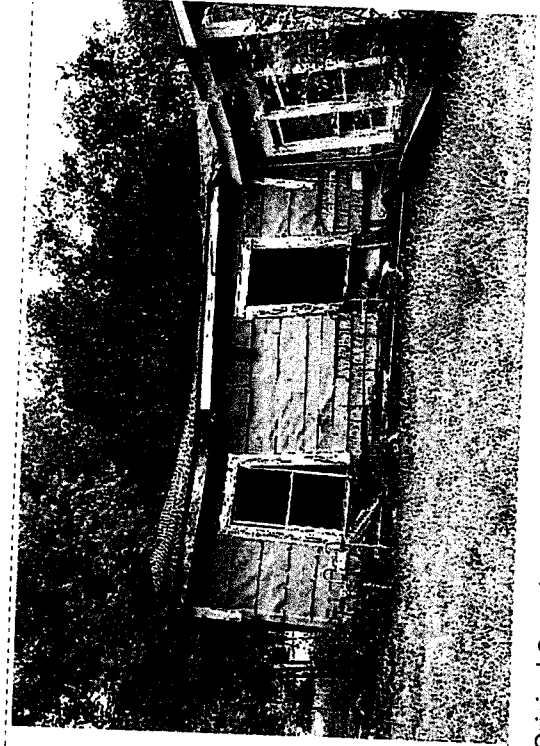
Address: 1807 Day St. A & B
MPN #: CD-14845



Date Original Complaint was filed: 01/22/24



Address: 2321 Detroit St.
MPN #: 11713



Date Original Complaint was filed: 07/17/25

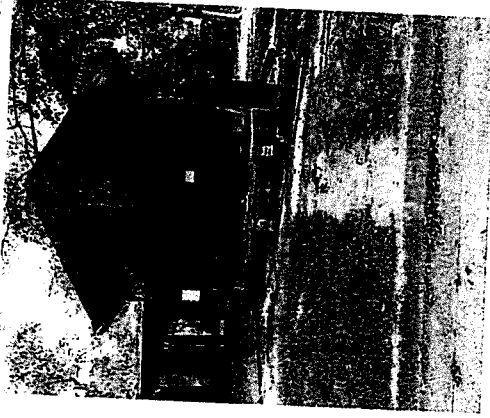
Community Development Department

Properties for consideration of condemnation and demolition:

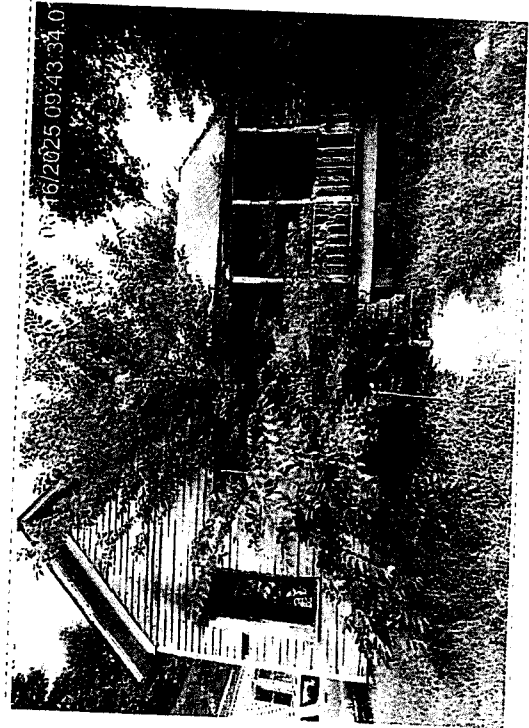
EXHIBIT B



Address: 205 & 207 Douglas St.
MPN #: CD-14696



Date Original Complaint was filed: 06/15/23



Address: 1308 Elliot St.
MPN #: CD-15706

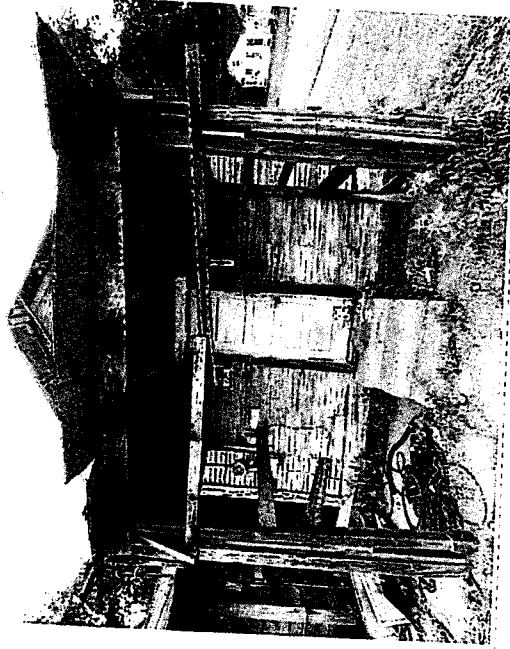


Date Original Complaint was filed: 06/12/25

Community Development Department

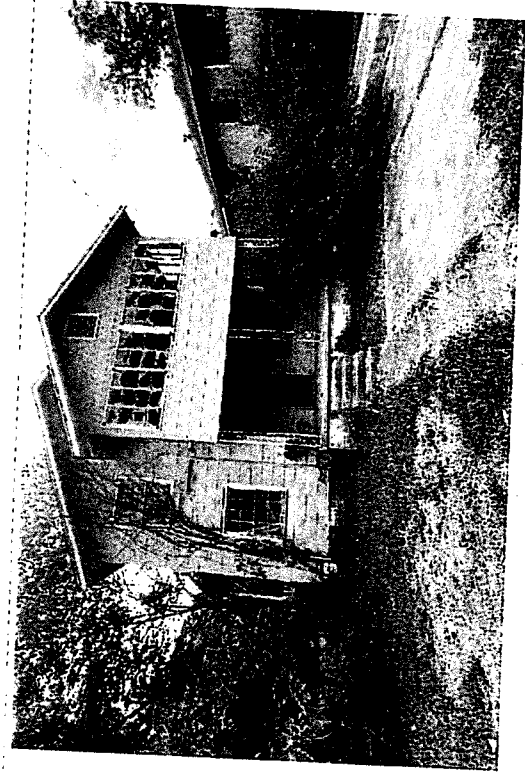
Properties for consideration of condemnation and demolition:

EXHIBIT B



Address: 2741-2743 Houston St.
MPN #: CD-15134

Date Original Complaint was filed: 05/28/24



Address: 2419 Hynson St.
MPN #: CD-14635



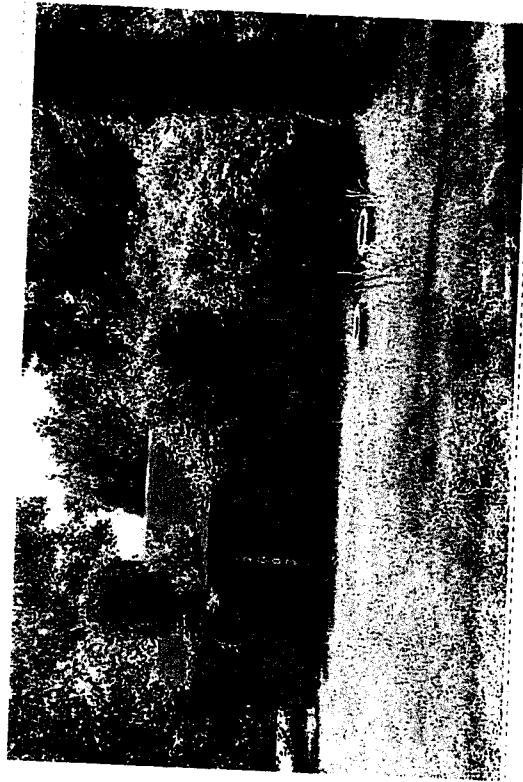
Date Original Complaint was filed: 04/17/23



Community Development Department

Properties for consideration of condemnation and demolition:

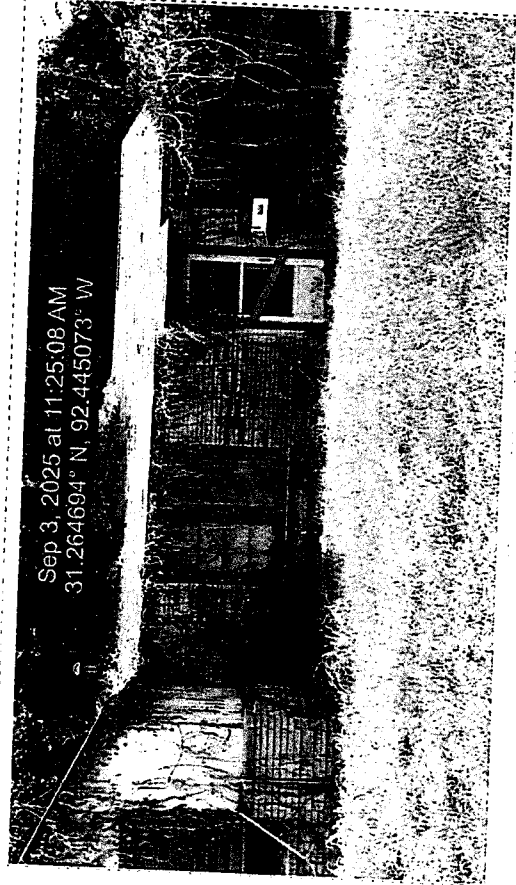
EXHIBIT B



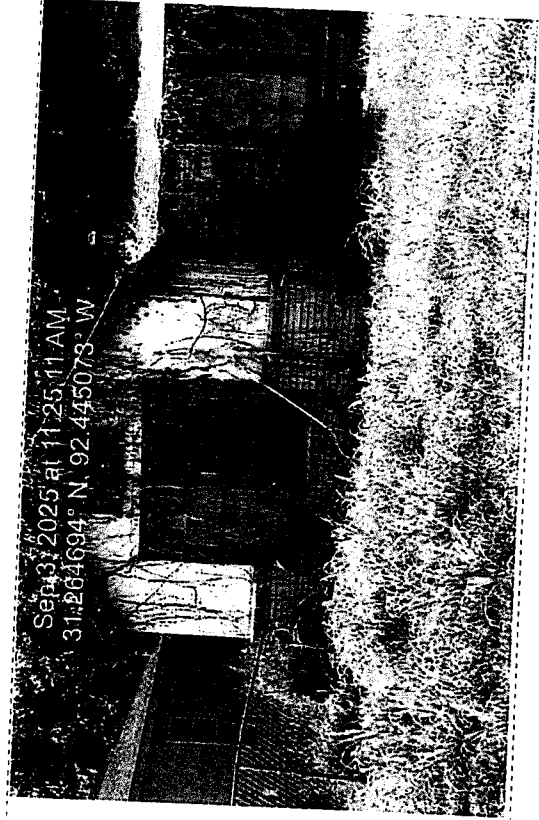
Address: 2603 Hynson St.
MPN #: CS-12016



Date Original Complaint was filed: 06/16/14



Address: 3916 Jefferson St
MPN #: CD-12742

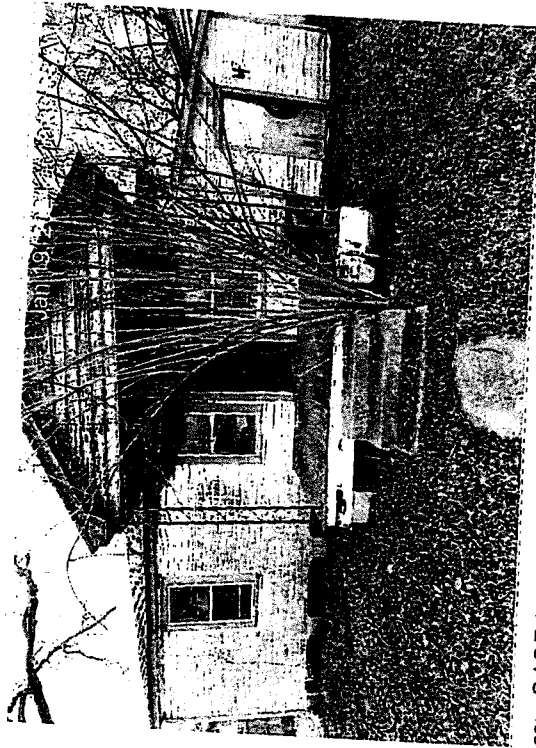


Date Original Complaint was filed: 04/04/16

Community Development Department

Properties for consideration of condemnation and demolition:

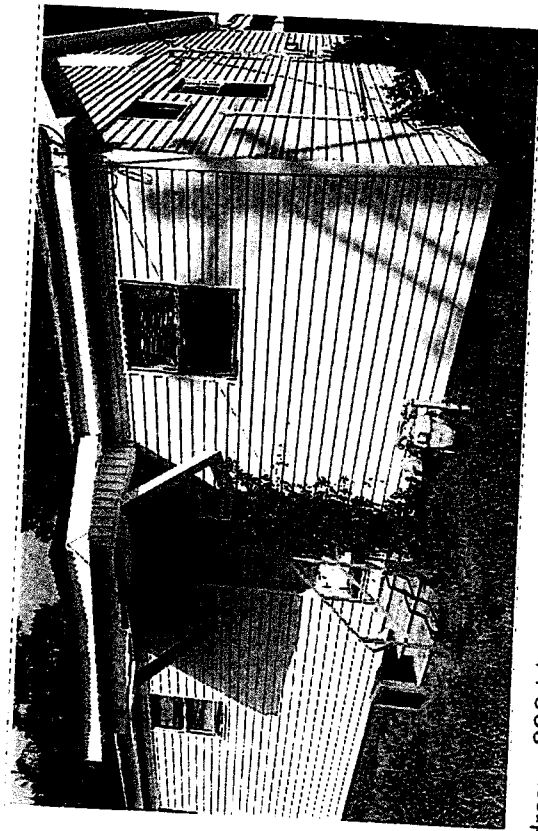
EXHIBIT B



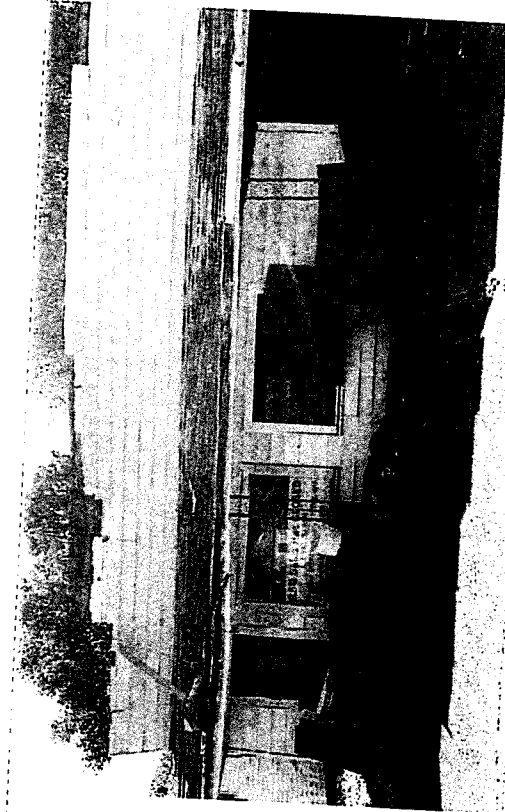
Address: 3105 Laurel St.
MPN #: CD-14837



Date Original Complaint was filed: 01/23/25



Address: 3304 Laurel & 60 Texas Ave.
MPN #: CD-15660

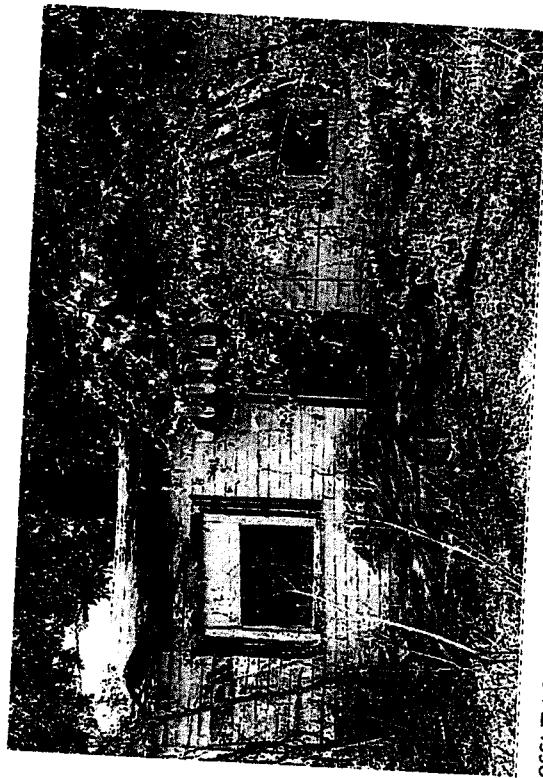


Date Original Complaint was filed: 04/10/25

Community Development Department

Properties for consideration of condemnation and demolition:

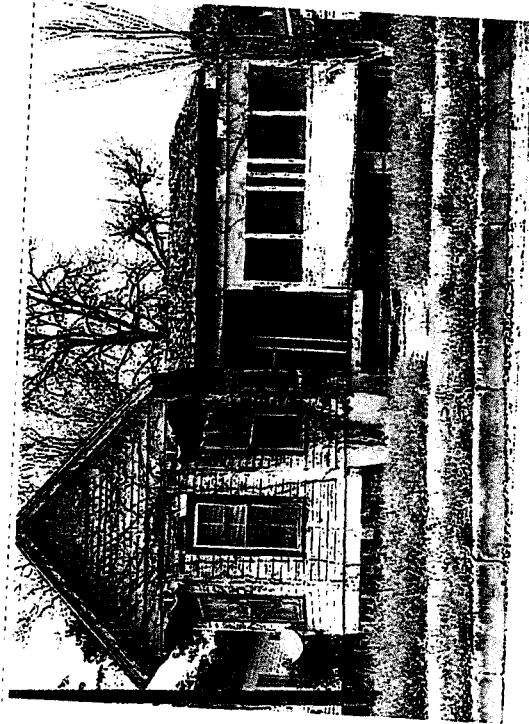
EXHIBIT B



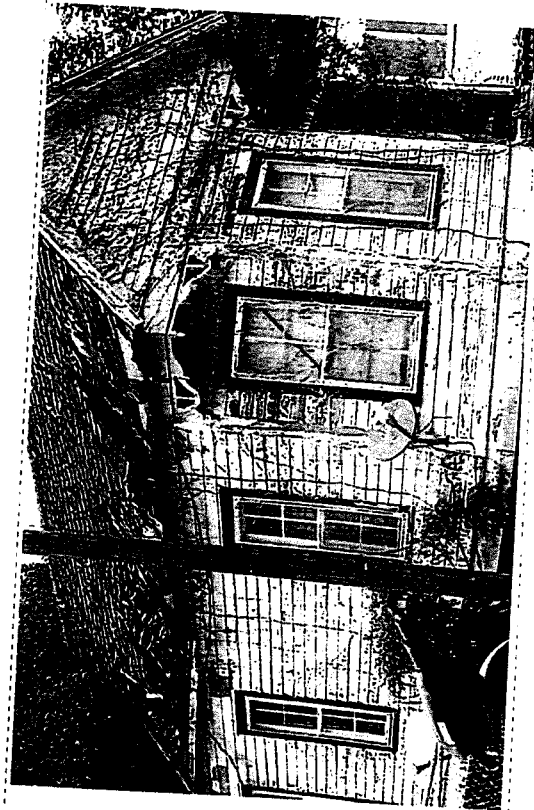
Address: 716 Lincoln Dr.
MPN #: CD-14698



Date Original Complaint was filed: 06/10/23



Address: 1316 Madison St.
MPN #: CD-13391

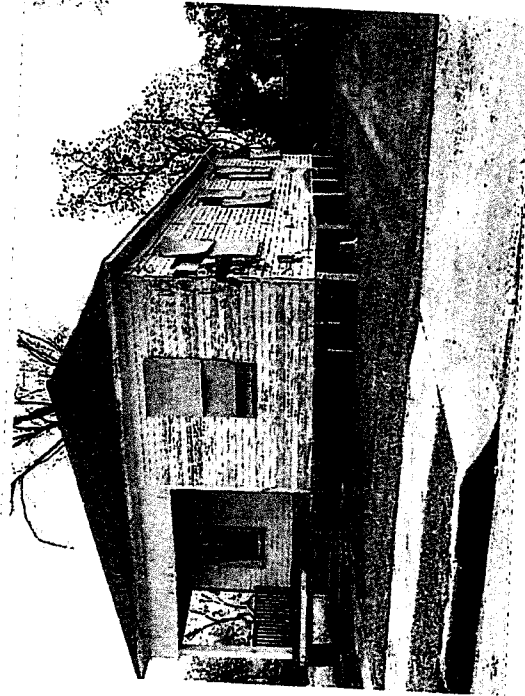


Date Original Complaint was filed: 06/24/19

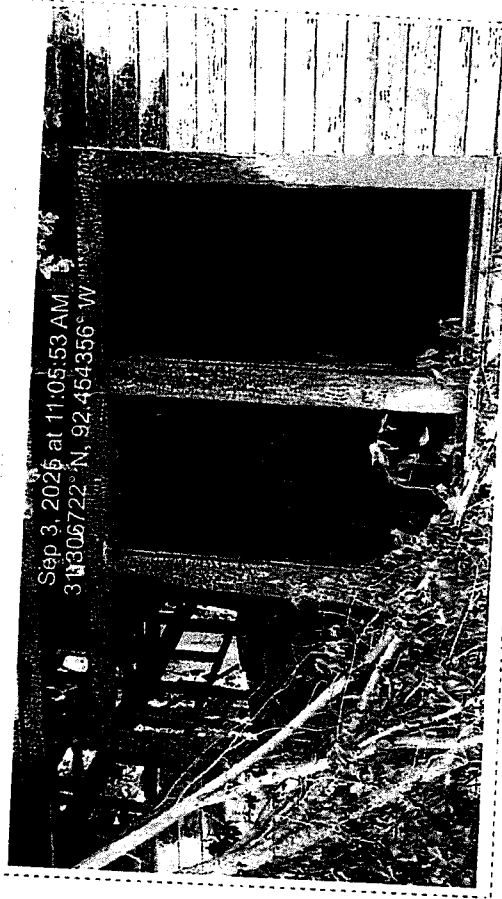
Community Development Department

Properties for consideration of condemnation and demolition:

EXHIBIT B



Address: 1517 Magnolia St.
MPN #: 11037



Date Original Complaint was filed: 09/12/23



Address: 1705 McEnery Ave.
MPN #: CD-12576



Date Original Complaint was filed: 09/16/14

Community Development Department

Properties for consideration of condemnation and demolition:

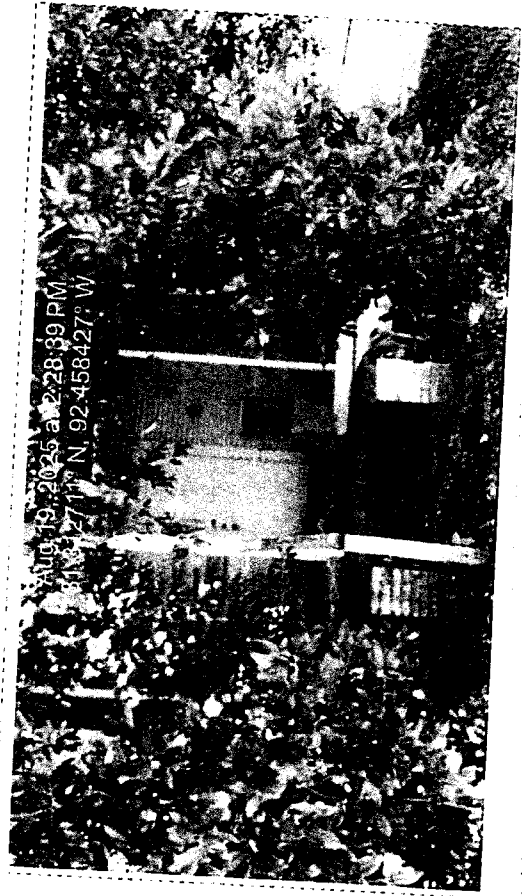
EXHIBIT B



Address: 2318 Orange St.
MPN #: CS-12253



Date Original Complaint was filed: 05/08/13



Address: 1309 Shirland Ave.
MPN #: CD-15772

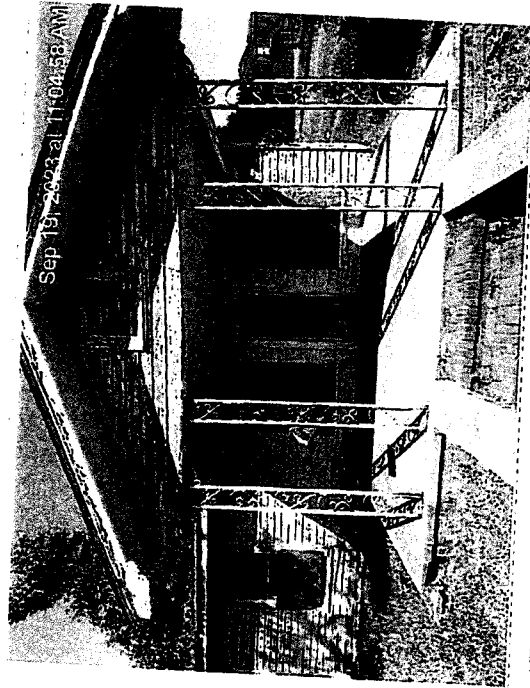


Date Original Complaint was filed: 09/11/25

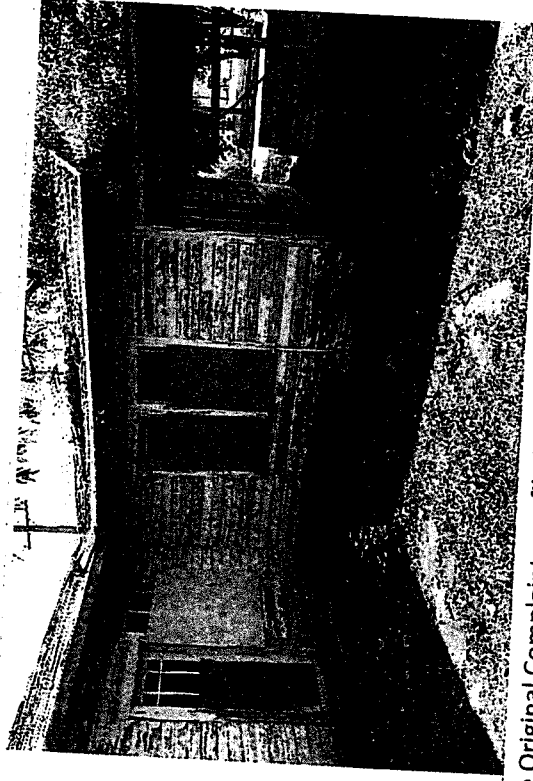
Community Development Department

Properties for consideration of condemnation and demolition:

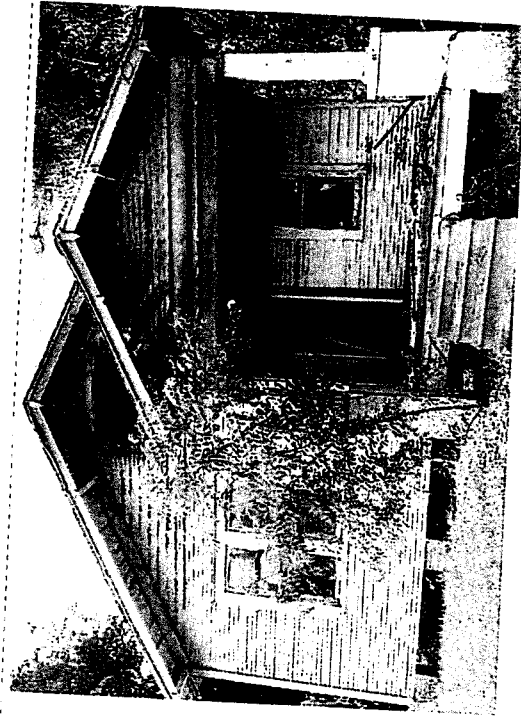
EXHIBIT B



Address: 1702 Shirland Ave.
MPN #: CD-14730



Date Original Complaint was filed: 09/19/23



Address: 1625 Vance St.
MPN #: CD-15164



Date Original Complaint was filed: 06/24/24

Community Development Department

Properties for consideration of condemnation and demolition:

EXHIBIT B



Address: 2118 Webster St.
MPN #: CD-13493



Date Original Complaint was filed: 4/17/20

Address:
MPN #:

Date Original Complaint was filed:

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE: _____
PROPERTY ADDRESS: 121 16th St. Alexandria, LA 71301 CD-14714
OWNER NAME & ADDRESS: MATT'S JANITORIAL SERVICE, INC.
Curtisteen Matthews 113 SUNRIDGE ROAD
Alexandria, LA 71302
ADDITIONAL OWNERS: N/A
TYPE OF STRUCTURE: Residential Single Family House

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT:

X **306 Component Serviceability -**

SECTION 302 - EXTERIOR PROPERTY AREAS

- X **302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.
- X **302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
- X **302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
- X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
- X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
- X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

SECTION 304 - EXTERIOR STRUCTURE

- X **304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

- X **304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.
- X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.
- X **304.5 Foundation Walls** - All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
- X **304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
- X **304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
- X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
- X **304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- X **304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- X **304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
- X **304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

- X **304.3 Premises Identification** - Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.
- X **304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

SECTION 305 - INTERIOR STRUCTURE

- X **305.4 Stairs and walking surfaces** - Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- X **305.2 Structural members** - All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.
- X **305.3 Interior surfaces** - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected
- X **305.6 Interior doors** - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.
- X **305.5 and 307.1 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches above the floor or grade below shall have guards. Handrails shall not be less than 30 inches high or more than 42 inches high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE: _____
PROPERTY ADDRESS: 3513 Baldwin Ave. Alexandria, LA 71301 CD-14887
OWNER NAME & ADDRESS: Allison L. Holmes 3416 Baldwin Ave.
Alexandria, LA 71302
ADDITIONAL OWNERS: N/A
TYPE OF STRUCTURE: Residential Single Family House

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT:

SECTION 302 - EXTERIOR PROPERTY AREAS

- X **302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.
- X **302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
- X **302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
- X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
- X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
- X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

SECTION 304 - EXTERIOR STRUCTURE

- X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.

- X **304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- X **304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.
- X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.
- X **304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
- X **304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
- X **304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- X **304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- X **304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
- X **304.5 Foundation Walls** - All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
- X **304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
- X **304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.

SECTION 305 - INTERIOR STRUCTURE

- X **305.2 Structural members** - All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.
- X **305.3 Interior surfaces** - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected
- X **305.6 Interior doors** - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.
- X **305.4 Stairs and walking surfaces** - Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE:

PROPERTY ADDRESS: 427 BENNETT STREET Alexandria, LA 71302 CD-13221

OWNER NAME & ADDRESS: Jocelyn Jacob 347 Greenacres Blvd.
Bossier, LA 71111

ADDITIONAL OWNERS: Katherine Young 347 Greenacres Blvd
Bossier City, LA 71111

TYPE OF STRUCTURE: Residential Single Family House

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT:

SECTION 302 - EXTERIOR PROPERTY AREAS

- X **302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.
- X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
- X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.
- X **302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
- X **302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
- X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

SECTION 304 - EXTERIOR STRUCTURE

- X **304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

- X **304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.

 - X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.

 - X **304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

 - X **304.11 Chimneys and towers** - All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

 - X **304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

 - X **304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

 - X **304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

 - X **304.3 Premises Identification** - Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.

 - X **304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

 - X **304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

 - X **304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
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- X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.

SECTION 305 - INTERIOR STRUCTURE

- X **305.3 Interior surfaces** - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected
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Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE:

PROPERTY ADDRESS:

2314 CARR STREET Alexandria, LA 71302 CD-15242

OWNER NAME & ADDRESS:

Kayla M. Cannon 5327 Rosemary Dr.
Alexandria, LA 71303

ADDITIONAL OWNERS:

N/A

TYPE OF STRUCTURE:

Residential Single Family House

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT:

X **306 Component Serviceability -**

SECTION 302 - EXTERIOR PROPERTY AREAS

- X **302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
- X **302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
- X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
- X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
- X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

SECTION 304 - EXTERIOR STRUCTURE

- X **304.5 Foundation Walls** - All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
- X **304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

- X **304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
- X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
- X **304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
- X **304.3 Premises Identification** - Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.
- X **304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
- X **304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- X **304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.
- X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.
- X **304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- X **304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

- X **304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

SECTION 305 - INTERIOR STRUCTURE

- X **305.4 Stairs and walking surfaces** - Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- X **305.2 Structural members** - All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.
- X **305.3 Interior surfaces** - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected
- X **305.6 Interior doors** - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.
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Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE:

PROPERTY ADDRESS: 23 Chester St. Alexandria, LA 71301 CD-14711

OWNER NAME & ADDRESS: Michael Harris 221 16th St.
Alexandria, LA 71301

ADDITIONAL OWNERS: N/A

TYPE OF STRUCTURE: Residential Garage

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT:

X **306 Component Serviceability -**

SECTION 302 - EXTERIOR PROPERTY AREAS

- X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
 - X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.
 - X **302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
 - X **302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
 - X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
 - X **302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.
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SECTION 304 - EXTERIOR STRUCTURE

- X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
- X **304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
- X **304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
- X **304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
- X **304.3 Premises Identification** - Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.
- X **304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
- X **304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- X **304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.

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- X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.
 - X **304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
 - X **304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

SECTION 305 - INTERIOR STRUCTURE

- X **305.2 Structural members** - All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.
- X **305.3 Interior surfaces** - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected
- X **305.6 Interior doors** - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE: _____
PROPERTY ADDRESS: 4014 Clark St. Alexandria, LA 71301 CD-15366
OWNER NAME & ADDRESS: Bobby Dean & Hazel M. Slocum 4014 Clark St.
Alexandria, LA 71301
ADDITIONAL OWNERS: N/A
TYPE OF STRUCTURE: Residential Single Family House

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT:

SECTION 302 - EXTERIOR PROPERTY AREAS

- X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
- X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.
- X **302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
- X **302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
- X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

SECTION 304 - EXTERIOR STRUCTURE

- X **304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
- X **304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
- X **304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

- X **304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.
- X **304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
- X **304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
- X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.

SECTION 604 - ELECTRICAL FACILITIES & 605 ELECTRICAL EQUIPMENT

- X **604.2 Service Electrical** - The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the ICC Electrical Code. Dwelling units shall be served by a three-wire 120/240 volt, single phase electrical service having a rating of not less than 100 amperes.
- X **604.3 Electrical system hazards** - Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard. This includes electrical equipment exposed to water and/or fire.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE:

PROPERTY ADDRESS: 1807 DAY STREET Unit: A Alexandria, LA 71301 and 1807 DAY STREET Unit: B Alexandria, LA 71301 CD-14845

OWNER NAME & ADDRESS: Devon Jones 1927 Kelly St.
Alexandria, LA 71301

ADDITIONAL OWNERS: N/A

TYPE OF STRUCTURE: Residential Single Family House

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT:

X **306 Component Serviceability -**

SECTION 302 - EXTERIOR PROPERTY AREAS

- X **302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.
- X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
- X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.
- X **302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
- X **302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
- X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
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SECTION 304 - EXTERIOR STRUCTURE

- X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
- X **304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
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- X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.
- X **304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- X **304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- X **304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
- X **304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
- X **304.3 Premises Identification** - Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.

- X **304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
- X **304.12 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- X **304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
- X **304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.

SECTION 305 - INTERIOR STRUCTURE

- X **305.2 Structural members** - All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE:

PROPERTY ADDRESS:

2321 Detroit Street Alexandria, LA 71301 11713

OWNER NAME & ADDRESS:

Laura G. McCullins 2321 Detroit St.
Alexandria, LA 71301

ADDITIONAL OWNERS:

Lessie Justice 12601 Belville Ln.
Apt. 1301
Burleson, TX 76028

TYPE OF STRUCTURE:

Residential Single Family House

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT:

X **306 Component Serviceability -**

SECTION 302 - EXTERIOR PROPERTY AREAS

- X **302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
- X **302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
- X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
- X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
- X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

SECTION 304 - EXTERIOR STRUCTURE

- X **304.5 Foundation Walls** - All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
- X **304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

- X **304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
- X **304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- X **304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.
- X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.
- X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
- X **304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
- X **304.3 Premises Identification** - Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.
- X **304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
- X **304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- X **304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

- X **304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

SECTION 305 - INTERIOR STRUCTURE

- X **305.4 Stairs and walking surfaces** - Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- X **305.5 and 307.1 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches above the floor or grade below shall have guards. Handrails shall not be less than 30 inches high or more than 42 inches high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.
- X **305.2 Structural members** - All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.
- X **305.3 Interior surfaces** - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected
- X **305.6 Interior doors** - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

SECTION 402 - LIGHT

- X **402.2 Common Halls and Stairways Light** - Every common hall and stairway in residential occupancies, other than in one- and two- family dwellings, shall be lighted at all times with at least a 60-watt standard incandescent light bulb for each 200 square feet of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet. In other than residential occupancies, means of illumination at all times the building space served by the means of egress is occupied with a minimum of 1 footcandle (11 lux) at floors, landings and treads.
- X **402.1 Habitable Spaces Light** - Every habitable space shall have at least one window of approved size facing directly to the outdoors. The minimum total glazed area for every habitable space shall be 8 percent of the floor area of such room. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than 3 feet (914mm) from the window and extend to a level above that of the ceiling of the room such window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the required minimum total window area for the room.
- X **402.3 Other Spaces Light** - All other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, and the safe occupancy of the space and utilization of the appliances, equipment and fixtures.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE:

PROPERTY ADDRESS: 205-207 DOUGLAS STREET Alexandria, LA 71302 CD-14696

OWNER NAME & ADDRESS: Larwood Properties, LLC
Jerry & Kylie R. Larwood 165 Fred Ln
Bunkie, LA 71322

ADDITIONAL OWNERS: N/A

TYPE OF STRUCTURE: Residential Single Family House

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT:

X **306 Component Serviceability -**

SECTION 302 - EXTERIOR PROPERTY AREAS

- X **302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
- X **302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
- X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
- X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
- X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.
- X **302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.
- X **302.9 Defacement of Property** - No person shall willfully or wantonly damage, mutilate or deface any exterior surface or any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

SECTION 304 - EXTERIOR STRUCTURE

- X **304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
 - X **304.12 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
 - X **304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
 - X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
 - X **304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.
 - X **304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
 - X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.
 - X **304.3 Premises Identification** - Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.
 - X **304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
 - X **304.5 Foundation Walls** - All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
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- X **304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
- X **304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
- X **304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
- X **304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.

SECTION 305 - INTERIOR STRUCTURE

- X **305.2 Structural members** - All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.
- X **305.3 Interior surfaces** - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected
- X **305.4 Stairs and walking surfaces** - Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- X **305.5 and 307.1 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches above the floor or grade below shall have guards. Handrails shall not be less than 30 inches high or more than 42 inches high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.
- X **305.6 Interior doors** - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE:

PROPERTY ADDRESS: 1308 Elliott St. Alexandria, LA 71301 CD-15706

OWNER NAME & ADDRESS: Croom Properties, LLC
David & Alicia Croom 6405 Genevieve Dr.
Alexandria, LA 71301

ADDITIONAL OWNERS: Alicia Croom 821 Terra Ave.
Alexandria, LA 71303

TYPE OF STRUCTURE: Residential Single Family House

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT:

SECTION 302 - EXTERIOR PROPERTY AREAS

- X **302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.
- X **302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
- X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
- X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
- X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

SECTION 304 - EXTERIOR STRUCTURE

- X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
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- X **304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
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- X **304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
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- X **304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- X **304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

SECTION 305 - INTERIOR STRUCTURE

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CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE:

PROPERTY ADDRESS: 2741-2743 Houston St. Alexandria, LA 71301 CD-15134

OWNER NAME & ADDRESS: John Ellis James C/O Arvetta James
2015 Shirley Park PL
Alexnadria, LA 71301

ADDITIONAL OWNERS: N/A

TYPE OF STRUCTURE: Residential Single Family House

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT:

SECTION 302 - EXTERIOR PROPERTY AREAS

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SECTION 304 - EXTERIOR STRUCTURE

- X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
- X **304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- X **304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.
- X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.
- X **304.12 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- X **304.5 Foundation Walls** - All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
- X **304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
- X **304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
- X **304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

- X **304.11 Chimneys and towers** - All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
- X **304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- X **304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
- X **304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
- X **304.3 Premises Identification** - Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.
- X **304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

SECTION 305 - INTERIOR STRUCTURE

- X **305.4 Stairs and walking surfaces** - Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- X **305.2 Structural members** - All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.
- X **305.3 Interior surfaces** - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE:

PROPERTY ADDRESS: 2419 Hynson St Alexandria, LA 71301 CD-14635

OWNER NAME & ADDRESS: Jamane County 2467 HWY 71
MONTGOMERY, LA 71454

ADDITIONAL OWNERS: N/A

TYPE OF STRUCTURE: Residential Single Family House

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT:

X **306 Component Serviceability -**

SECTION 302 - EXTERIOR PROPERTY AREAS

- X **302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
- X **302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
- X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
- X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
- X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.
- X **302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.

SECTION 304 - EXTERIOR STRUCTURE

- X **304.12 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

- X **304.5 Foundation Walls** - All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
- X **304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
- X **304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
- X **304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- X **304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- X **304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
- X **304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
- X **304.3 Premises Identification** - Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.
- X **304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
- X **304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- X **304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.

- X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.
- X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.

SECTION 305 - INTERIOR STRUCTURE

- X **305.5 and 307.1 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches above the floor or grade below shall have guards. Handrails shall not be less than 30 inches high or more than 42 inches high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.
- X **305.4 Stairs and walking surfaces** - Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- X **305.3 Interior surfaces** - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected
- X **305.6 Interior doors** - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.
- X **305.2 Structural members** - All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE:

PROPERTY ADDRESS:

2603 HYNSON STREET Alexandria, LA 71301 CS-12016

OWNER NAME & ADDRESS:

Rigoberto G. Melendez P.O. Box 8638
Alexandria, LA 71306

ADDITIONAL OWNERS:

N/A

TYPE OF STRUCTURE:

Residential Single Family House

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT:

X **306 Component Serviceability -**

SECTION 302 - EXTERIOR PROPERTY AREAS

X **302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

X **302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

X **302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.

X **302.9 Defacement of Property** - No person shall willfully or wantonly damage, mutilate or deface any exterior surface or any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

SECTION 304 - EXTERIOR STRUCTURE

- X **304.12 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
 - X **304.5 Foundation Walls** - All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
 - X **304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
 - X **304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
 - X **304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
 - X **304.3 Premises Identification** - Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.
 - X **304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
 - X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
 - X **702 & 702.4 Means of Egress & Emergency Escape Openings** - Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required from normal operation of the escape and rescue opening.
 - X **304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
 - X **304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
 - X **304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
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X **304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

X **304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.

X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.

SECTION 305 - INTERIOR STRUCTURE

X **305.3 Interior surfaces** - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected

X **305.6 Interior doors** - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

X **305.5 and 307.1 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches above the floor or grade below shall have guards. Handrails shall not be less than 30 inches high or more than 42 inches high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

X **305.4 Stairs and walking surfaces** - Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

X **305.2 Structural members** - All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE:

PROPERTY ADDRESS: 3916 JEFFERSON STREET Alexandria, LA 71302 CD-12742

OWNER NAME & ADDRESS: Emile L Lambert 3916 Jefferson St
Alexandria, LA 71301

ADDITIONAL OWNERS: N/A

TYPE OF STRUCTURE: Residential Single Family House

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT:

X **306 Component Serviceability -**

SECTION 302 - EXTERIOR PROPERTY AREAS

- X **302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.
- X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
- X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.
- X **302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
- X **302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
- X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

SECTION 304 - EXTERIOR STRUCTURE

- X **304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

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- X **304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.
- X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.
- X **304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- X **304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- X **304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
- X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
- X **702 & 702.4 Means of Egress & Emergency Escape Openings** - Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required from normal operation of the escape and rescue opening.
- X **304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
- X **304.3 Premises Identification** - Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.
- X **304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
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- X **304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
- X **304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.

SECTION 305 - INTERIOR STRUCTURE

- X **305.3 Interior surfaces** - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected
- X **305.6 Interior doors** - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.
- X **305.4 Stairs and walking surfaces** - Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- X **305.2 Structural members** - All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

SECTION 403 - VENTILATION

- X **403.5 Clothes Dryer Exhaust Ventilation** - Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted in accordance with the manufacturer's instructions.
- X **403.2 Bathrooms and Toilet Rooms Ventilation** - Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated

SECTION 604 - ELECTRICAL FACILITIES & 605 ELECTRICAL EQUIPMENT

- X **605.2 Receptacles** - Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection.

SECTION 703 - FIRE-RESISTANCE RATINGS

- X **703.2 Opening protectives** - Required opening protectives shall be maintained in an operative condition. All fire and smokestop doors shall be maintained in operable condition. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable.

SECTION 704 - FIRE PROTECTION SYSTEMS

- X **IRC 309.5 Carbon Monoxide Alarms** - Carbon monoxide alarms shall be installed outside of sleeping areas if the house has fuel-fired appliances. Carbon monoxide alarms shall also be installed when garages are attached to the dwelling unit.

- X **704.2 Smoke Alarms & Required Locations** - Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and in dwellings not regulated in Group R occupancies, regardless of occupant load at all of the following locations: 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.; 2. In each room used for sleeping purposes.; 3. In each story within a dwelling unit, but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. Single or multiple-station smoke alarms shall be installed in other groups in accordance with the International Fire Code.
- X **704.4 Interconnection** - Where more than one smoke alarm is required to be installed within an individual dwelling unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. Exceptions: 1. Interconnection is not required in buildings which are not undergoing alterations, repairs, or construction of any kind. 2) Smoke alarms in existing areas are not required to be interconnected where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for interconnection without the removal of interior finishes.
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Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE:

PROPERTY ADDRESS: 3105 Laurel St. Alexandria, LA 71301 CD-14837

OWNER NAME & ADDRESS: Mohammad Nabil Abouharib 2721 Georges Lane
Alexandria, LA 71301

ADDITIONAL OWNERS: N/A

TYPE OF STRUCTURE: Residential Single Family House

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT:

X **306 Component Serviceability -**

SECTION 302 - EXTERIOR PROPERTY AREAS

- X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
- X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.
- X **302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.
- X **302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
- X **302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
- X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

SECTION 304 - EXTERIOR STRUCTURE

- X **304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
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- X **304.3 Premises Identification** - Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.
 - X **304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
 - X **304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
 - X **304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.
 - X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.
 - X **304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
 - X **304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
 - X **304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
 - X **304.12 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
 - X **304.5 Foundation Walls** - All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
 - X **304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
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- X **304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
 - X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.

SECTION 305 - INTERIOR STRUCTURE

- X **305.5 and 307.1 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches above the floor or grade below shall have guards. Handrails shall not be less than 30 inches high or more than 42 inches high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.
 - X **305.3 Interior surfaces** - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected
 - X **305.6 Interior doors** - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.
 - X **305.4 Stairs and walking surfaces** - Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
 - X **305.2 Structural members** - All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.
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Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE:

PROPERTY ADDRESS: 60 Texas Avenue Alexandria, LA 71301 and 3304 Laurel St , LA 71301 CD-15660

OWNER NAME & ADDRESS: David I. Davenport 3304 Laurel St.
Alexandria, LA 71301

ADDITIONAL OWNERS: Rodney Davenport 27 Morace Rd.
Deville, LA 71328

TYPE OF STRUCTURE: Commercial Retail Store

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT:

X **306 Component Serviceability -**

SECTION 302 - EXTERIOR PROPERTY AREAS

- X **302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.
- X **302.9 Defacement of Property** - No person shall willfully or wantonly damage, mutilate or deface any exterior surface or any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.
- X **302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
- X **302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
- X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
- X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
- X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

SECTION 304 - EXTERIOR STRUCTURE

- X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
- X **304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- X **304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.
- X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.
- X **304.5 Foundation Walls** - All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
- X **304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
- X **304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
- X **304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- X **304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
- X **304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

- X **304.3 Premises Identification** - Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.
- X **304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

SECTION 305 - INTERIOR STRUCTURE

- X **305.4 Stairs and walking surfaces** - Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- X **305.5 and 307.1 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches above the floor or grade below shall have guards. Handrails shall not be less than 30 inches high or more than 42 inches high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.
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- X **305.2 Structural members** - All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE:

PROPERTY ADDRESS: 716 LINCOLN DRIVE Alexandria, LA 71301 CD-14698

OWNER NAME & ADDRESS: Annie B. Barnes
Annie B. Barnes 720 Lincoln Drive
Alexandria, LA 71301

ADDITIONAL OWNERS: N/A

TYPE OF STRUCTURE: Residential Single Family House

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT:

X **306 Component Serviceability -**

SECTION 302 - EXTERIOR PROPERTY AREAS

- X **302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.
- X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
- X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.
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- X **302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
- X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

SECTION 304 - EXTERIOR STRUCTURE

- X **304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

- X **304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.

 - X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.

 - X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.

 - X **304.12 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

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 - X **304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.

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 - X **304.3 Premises Identification** - Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.

 - X **304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
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- X **304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- X **304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- X **304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

SECTION 305 - INTERIOR STRUCTURE

- X **305.3 Interior surfaces** - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected
- X **305.6 Interior doors** - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.
- X **305.2 Structural members** - All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE:

PROPERTY ADDRESS: 1316 MADISON STREET Alexandria, LA 71301 CD-13391

OWNER NAME & ADDRESS: Chaney L Small 1316 Madison St
Alexandria, LA 71301

ADDITIONAL OWNERS: Chase Bank
Attn: Property Preservation Group Mail Code: LA4-6911
700 Kansas Lane
Monroe, LA 71203-4774

TYPE OF STRUCTURE: Residential Single Family House

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT:

X **306 Component Serviceability -**

SECTION 302 - EXTERIOR PROPERTY AREAS

- X **302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
- X **302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
- X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
- X **302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.
- X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
- X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

SECTION 304 - EXTERIOR STRUCTURE

- X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
- X **304.12 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- X **304.5 Foundation Walls** - All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
- X **304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
- X **304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
- X **304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- X **304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.
- X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.
- X **304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
- X **304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

- X **304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- X **304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- X **304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

SECTION 305 - INTERIOR STRUCTURE

- X **305.3 Interior surfaces** - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected
- X **305.6 Interior doors** - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.
- X **305.2 Structural members** - All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

SECTION 505 - WATER SYSTEM

- X **505.2 Water Supply and Contamination** - The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures shall be located above the flood-level rim of the fixture. Hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker.
- X **505.1 Hot and Cold Water Available with Potable Drinking Water** - Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the current adopted edition of the International Plumbing Code. There shall be a means of potable drinking water on premises.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE:

PROPERTY ADDRESS: 1517 Magnolia St. Alexandria, LA 71301 11037

OWNER NAME & ADDRESS: JMACK INVESTMENTS LLC
CARLYN INNERARITY BARRON 538 DUPUY RD
PLAUCHEVILLE, LA 71362

ADDITIONAL OWNERS: N/A

TYPE OF STRUCTURE: Residential Single Family House

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT:

X **306 Component Serviceability -**

SECTION 302 - EXTERIOR PROPERTY AREAS

- X **302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
- X **302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
- X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
- X **302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.
- X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
- X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

SECTION 304 - EXTERIOR STRUCTURE

- X **304.12 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- X **304.5 Foundation Walls** - All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

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- X **304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
- X **304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
- X **304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- X **304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.
- X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.
- X **304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- X **304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- X **304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
- X **304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
- X **304.3 Premises Identification** - Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.
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- X **304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
 - X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.

SECTION 305 - INTERIOR STRUCTURE

- X **305.3 Interior surfaces** - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected
 - X **305.6 Interior doors** - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.
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Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE:

PROPERTY ADDRESS: 1705 MCENERY AVENUE Alexandria, LA 71301 CD-12576

OWNER NAME & ADDRESS: Eleanor Quinney Ellis C/O Janis Ellis
2015 Orchid Ln.
Alexandria, LA 71303

ADDITIONAL OWNERS: N/A

TYPE OF STRUCTURE: Residential Single Family House

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT:

X **306 Component Serviceability -**

SECTION 302 - EXTERIOR PROPERTY AREAS

- X **302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
 - X **302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
 - X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
 - X **302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.
 - X **302.9 Defacement of Property** - No person shall willfully or wantonly damage, mutilate or deface any exterior surface or any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.
 - X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
 - X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.
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SECTION 304 - EXTERIOR STRUCTURE

- X **304.12 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
 - X **304.5 Foundation Walls** - All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
 - X **304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
 - X **304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
 - X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
 - X **702 & 702.4 Means of Egress & Emergency Escape Openings** - Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required from normal operation of the escape and rescue opening.
 - X **304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
 - X **304.11 Chimneys and towers** - All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
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- X **304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
 - X **304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
 - X **304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
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- X **304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.
- X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.
- X **304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
- X **304.3 Premises Identification** - Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.
- X **304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

SECTION 305 - INTERIOR STRUCTURE

- X **305.3 Interior surfaces** - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected
- X **305.6 Interior doors** - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.
- X **305.2 Structural members** - All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

SECTION 403 - VENTILATION

- X **403.5 Clothes Dryer Exhaust Ventilation** - Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted in accordance with the manufacturer's instructions.
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SECTION 502 - REQUIRED FACILITIES

- X **502.1 Minimum one tub / shower, one lavatory, one toilet & one kitchen sink** - Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory.

SECTION 503 - TOILET ROOMS

- X **503.1 & 503.3 Toilet Room Privacy & Location** - Bathrooms shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device shall be provided for all common or shared bathrooms in a multiple dwelling.

SECTION 504 - PLUMBING SYSTEMS AND FIXTURES

- X **504.1 & 504.2 Fixtures in functional condition and adequate clearances** - All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. Plumbing fixtures shall have adequate clearance for usage and cleaning.
- X **504.3 Plumbing System Hazards** - Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, back-siphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

SECTION 604 - ELECTRICAL FACILITIES & 605 ELECTRICAL EQUIPMENT

- X **604.3 Electrical system hazards** - Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard. This includes electrical equipment exposed to water and/or fire.
- X **604.1 Facilities required & 605.1 Installation Electrical Systems** - Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- X **604.2 Service Electrical** - The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the ICC Electrical Code. Dwelling units shall be served by a three-wire 120/240 volt, single phase electrical service having a rating of not less than 100 amperes.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE:

PROPERTY ADDRESS: 2318 ORANGE STREET Alexandria, LA 71301 CS-12253

OWNER NAME & ADDRESS: EVAN R DAVIDSON P.O. Box 6074
ALEXANDRIA, LA 71315

ADDITIONAL OWNERS: N/A

TYPE OF STRUCTURE: Residential Single Family House

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT:

SECTION 302 - EXTERIOR PROPERTY AREAS

- X **302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.
- X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
- X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.
- X **302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
- X **302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
- X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

SECTION 304 - EXTERIOR STRUCTURE

- X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.

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- X **304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- X **304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.
- X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.
- X **304.12 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
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- X **304.5 Foundation Walls** - All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
- X **304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
- X **304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
- X **304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- X **304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- X **304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
- X **304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
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- X **304.3 Premises Identification** - Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.
 - X **304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

SECTION 305 - INTERIOR STRUCTURE

- X **305.4 Stairs and walking surfaces** - Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
 - X **305.2 Structural members** - All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.
 - X **305.3 Interior surfaces** - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected
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Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE:

PROPERTY ADDRESS: 1309 Shirland Ave. Alexandria, LA 71301 CD-15772

OWNER NAME & ADDRESS: Lessie Mae Johnson 1309 SHIRLAND AVE
Alexandria, LA 71301

ADDITIONAL OWNERS: N/A

TYPE OF STRUCTURE: Residential Single Family House

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT:

X **306 Component Serviceability -**

SECTION 302 - EXTERIOR PROPERTY AREAS

- X **302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
- X **302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
- X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
- X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
- X **302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.

SECTION 304 - EXTERIOR STRUCTURE

- X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
- X **304.12 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- X **304.5 Foundation Walls** - All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

- X **304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
- X **304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
- X **304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- X **304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.
- X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.
- X **304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- X **304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- X **304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
- X **304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
- X **304.3 Premises Identification** - Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.

- X **304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

SECTION 305 - INTERIOR STRUCTURE

- X **305.2 Structural members** - All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.
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Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE:

PROPERTY ADDRESS: 1702 Shirland Ave. , LA CD-14730

OWNER NAME & ADDRESS: Ke'Yanna Brown 23319 Lone Wolf Trl.
Spring , TX 77373

ADDITIONAL OWNERS: N/A

TYPE OF STRUCTURE: Residential Single Family House

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT:

SECTION 302 - EXTERIOR PROPERTY AREAS

- X **302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
- X **302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
- X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
- X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
- X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.
- X **302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.

SECTION 304 - EXTERIOR STRUCTURE

- X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
- X **304.12 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

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- X **304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
 - X **304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
 - X **304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
 - X **304.3 Premises Identification** - Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.
 - X **304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
 - X **304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
 - X **304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
 - X **304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
 - X **304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
 - X **304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.
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- X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.
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Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE:

PROPERTY ADDRESS: 1625 Vance St. Alexandria, LA 71301 CD-15164

OWNER NAME & ADDRESS: MATTS JANITORIAL SERVICES INC
Curtisteen Matthews 113 SUNRIDGE ROAD
Alexandria, LA 71302

ADDITIONAL OWNERS: N/A

TYPE OF STRUCTURE: Residential Single Family House

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT:

X **306 Component Serviceability -**

SECTION 302 - EXTERIOR PROPERTY AREAS

- X **302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.
 - X **302.9 Defacement of Property** - No person shall willfully or wantonly damage, mutilate or deface any exterior surface or any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.
 - X **302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
 - X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
 - X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
 - X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.
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SECTION 304 - EXTERIOR STRUCTURE

- X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
 - X **304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
 - X **304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
 - X **304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
 - X **304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.
 - X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.
 - X **304.12 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
 - X **304.5 Foundation Walls** - All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
 - X **304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
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- X **304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
- X **304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- X **304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- X **304.6 Exterior Walls** - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

SECTION 305 - INTERIOR STRUCTURE

- X **305.4 Stairs and walking surfaces** - Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- X **305.3 Interior surfaces** - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected
- X **305.6 Interior doors** - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.
- X **305.2 Structural members** - All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE:

PROPERTY ADDRESS: 2118 WEBSTER STREET Alexandria, LA 71301 CD-13493

OWNER NAME & ADDRESS: Croom Properties, LLC
David Croom 6405 Genevieve Drive
Alexandria, LA 71301

ADDITIONAL OWNERS: Alicia Dawn Croom 821 Terra Ave.
Alexandria, LA 71303

TYPE OF STRUCTURE: Residential Single Family House

This report provides a list of code deficiencies for the structure located at the above stated address. As the Property Owner, you have two options to be executed at your own expense: Demolition or Rehabilitation. In order to be eligible for either option, the Property Owner will need to provide an itemized cost estimate prepared by a State Licensed Contractor and provide three months of current bank statements to show that sufficient funds are readily available to pay for the work.

DEFICIENCY ASSESSMENT:

X **306 Component Serviceability -**

SECTION 302 - EXTERIOR PROPERTY AREAS

- X **302.3 Sidewalks and driveways** - All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
- X **302.5 Rodent Harborage & 309 Pest Elimination** - The owner / occupant shall be responsible to ensure that all structures and exterior property shall be kept free from rodent harborage and infestations, on the interior or exterior. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.
- X **302.6 Exhaust Vents** - Pipes, ducts, conductors, fans or blowers shall not discharge gasses, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.
- X **302.1 Sanitation & 308 Rubbish & Garbage** - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
- X **302.2 Grading and Drainage** - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
- X **302.4 Weeds** - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

SECTION 304 - EXTERIOR STRUCTURE

- X **304.14 Insect Screens** - Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
- X **304.10 Stairways, decks, porches and balconies** - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- X **304.18 & 304.19 Building security - Doors, Windows & Grates** - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
- X **304.3 Premises Identification** - Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.
- X **304.8 Decorative Features** - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
- X **304.13.1 Glazing & 304.13.2, 304.18.2 Windows** - All glazing materials shall be maintained free from cracks and holes. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- X **304.15 Doors & Locks** - All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from a side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, sliding bolt shall not be considered an acceptable deadbolt lock.
- X **304.2 Protective Treatment** - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. This applies to soils, concrete, aluminum, masonry, steel, or wood that exhibits deterioration, deformation, cracks, fractures and damage.
- X **304.12 Handrails and guards** - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- X **304.7 Roofs and Drainage** - The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

-
- X **304.9 Overhang extensions** - All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.

SECTION 305 - INTERIOR STRUCTURE

- X **305.3 Interior surfaces** - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected
- X **305.6 Interior doors** - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.
- X **305.4 Stairs and walking surfaces** - Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
-

Inspector did not enter the structure, however, based on the current condition of the exterior, it appears that significant work will have to be performed on the interior that may include electrical, plumbing, mechanical and carpentry work by licensed Contractors.

RESOLUTION NO.

**RESOLUTION SETTING A PUBLIC HEARING TO BE HELD ON
DECEMBER 2, 2025 TO CONSIDER CONDEMNATION OF TWENTY-
FIVE (25) STRUCTURES WITHIN THE CITY.**

BE IT RESOLVED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby setting a public hearing to be held on December 2, 2025 to consider condemnation of twenty-five (25) structures within the City.

THIS RESOLUTION having been submitted in writing, was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS:

NAYS:

ABSENT

PASSED AND ADOPTED at Alexandria, Louisiana, this 7th day of October, 2025.

/s/ Donna P. Jones, MMC
City Clerk

I. ORDINANCES FOR FINAL ADOPTION

SUBJECT TO PUBLIC HEARING

- 9) To consider final adoption of an ordinance authorizing the mayor to accept the low bid submitted for turn out gear for the Fire Department.



AGENDA ITEM FACT SHEET

*This fact sheet is the basis for a decision by the City Council.
Please insure that the information is clear, concise and current.*

Division/Department: **FINANCE/PURCHASING**

Date: **SEPTEMBER 9, 2025**

Title: **ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOWEST BID FOR TURN-OUT GEAR**

Explanation of Proposal:

Additional Information Attached ☒

Ordinance authorizing the Mayor to accept the lowest bid for Turn Out Gear to be used by for the City of Alexandria Fire Department. On Tuesday, September 9, 2025 four (4) bids were opened and read aloud. Our recommendation is that award be made to North America Fire Equipment Company, INC. (NAFECO) at prices bid. This contract shall remain in effect for a period of twelve (12) months. Contingent upon the availability of funds, and the ability of the successful bidder to honor quoted prices, the City reserves the right to renew the existing contract for an additional twelve (12) month period. See attached bid tabulation.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 101- 076000-707002

Expense Amount: NA

Account Line Item: Turnout Gear

Remaining Amount: NA

Authorization:

1. Mayor

2. Chief Operating Officer

3. City Attorney

4. Finance Director

5. Division Director

6. Department Head

7. Purchasing Agent

Council Staff

Form

☐

Review:

Content

☐

Information: Sufficient

☐

Insufficient

☐

Remarks:

SEP 9 2025
CITY COUNCIL

BID TABULATION

Bid Number & Bid Name: #2536 Turn-Out Gear

Bid Date: Tuesday, September 09, 2025: 10:00 AM

Using Department: Fire Department

Item #	Price Quote & Options	Brand:	NAFECO	CASCO	MES SERVICE COMPANY LLC	BGS LLC
0001	Bid price for Turnout Coat		Lion	Globe	MORNING PRIDE	INNOTEX
	GXT PBI Matrix, Stock #GLO-31257G or equal.	Stock No.:	Super-Deluxe	G-Xtreme 3.0	CUSTOM HFRP EDGE COAT	ENERGY (COAT)
		Price Per Each:	\$1,958.84	\$1,975.00	\$1,622.39	\$2,498.00
0002	Bid price for Turnout Pant		Lion	Globe	MORNING PRIDE	INNOTEX
	GXT PBI Matrix, Stock #GLO-41257-G or equal.	Stock No.:	Super-Deluxe	GPS Pant	CUSTOM HFRP PANT	ENERGY (PANT)
		Price Per Each:	\$1,412.84	\$1,450.00	\$1,246.12	\$1,600.00
0003	Bid price for Globe brand Structural Shadow 14" pull on boot; or equal.		Lion	Globe	HONEYWELL	HAIX
		Stock No.:	804-6369	Shadow XF	PRO Nighthawk/BT5555-10 BT5555	FIRE EAGLE AIR 507502
		Price Per Each:	\$344.00	\$460.00	\$493.90	\$480.00
0004	Cairns® Brand, 1044 Traditional Fire Helmet, or equal.		Lion	Cairns Traditional	HONEYWELL	BULLARD
		Stock No.:	American Legend	1836 Traditional Fire Helmet	HONEYWELL BEN 2 TRADITIONAL HELMENT	ULW
		Price Per Each:	\$449.00	\$435.00	\$444.74	\$404.00
0005	PGI King Cobra Ultimate Normex/Lenzing® Blend		PGI	PGI	HONEYWELL	VIKING
	Firefighter Hoods, MFG #KC-3038185 or Particulate Hood or equal.	Stock No.:	3038185	King Cobra	THE MASKMATE: HD-PLPL-SQ TAN	NOMEX NANO PARTICULATE HOOD
		Price Per Each:	\$46.95	\$120.00	\$61.12	\$126.00
0006	Innotex Gloves, Gauntlet Style, or equal.		INNOTEX	Veridian	FireDex	INNOTEX
		Stock No.:	855	CASCO	Dex Pro/G2LXL	885S
		Price Per Each:	\$128.00	\$95.00	\$132.50	\$160.00
0007	Lettering Patch, per specifications		Lion	Globe	Honeywell	INNOTEX
		Stock No.:	LP34	Globe HLP	CUSTOME PATCH ONLY	
		Price Per Each:	\$89.00	\$45.00	\$58.36	\$55.00
0008	Letters, per specifications		Lion	Scotch Lite	Honeywell	3M
		Stock No.:	LETTERS	3 in. LY	3" LETTER S/L	3: LIME YELLOW
		Price Per Each:	\$3.00	\$3.00	\$7.05	\$10.00
	TOTAL BID PRICE FOR BASE YEAR		\$4,412.23	\$4,593.00	\$4,066.18	\$5,333.00

BID TABULATION

Bid Number & Bid Name: #2536 Turn-Out Gear

Bid Date: Tuesday, September 09, 2025; 10:00 AM

Using Department: Fire Department

Item #	Price Quote & Options	NAFECO	CASCO	MES SERVICE COMPANY LLC	BGS LLC
	RENEWAL YEAR: 2026 - 2027				
	Price Quote & Options				
1001	Globe Brand, G-Xtreme™ 3.0 Coat; or equal	NAFECO Lion Supra Deluxe \$2,129.00 Price Per Each:	CASCO Globe G-Xtreme 3.0 \$2,078.00	MES SERVICE COMPANY LLC DUE TO UNKNOWN MARKET POSSIBILITIES VENDOR CANNOT QUOTE RENEWAL PRICES	BGS LLC INNOTEX ENERGY (COAT) \$2,745.00
1002	Globe Brand, G-Xtreme™ Part; or equal.	NAFECO Lion Super Deluxe \$1,534.00 Price Per Each:	Globe GPS Pant \$1,526.00		INNOTEX ENERGY (PANT) \$1,760.00
1003	Bid price for Globe brand Structural Shadow 14" pull on boot; or equal	NAFECO Lion 804-4369 \$374.00 Price Per Each:	Globe Shadow XF \$485.00		HAIX FIRE EAGLE AIR 507502 \$528.00
1004	Cairns® Brand, 1044 Traditional Fire Helmet; or equal.	NAFECO Lion American Legend \$489.00 Price Per Each:	Cairns Traditional 1836 TRADITIONAL FIRE HELMET \$457.00		BULLARD ULW \$444.00
1005	PGI King Cobra Ultramate Normex/Lenzing® Blend Firefighter Hoods, MFG #KC-3038185 or Particulate Hood or equal.	PGI 3038185 \$52.11 Price Per Each:	PGI KING COBRA \$126.00		VIKING NOMEX NANO PARTICULATE HOOD \$138.00
1006	Innotex Gloves, Gauntlet Style; or equal.	INNOTEX \$855.00 Price Per Each:	Veridian CASCO \$100.00		INNOTEX 885S \$176.00
1007	Lettering Patch, per specifications	Lion LP34 \$76.00 Price Per Each:	Globe HLP \$47.00		INNOTEX \$60.00
1008	Letters, per specifications	Lion LETTERS \$3.25 Price Per Each:	Scotch Life 3 in. L/Y \$3.00		3M 3: LIME YELLOW \$11.00
	RENEWAL - TOTAL	\$4,734.36	\$4,822.00	\$0.00	\$5,862.00



AGENDA ITEM FACT SHEET

*This fact sheet is the basis for a decision by the City Council.
Please insure that the information is clear, concise and current.*

Division/Department: **FINANCE/PURCHASING**

Date: **JULY 11, 2025**

Title: **RESOLUTION AUTHORIZING PERMISSION TO ADVERTISE FOR TURN OUT GEAR**

Explanation of Proposal:

Additional Information Attached ☒

We request permission to advertise for Turn Out Gear for use by the City of Alexandria Fire Department.

Questions and/or clarifications of the bid specifications shall be in written form only, either mailed, faxed or emailed to the attention of Casey Barnes, City of Alexandria Purchasing Department PO Box 71, Alexandria, LA 71309-0071; Fax 318-619-3415; email to casey.barnes@cityofalex.com by Thursday, August 28, 2025.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 101-076000-707002

Expense Amount: N/A

Account Line Item: Turn Out Gear

Remaining Amount: N/A

Authorization:

1. Mayor

2. Chief Operating Officer

4. Finance Director

5. Division Director

6. Department Head

3. City Attorney

7. Purchasing Agent

Council Staff

Form

☐

Review:

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

RECEIVED

JUL 14 2025

ADVERTISEMENT FOR BID

**CITY OF ALEXANDRIA, LOUISIANA
PURCHASING DEPARTMENT**

BID # 2536– Turn Out Gear

Separate sealed bids for Turn Out Gear will be received by the CITY OF ALEXANDRIA at the CITY COUNCIL MEETING CHAMBERS, ALEXANDRIA CITY HALL, ALEXANDRIA, LOUISIANA, until 10:00 AM CST CDT, TUESDAY, SEPTEMBER 09, 2025 and then at said office publically opened and read aloud.

Complete bid packet, bid specifications may be obtained at the City of Alexandria's website, www.cityofalexandrialala.com under the heading "*Business*", and drop down to "*RFP/RFQ/RFI/BIDS*". There is no charge to download bid documents from the City's website.

Pursuant to LA R.S. 38:2212.1 B.(4)(a), vendors have the option to submit their bids electronically. Please find bid related documents and place electronic bids at www.centralbidding.com . For questions regarding the electronic bidding process, please call Central Bidding at 225-810-4814.

Questions and/or clarifications of bid specifications are to be in written form only, either mailed, faxed, or emailed to the attention of Casey Barnes, City of Alexandria Purchasing Department; PO Box 71, Alexandria, LA 71309-0071; Fax 318-619-3415; email to casey.barnes@cityofalex.com; and must be received by 4:00 PM CST, Thursday, August 28, 2025.

Address for Postal Delivery:

City of Alexandria
Donna Jones, City Clerk
PO Box 71
Alexandria, LA 71309-0071

Address for Courier or Overnight Delivery:

City of Alexandria
Donna Jones, City Clerk
915 Third Street, 1st Floor
Alexandria, LA 71301
Phone: 318-449-5090

Address for Electronic Bid Submission:

www.centralbidding.com

Phone: 225-810-4814

PLEASE PUBLISH THREE (3) TIMES:

Friday, August 01, 2025
Friday, August 08, 2025
Friday, August 15, 2025

RESOLUTION NO. 0677-2025

RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR TURN OUT GEAR FOR THE FIRE DEPARTMENT.

BE IT RESOLVED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes advertisement for bids for turn out gear for the Fire Department

BE IT FURTHER RESOLVED, etc., that the City Clerk proceed with the advertisement according to law, with bids to be opened on September 9, 2025.

PASSED AND ADOPTED at Alexandria, Louisiana, this 29th day of July, 2025.

/s/ Donna P. Jones, MMC
City Clerk

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR TURN OUT GEAR FOR THE FIRE DEPARTMENT AND OTHER MATTERS WITH RESPECT THERETO.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the mayor to accept the low bid submitted for turn out gear for the Fire Department.

SECTION II: BE IT FURTHER ORDAINED, etc. that the Mayor of the City of Alexandria be authorized to pay said low bidder from the 2025/2026 budget and to each and every other act or deed needed or necessary to consummate said transaction.

SECTION III: BE IT FURTHER ORDAINED, etc., that this ordinance shall become effective upon signature by the Mayor; or, if not signed or vetoed by the Mayor, upon expiration of the time for ordinances to become law without signature by the Mayor.

SECTION IV: BE IT FURTHER ORDAINED, etc., that if any provision or item 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 or hereby declared severable.

SECTION V: BE IT FURTHER ORDAINED, etc., that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

THIS ORDINANCE was introduced on the 9th day of September, 2025.

NOTICE PUBLISHED on the 12th day of September, 2025.

THIS ORDINANCE having been submitted in writing, introduced and published, was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS:

NAYS:

ABSENT:

AND THE ORDINANCE was declared adopted on this the ____ day of September, 2025 and final publication was made in the Alexandria Daily Town Talk on the ____ day of September, 2025.

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

- 10) To consider final adoption of an ordinance authorizing the mayor to accept the low bid submitted for Consolidated City Compound Metal Roof and Soffit Replacement.



AGENDA ITEM FACT SHEET

*This fact sheet is the basis for a decision by the City Council.
Please insure that the information is clear, concise and current.*

Division/Department: Public Works / Maint. of Public Buildings

Date: 07/07/2025

Title: Advertisement for Bid - Consolidated City Compound Metal Roof & Soffit Replacement

Explanation of Proposal:

Additional Information Attached ☒

- Bidding documents have been completed and are ready for advertisement.
- The City Council is requested to authorize the Advertisement of Bids for this project.
- Engineer's cost estimate is \$620,000
- Project includes the installation of a 'hugger' roof system over 16,100 square feet of existing building area. The retrofit hugger framing system shall be complete with fascia trim, ridge, etc. and all other items as shown on the drawings and included in the Base Bid.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 300-052301-707000

Expense Amount: \$620,000.00

Account Line Item: \$950,933.00

Remaining Amount: \$330,933.00

Authorization:

1. Mayor

2. Chief Operating Officer

3. City Attorney

4. Finance Director

5. Division Director

6. Department Head

7. Purchasing Agent

Council Staff

Form

☐

Review:

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

CITY COUNCIL

JUL 14 2025

RECEIVED

SECTION 00100

ADVERTISEMENT FOR BIDS

CITY OF ALEXANDRIA

CONSOLIDATED CITY COMPOUND
METAL ROOF & SOFFIT REPLACEMENT

Separate sealed bids for the CITY OF ALEXANDRIA CONSOLIDATED CITY COMPOUND METAL ROOF & SOFFIT REPLACEMENT Project will be received by the City of Alexandria, Louisiana by the City Clerk, at the City Council Office, City Hall, 915 Third Street, Alexandria, Louisiana, 71301 until 10:00 a.m. (Central Time) on Tuesday, August 26, 2025 and then at said office publicly opened and read aloud. Any bid received after the specified time and date will not be considered.

A Mandatory Pre-Bid Conference will be held at 10:00 a.m. on Thursday, August 7, 2025 at the City of Alexandria Consolidated City Compound located at 2021 Industrial Park Road, Alexandria, LA 71303.

The Instructions to Bidders, Bid Form, Agreement Between Owner and Contractor, Forms of Bid Bond, Performance and Payment Bonds, Drawings and Specifications, and other Contract Documents may be examined at the following location:

PAN AMERICAN ENGINEERS, LLC
(Design Professional)
1717 JACKSON STREET (71301)
P. O. BOX 8599 (71306)
ALEXANDRIA, LOUISIANA
(318) 473-2100

The work is generally described as follows:

All work related to the project entitled "City of Alexandria Consolidated City Compound Metal Roof & Soffit Replacement," including the installation of a hugger roof system over 16,100 sf of existing building area. The retrofit hugger framing system shall be complete with fascia trim, ridge, etc. and all other items as shown on the drawings and included in the Base Bid.

Copies of the bidding documents shall be obtained from the office of Pan American Engineers, LLC upon deposit of \$150.00 for each set of documents; or from the electronic bid submittal option as noted in the Advertisement. The deposit on the first set of documents furnished to bonafide prime bidders will be fully refunded upon return of the documents, in good condition, no later than ten (10) days after receipt of bids. On other sets of documents furnished to bidders, the deposit less actual cost of reproduction will be refunded upon return of the documents, in good condition, no later than ten (10) days after receipt of bids.

Pursuant to Louisiana Revised Statute (L.R.S.) 38:2212.E.(1), Bidders have the option to secure bidding documents and submit bids electronically. Bidding documents may be secured from Central Bidding. Electronic bids for this project may be submitted through Central Bidding. The Central Bidding web address is www.CentralBidding.com. To register, or for assistance with completing an e-bid, contact Central Bidding at 225-810-4814 or 866-570-9620.

The OWNER reserves the right to reject any or all bids for just cause. Such actions will be in accordance with Title 38 of the L.R.S.

In accordance with L.R.S. 38:2212.B.(1), the provisions and requirements stated in the Bidding Documents shall not be considered as informalities and shall not be waived.

Each Bidder must deposit with the bid, security in the amount of at least five percent (5%) of the total bid price, as described in the Instructions to Bidders. Bid bonds shall be written by a surety or insurance company meeting the requirements noted in L.R.S. 38:2218.

The successful Bidder shall be required to furnish a Performance Bond and Payment Bond, in an amount equal to 100% of the Contract amount, written by a surety or insurance company meeting the requirements noted in L.R.S. 38:2219 A.(1)(a), (b) and (c), or for Federally funded projects, must be listed as acceptable on the U.S. Department of Treasury Circular 570.

City of Alexandria is an equal opportunity employer.

City of Alexandria encourages all small and minority-owned firms and women's business enterprises to apply.

Any person with disabilities required special accommodations must contact the City of Alexandria no later than seven (7) days prior to bid opening.

City of Alexandria
P. O. Box 71
Alexandria, Louisiana 71309
Jacques M. Roy, Mayor

PLEASE PUBLISH THREE (3) TIMES:

Friday, July 18, 2025

Friday, July 25, 2025

Friday, August 1, 2025

RESOLUTION NO. 0679-2025

**RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR
CONSOLIDATED CITY COMPOUND METAL ROOF AND SOFFIT
REPLACEMENT.**

BE IT RESOLVED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes advertisement for bids for consolidated City Compound Metal Roof and Soffit Replacement.

BE IT FURTHER RESOLVED, etc., that the City Clerk proceed with the advertisement according to law, with bids to be opened on September 9, 2025.

PASSED AND ADOPTED at Alexandria, Louisiana, this 29th day of July, 2025.

/s/ Donna P. Jones, MMC
City Clerk

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR CONSOLIDATED CITY COMPOUND METAL ROOF AND SOFFIT REPLACEMENT.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the mayor to accept the low bid submitted for consolidated City Compound Metal Roof and Soffit Replacement.

SECTION II: BE IT FURTHER ORDAINED, etc. that the Mayor of the City of Alexandria be authorized to pay said low bidder from the 2025/2026 budget and to each and every other act or deed needed or necessary to consummate said transaction.

SECTION III: BE IT FURTHER ORDAINED, etc., that this ordinance shall become effective upon signature by the Mayor; or, if not signed or vetoed by the Mayor, upon expiration of the time for ordinances to become law without signature by the Mayor.

SECTION IV: BE IT FURTHER ORDAINED, etc., that if any provision or item 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 or hereby declared severable.

SECTION V: BE IT FURTHER ORDAINED, etc., that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

THIS ORDINANCE was introduced on the 9th day of September, 2025.

NOTICE PUBLISHED on the 12th day of September, 2025.

THIS ORDINANCE having been submitted in writing, introduced and published, was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS:

NAYS:

ABSENT:

AND THE ORDINANCE was declared adopted on this the ____ day of September, 2025 and final publication was made in the Alexandria Daily Town Talk on the ____ day of September, 2025.

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

- 11) To consider final adoption of an ordinance authorizing the mayor to enter into an Intergovernmental Agreement with Rapides Parish Law Enforcement District relative to an employee health and wellness clinic venue program and related services.



This fact sheet is the basis for a decision by the City Council. Please insure that the information is clear, concise and current.

AGENDA ITEM FACT SHEET

Date: 8/13/25

TITLE: ~~INTRODUCTION~~ ^{INTRODUCTION} OF AN ORDINANCE TO AUTHORIZE THE MAYOR, ON BEHALF OF THE CITY OF ALEXANDRIA, TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE RAPIDES PARISH LAW ENFORCEMENT DISTRICT ("RPSO") RELATIVE TO AN EMPLOYEE HEALTH AND WELLNESS CLINIC VENUE, PROGRAM AND RELATED SERVICES AND ~~TO PROVIDE WITH RESPECT THERETO.~~ ^{TO OTHERWISE}

EXPLANATION OF PROPOSAL

The City and the Rapides Parish Sheriff's Office will cooperate with an employee health and wellness clinic venue, program and related services. RPSO employees may participate and use the clinic program and services. The City provides the place or venue and the Sheriff's office will pay for part of the occupancy, utility and related building services. The City and RPSO have each separately contracted with the third-party provider Medical Analysis, LLC for certain services. The City and Sheriff's office may cooperate with the clinic, program and related services at the venue.

COST/BUDGET

ACCOUNT NUMBER

AMOUNT IN LINE ITEM

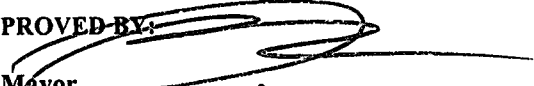
AMOUNT OF EXPENSE

AMOUNT REMAINING

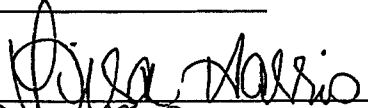
TIME DEADLINE:

COUNCIL DISTRICT -

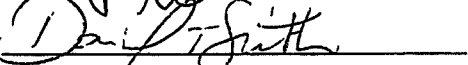
APPROVED BY:

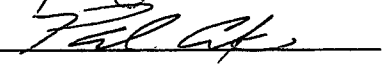
1. Mayor 

5. Chief Operating Officer 

2. Division Director 

6. Department Head _____

3. City Attorney 

4. Director of Finance 

Review by: Form _____ Content _____
Council Staff

Information is: Sufficient _____ Insufficient _____

RECEIVED

AUG 19 2025

CITY COUNCIL

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH RAPIDES PARISH LAW ENFORCEMENT DISTRICT RELATIVE TO AN EMPLOYEE HEALTH AND WELLNESS CLINIC VENUE PROGRAM AND RELATED SERVICES AND OTHER MATTERS WITH RESPECT THERETO.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the mayor to enter into an intergovernmental agreement with Rapides Parish Law Enforcement District relative to an employee health and wellness clinic venue program and related services.

SECTION II BE IT FURTHER ORDAINED, etc., that this ordinance shall become effective upon signature by the Mayor; or, if not signed or vetoed by the Mayor, upon expiration of the time for ordinances to become law without signature by the Mayor.

SECTION III: BE IT FURTHER ORDAINED, etc., that if any provision or item 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 or hereby declared severable.

SECTION IV: BE IT FURTHER ORDAINED, etc., that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

THIS ORDINANCE was introduced on the 26th day of August, 2025.

NOTICE PUBLISHED on the 29th day of August, 2025.

THIS ORDINANCE having been submitted in writing, introduced and published, was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS:

NAYS:

ABSENT:

AND THE ORDINANCE was declared adopted on this the ____ day of September, 2025 and final publication was made in the Alexandria Daily Town Talk on the ____ day of September, 2025.

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

- 12) To consider final adoption of an ordinance authorizing the mayor to accept the low bid submitted for auxiliary power generator at Fire Station Number 5 located at 540 Coliseum Blvd.



AGENDA ITEM FACT SHEET

*This fact sheet is the basis for a decision by the City Council.
Please insure that the information is clear, concise and current.*

Division/Department: Public Safety/Fire

Date: July 31, 2025

Title: Resolution authorizing advertisement of bids for Auxillary Power Generator at Fire Station No. 5 (5540 Coliseum Blvd.)

Explanation of Proposal:

Additional Information Attached ☒

- The City Council is requested to authorize advertisement of bids for this project, which includes a 150kW natural gas fed generator and additive alternate to replace the existing automatic transfer switch.
- Engineer's cost estimate is \$160,000.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 101-076000-707600

Expense Amount: \$160,000

Account Line Item: \$657,944

Remaining Amount:

Authorization:

1. Mayor

2. Chief Operating Officer

3. City Attorney

4. Finance Director

5. Division Director

6. Department Head

7. Purchasing Agent

Council Staff

Review:

Form

☐

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

RECEIVED

AUG 05 2025

NOT COMPLETED

SECTION 00100

ADVERTISEMENT FOR BIDS

CITY OF ALEXANDRIA

AUXILIARY POWER GENERATOR
FIRE STATION NO. 5
(5540 COLISEUM BOULEVARD)

Separate sealed bids for the CITY OF ALEXANDRIA AUXILIARY POWER GENERATOR FIRE STATION NO. 5 (5540 COLISEUM BOULEVARD) Project will be received by the City of Alexandria, Louisiana by the City Clerk, at the City Council Office, City Hall, 915 Third Street, Alexandria, Louisiana, 71301 until 10:00 a.m. (Central Time) on Tuesday, September 23, 2025 and then at said office publicly opened and read aloud. Any bid received after the specified time and date will not be considered.

A Mandatory Pre-Bid Conference will be held at 10:00 a.m. on Thursday, September 11, 2025 at the City of Alexandria Fire Station No. 5 located at 5540 Coliseum Boulevard, Alexandria, LA 71303.

The Instructions to Bidders, Bid Form, Agreement Between Owner and Contractor, Forms of Bid Bond, Performance and Payment Bonds, Drawings and Specifications, and other Contract Documents may be examined at the following location:

PAN AMERICAN ENGINEERS, LLC
(Design Professional)
1717 JACKSON STREET (71301)
P. O. BOX 8599 (71306)
ALEXANDRIA, LOUISIANA
(318) 473-2100

The work is generally described as follows:

All work related to the project entitled "City of Alexandria Auxiliary Power Generator Fire Station No. 5 (5540 Coliseum Boulevard)," being a 150 kW generator, natural gas fed. An additive alternate to replace the existing auto transfer switch is included.

Copies of the bidding documents shall be obtained from the office of Pan American Engineers, LLC upon deposit of \$150.00 for each set of documents; or from the electronic bid submittal option as noted in the Advertisement. The deposit on the first set of documents furnished to bonafide prime bidders will be fully refunded upon return of the documents, in good condition, no later than ten (10) days after receipt of bids. On other sets of documents furnished to bidders, the deposit less actual cost of reproduction will be refunded upon return of the documents, in good condition, no later than ten (10) days after receipt of bids.

Pursuant to Louisiana Revised Statute (L.R.S.) 38:2212.E.(1), Bidders have the option to secure bidding documents and submit bids electronically. Bidding documents may be secured from Central Bidding. Electronic bids for this project may be submitted through Central Bidding. The Central Bidding web address is www.CentralBidding.com. To register, or for assistance with completing an e-bid, contact Central Bidding at 225-810-4814 or 866-570-9620.

The OWNER reserves the right to reject any or all bids for just cause. Such actions will be in accordance with Title 38 of the L.R.S.

In accordance with L.R.S. 38:2212.B.(1), the provisions and requirements stated in the Bidding Documents shall not be considered as informalities and shall not be waived.

Each Bidder must deposit with the bid, security in the amount of at least five percent (5%) of the total bid price, as described in the Instructions to Bidders. Bid bonds shall be written by a surety or insurance company meeting the requirements noted in L.R.S. 38:2218.

The successful Bidder shall be required to furnish a Performance Bond and Payment Bond, in an amount equal to 100% of the Contract amount, written by a surety or insurance company meeting the requirements noted in L.R.S. 38:2219 A.(1)(a), (b) and (c), or for Federally funded projects, must be listed as acceptable on the U.S. Department of Treasury Circular 570.

City of Alexandria is an equal opportunity employer.

City of Alexandria encourages all small and minority-owned firms and women's business enterprises to apply.

Any person with disabilities required special accommodations must contact the City of Alexandria no later than seven (7) days prior to bid opening.

City of Alexandria
P. O. Box 71
Alexandria, Louisiana 71309
Jacques M. Roy, Mayor

PLEASE PUBLISH THREE (3) TIMES:
Friday, August 15, 2025
Friday, August 22, 2025
Friday, August 29, 2025

RESOLUTION NO. 0685-2024

**RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR
AUXILIARY POWER GENERATOR AT FIRE STATION NUMBER 5
LOCATED AT 5540 COLISEUM BLVD.**

BE IT RESOLVED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes advertisement for bids for Auxiliary Power Generator at Fire Station Number 5 located at 5540 Coliseum Blvd.

BE IT FURTHER RESOLVED, etc., that the City Clerk proceed with the advertisement according to law, with bids to be opened on September 23 2025.

PASSED AND ADOPTED at Alexandria, Louisiana, this 12th day of August, 2025.

/s/ Donna P. Jones, MMC
City Clerk

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR AUXILIARY POWER GENERATOR AT FIRE STATION NUMBER 5 LOCATED AT 540 COLISEUM BLVD AND OTHER MATTERS WITH RESPECT THERETO.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the mayor to accept the low bid submitted for auxiliary power generator at Fire Station Number 5 located at 540 Coliseum Blvd.

SECTION II: BE IT FURTHER ORDAINED, etc. that the Mayor of the City of Alexandria be authorized to pay said low bidder from the 2025/2026 budget and to each and every other act or deed needed or necessary to consummate said transaction.

SECTION III: BE IT FURTHER ORDAINED, etc., that this ordinance shall become effective upon signature by the Mayor; or, if not signed or vetoed by the Mayor, upon expiration of the time for ordinances to become law without signature by the Mayor.

SECTION IV: BE IT FURTHER ORDAINED, etc., that if any provision or item 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 or hereby declared severable.

SECTION V: BE IT FURTHER ORDAINED, etc., that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

THIS ORDINANCE was introduced on the 23rd day of September, 2025.

NOTICE PUBLISHED on the 26th day of September, 2025.

THIS ORDINANCE having been submitted in writing, introduced and published, was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS:

NAYS:

ABSENT:

AND THE ORDINANCE was declared adopted on this the ____ day of September, 2025 and final publication was made in the Alexandria Daily Town Talk on the ____ day of September, 2025.

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

- 13) To consider final adoption of an ordinance authorizing the mayor to accept the lowest proposal received from Yankee Holdings dba Yankee Clipper for landscape maintenance services at Jackson and MacArthur.



AGENDA ITEM FACT SHEET

*This fact sheet is the basis for a decision by the City Council.
Please insure that the information is clear, concise and current.*

Division/Department: FINANCE/PURCHASING

Date: SEPTEMBER 3, 2025

Title: ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOWEST PROPOSAL FOR LANDSCAPE MAINTENANCE SERVICES - JACKSON @ MacARTHUR

Explanation of Proposal:

Additional Information Attached ☒

Ordinance authorizing the Mayor to accept the lowest proposal for Landscape Maintenance Services for Jackson @ MacArthur. On Wednesday, September 3, 2025 @ 2:00 PM, three (3) proposals were received. It is our recommendation to award to Yankee Holdings dba Yankee Clipper at rates as proposed. This contract shall remain in effect for a period of twelve (12) months. Contingent upon the availability of funds, and the ability of the successful bidder to honor quoted prices, the City reserves the right to renew the existing contract for an additional twelve (12) month period.
See attached bid tabulation.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 101-042400-605110

Expense Amount: N/A

Account Line Item: Maintenance-Grounds and R-O-W

Remaining Amount: N/A

Authorization:

1. Mayor

2. Chief Operating Officer

3. City Attorney

4. Finance Director

5. Division Director

6. Department Head

7. Purchasing Agent

Council Staff

Form

☐

Review:

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

RFQ NUMBER AND NAME - #1936P LANDSCAPE MAINTENANCE SERVICE - JACKSON @ MACARTHUR

MANDATORY PRE-BID CONFERENCE - N/A

RFQ OPENING DATE -Wednesday, September 3, 2025 @ 2:00PM

Using Department: Urban Forester

Description of Service/Unit of Issue	Vendor #1	Vendor #2	Vendor #3
	Yankee Holdings dba Yankee Clipper	US LAWN OF ALEXANDRIA	TAYLORSCAPES
BASE YEAR: October 2025 - October 2026			
Landscape Maintenance Service per month:	\$1,200.00	\$61,832.32	\$1,393.12
RENEWAL YEAR: October 2026 -October 2027			
Landscape Maintenance Service per month:	\$1,380.00	\$61,832.32	\$1,397.12
Copy of Licenses attached?	Yes	Yes	yes
Insurance Certificate attached?	Yes	Yes	yes

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOWEST PROPOSAL RECEIVED FROM YANKEE HOLDINGS DBA YANKEE CLIPPER FOR LANDSCAPE MAINTENANCE SERVICES AT JACKSON AND MACARTHUR AND OTHER MATTERS WITH RESPECT THERETO.

WHEREAS, Wednesday, September 3, 2025 at 2:00 PM, three proposals were received for landscape maintenance services for Jackson and MacArthur; and,

WHEREAS, award is to be made to the lowest, most responsive, responsible proposer; and,

WHEREAS, the Administration recommendation to award to Yankee Holdings DBA Yankee Clipper at rates as proposed, now therefore

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the mayor to accept the lowest proposal received from Yankee Holdings DBA Yankee Clipper for landscape maintenance services.

SECTION II: BE IT FURTHER ORDAINED, etc. that the Mayor of the City of Alexandria be authorized to pay said low bidder from the 2025/2026 budget and to each and every other act or deed needed or necessary to consummate said transaction.

SECTION III: BE IT FURTHER ORDAINED, etc. this contract shall remain in effect for a period of twelve (12) months. Contingent upon the availability of funds, and the ability of the successful bidder to honor quoted prices, the City reserves the right to renew the existing contract for an additional twelve (12) month period.

SECTION IV: BE IT FURTHER ORDAINED, etc., that this ordinance shall become effective upon signature by the Mayor; or, if not signed or vetoed by the Mayor, upon expiration of the time for ordinances to become law without signature by the Mayor.

SECTION V: BE IT FURTHER ORDAINED, etc., that if any provision or item 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 or hereby declared severable.

SECTION VI: BE IT FURTHER ORDAINED, etc., that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

THIS ORDINANCE was introduced on the 23rd day of September, 2025.

NOTICE PUBLISHED on the 26th day of September, 2025.

THIS ORDINANCE having been submitted in writing, introduced and published, was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS:

NAYS:

ABSENT:

AND THE ORDINANCE was declared adopted on this the ____ day of September, 2025 and final publication was made in the Alexandria Daily Town Talk on the ____ day of September, 2025.

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

- 14) To consider final adoption of an ordinance authorizing the mayor to accept the lowest proposal received from Taylorscapes for landscape maintenance services for the Community Centers.



AGENDA ITEM FACT SHEET

*This fact sheet is the basis for a decision by the City Council.
Please insure that the information is clear, concise and current.*

Division/Department: **FINANCE/PURCHASING**

Date: **SEPTEMBER 3, 2025**

Title: ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOWEST PROPOSAL FOR LANDSCAPE MAINTENANCE SERVICES - COMMUNITY CENTERS

Explanation of Proposal:

Additional Information Attached ☒

Ordinance authorizing the Mayor to accept the lowest proposal for Landscape Maintenance Service for Community Centers. On Wednesday, September 3, 2025 @ 2:00 PM, three (3) proposals were received. It is our recommendation to award to Taylorscapes at rates as proposed. This contract shall remain in effect for a period of twelve (12) months. Contingent upon the availability of funds, and the ability of the successful bidder to honor quoted prices, the City reserves the right to renew the existing contract for an additional twelve (12) month period. See attached bid tabulation.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 101-042400-605110

Expense Amount: N/A

Account Line Item: Maintenance-Grounds and R-O-W

Remaining Amount: N/A

Authorization:

1. Mayor

2. Chief Operating Officer

3. City Attorney

4. Finance Director

5. Division Director

6. Department Head

7. Purchasing Agent

Council Staff

Form

☐

Review:

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

RFQ TABULATION**RFQ NUMBER AND NAME: #1934P Landscape Maintenance Service - Community Centers****Mandatory Pre-Bid Conference: N/A****RFQ Opening Date: Wednesday, September 3, 2025 at 2:00 PM****Using Department: Urban Forester**

Item #	Description of Service/Unit of Issue	Vendor #1	Vendor #2	Vendor #3
		TAYLORSCAPES	YANKEE HOLDINGS DBA YANKEE CLIPPER	U.S. Lawns of Alexandria
	BASE YEAR: October 2025 - October 2026			
	Landscape Maintenance Service per month:			
	Bolton Ave. Community Center:	\$353.85	\$850.00	\$2,572.06
	Boys and Girls Club (beds only):	\$353.85	\$145.00	\$896.97
	Broadway Resource Center:	\$353.85	\$600.00	\$905.66
	Casson Street Teen Center:	\$353.85	\$700.00	\$700.81
	Central Louisiana Incubator:	\$220.00	\$350.00	\$752.30
	Downtown Mini Park:	\$353.85	\$750.00	\$894.96
	Martin Community Center:	\$353.85	\$800.00	\$1,005.80
	Martin Luther King Community Center:	\$353.85	\$440.00	\$478.33
	TOTAL FOR BASE YEAR	\$2,696.95	\$4,635.00	\$8,206.89
	RENEWAL YEAR: October 2026 -October 2027			
	Landscape Maintenance Service per month:			
	Bolton Ave. Community Center:	\$373.85	\$950.00	\$2,572.06
	Boys and Girls Club (beds only):	\$373.85	\$145.00	\$896.97
	Broadway Resource Center:	\$373.85	\$600.00	\$905.66
	Casson Street Teen Center:	\$373.85	\$700.00	\$700.81
	Central Louisiana Incubator:	\$240.00	\$450.00	\$752.30
	Downtown Mini Park:	\$373.85	\$750.00	\$894.96
	Martin Community Center:	\$373.85	\$850.00	\$1,005.80
	Martin Luther King Community Center:	\$373.85	\$440.00	\$478.33
	TOTAL FOR RENEWAL YEAR	\$2,856.95	\$4,885.00	\$8,206.89
	Copy of Licenses attached?	Yes	Yes	Yes
	Insurance Certificate attached?	Yes	Yes	Yes

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOWEST PROPOSAL RECEIVED FROM TAYLORSCAPES FOR LANDSCAPE MAINTENANCE SERVICES FOR THE COMMUNITY CENTERS AND OTHER MATTERS WITH RESPECT THERETO.

WHEREAS, Wednesday, September 3, 2025 at 2:00 PM, three proposals were received for landscape maintenance services for the Community Centers; and,

WHEREAS, award is to be made to the lowest, most responsive, responsible proposer; and,

WHEREAS, the Administration recommendation to award to Taylorscapes at rates as proposed, now therefore

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the mayor to accept the lowest proposal received from Taylorscapes for landscape maintenance services.

SECTION II: BE IT FURTHER ORDAINED, etc. that the Mayor of the City of Alexandria be authorized to pay said low bidder from the 2025/2026 budget and to each and every other act or deed needed or necessary to consummate said transaction.

SECTION III: BE IT FURTHER ORDAINED, etc. this contract shall remain in effect for a period of twelve (12) months. Contingent upon the availability of funds, and the ability of the successful bidder to honor quoted prices, the City reserves the right to renew the existing contract for an additional twelve (12) month period.

SECTION IV: BE IT FURTHER ORDAINED, etc., that this ordinance shall become effective upon signature by the Mayor; or, if not signed or vetoed by the Mayor, upon expiration of the time for ordinances to become law without signature by the Mayor.

SECTION V: BE IT FURTHER ORDAINED, etc., that if any provision or item 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 or hereby declared severable.

SECTION VI: BE IT FURTHER ORDAINED, etc., that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

THIS ORDINANCE was introduced on the 23rd day of September, 2025.

NOTICE PUBLISHED on the 26th day of September, 2025.

THIS ORDINANCE having been submitted in writing, introduced and published, was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS:

NAYS:

ABSENT:

AND THE ORDINANCE was declared adopted on this the ____ day of September, 2025 and final publication was made in the Alexandria Daily Town Talk on the ____ day of September, 2025.

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

- 15) To consider final adoption of an ordinance authorizing the mayor to enter into agreements with the U. S. Department of Housing and Urban Development with respect to annual CDBG and HOME grant funding contracts, amendments, and other documents and matters with respect thereto.



AGENDA ITEM FACT SHEET

*This fact sheet is the basis for a decision by the City Council.
Please insure that the information is clear, concise and current.*

Division/Department: Planning/Community Development

Date: September 16, 2025

Title: An ordinance authorizing the Mayor to enter into agreements with the U.S. Dept. of Housing and Urban Development with respect to annual CDBG and HOME grant funding contracts, amendments, and other documents and matters with respect thereto.

Explanation of Proposal:

Additional Information Attached ☒

The City of Alexandria receives federal entitlement grant funding from the U.S. Department of Housing and Urban Development (HUD) on an annual basis through the CDBG and HOME grant programs. These programs require the City to enter into various grant agreements with HUD and to submit other documentation to supporting the program.

Please see attached documentation for more information.

Budget:



Neutral



Within
Existing



Requires
Amendment

Account Number:

Expense Amount:

Account Line Item:

Remaining Amount:

Authorization:

4. Finance Director

1. Mayor

5. Division Director

2. Chief Operating Officer

6. Department Head

3. City Attorney

7. Purchasing Agent

Council Staff

Form

☐

Review:

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

RECEIVED

SEP 16 2025

CITY COUNCIL

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
FEDERAL AWARD AGREEMENT

A. General Federal Award Information

1. Recipient name (must match Unique Entity Identifier name) and address: Alexandria 915 3RD ST ALEXANDRIA, LA 71301-8342	12. Assistance listing number and title: 14.239, HOME Investment Partnerships Program
2. Recipient's Unique Entity Identifier: NKLGHTN3TS34	13. Amount of federal funds obligated by this action: \$241,045.37
3. Tax identification number: 726000014	14. Total amount of federal funds obligated: \$241,045.37
4. Federal Award Identification Number (FAIN): M25MC220205	15. Total approved cost sharing (if applicable): See Addendum 2
5. Instrument type: Grant ☒ Cooperative agreement ☐ Loan Guarantee ☐	16. Total federal award amount, including approved cost sharing: \$241,045.37
6. Period of performance start and end date: - 09/30/2034	17. Budget approved by HUD:
7. Budget period start and end date: FY 2025 through FY 2033	18. Fiscal year: See Addendum 2
8. Initial Agreement ☒ Amendment ☐ #	19. Statutory authority: 42 U.S.C. 12701 et seq
9. Indirect cost rate (per § 200.414): Recipients must complete Addendum 3: Indirect Cost Rate Schedule	20. Applicable appropriations act(s): Public Law 118-158, Public Law 119-4
10. Is this award for research and development (per 2 C.F.R. § 200.1)? Yes ☐ No ☒	21. Notice/notice of funding opportunity this award is made under (if applicable): N/A
11. Awarding official name and contact information: Mayor Jacques Roy PO Box 71, Alexandria, LA 71303	22. Program regulations (if applicable): 24 C.F.R. Part 92
23. Federal award description: Under the HOME Investment Partnerships Program, HUD allocates funds by formula among eligible State and local governments to strengthen public-private partnerships and to expand the supply of decent, safe, sanitary, and affordable housing, with primary attention to rental housing, for very low-income and low-income families.	
• Addendum 1. Policy Requirements • Addendum 2. Program-Specific Requirements • Addendum 3. Indirect Cost Rate Schedule	

Authority and Agreement. This agreement between the U.S. Department of Housing and Urban Development (HUD) and the Recipient is made pursuant to the statutory authority above (box 19) and is subject to the applicable appropriations act(s) (box 20). This agreement incorporates by reference the HOME Investment Partnerships program statute 42 U.S.C. 12701 et seq., the program regulations at 24 C.F.R. § 92 (as now in effect and as may be amended from time to time), Recipient's consolidated plan/action plan, the relevant funding notice (box 21), any attached Specific Terms and Conditions, and the attached addenda (box 23).

U.S. Department of Housing and Urban Development — Federal Award Agreement

B. Terms and Conditions

1. *General terms and requirements.* The Recipient must comply with all applicable federal laws, regulations, and requirements unless otherwise provided through HUD's formal waiver authorities. This agreement, including any attachments and addenda, may only be amended in writing executed by parties to this agreement and any addenda.
2. *Administrative requirements.* The Recipient must comply with the following requirement(s) if checked below:
 - ☐ The administrative requirements in the HUD General Administrative, National, and Departmental Policy Requirements and Terms for HUD's Financial Assistance Programs 2025, as indicated in the relevant NOFO, apply to this agreement.
 - ☒ The grantee shall comply with requirements established by the Office of Management and Budget (OMB) concerning the Unique Entity Identifier (UEI); the System for Award Management (SAM.gov.); the Federal Funding Accountability and Transparency Act as provided in 2 C.F.R. part 25, Universal Identifier and General Contractor Registration; and 2 C.F.R. part 170, Reporting Subaward and Executive Compensation Information.
3. *Applicability of 2 C.F.R. part 200.*
 - ☒ The Recipient must comply with the applicable requirements at 2 C.F.R. part 200, as may be amended from time to time. If any previous or future amendments to 2 C.F.R. part 200 replace or renumber any part 200 section cited in HUD's regulations in Title 24 of the Code of Federal Regulations, the amended part 200 requirements will govern award activities carried out after the amendments' effective date.
 - ☐ The Recipient must comply with the applicable requirements at 2 C.F.R. part 200. If any previous amendments to 2 C.F.R. part 200 replace or renumber any part 200 section cited in HUD's regulations in Title 24 of the Code of Federal Regulations, the amended part 200 requirements will govern award activities carried out after the amendments' effective date.
4. *Future budget periods.* If the period of performance spans multiple budget periods, subsequent budget periods are subject to the availability of funds, program authority, satisfactory performance, and compliance with the terms and conditions of the Federal award.
5. *Indirect Cost Rate.* If the Recipient intends to use a negotiated or de minimis rate for indirect costs, the Recipient must submit an Indirect Cost Rate form to HUD, either with its application using HUD-426 (competitive grants) or with this agreement using "Addendum #3 "Indirect Cost Rate Schedule" (formula and congressional grants). The submitted form/addendum will be incorporated into and made part of this agreement, provided that the rate information is consistent with the applicable requirements under 2 C.F.R. § 200.414. If there is any change in the Recipient's indirect cost rate, it must immediately notify HUD and execute an amendment to this agreement to reflect the change if necessary.
6. *Recipient integrity and performance matters.* If the Federal share of this award is more than \$500,000 over the period of performance (box 6), the terms and conditions in 2 C.F.R. part 200 Appendix XII apply to this agreement.
7. *Recordkeeping and Access to Records.* The Recipient hereby agrees to maintain complete and accurate books of account for this award and award activities in such a manner as to permit the preparation of statements and reports in accordance with HUD requirements, and to permit timely and effective audit. The Recipient agrees to furnish HUD such financial and project reports, records, statements, subrecipient data, and documents at such times, in such form, and accompanied by such reporting data as required by HUD. HUD and its duly authorized representative shall have full and free access to all Recipient offices and facilities, and to all books, documents, and records of the Recipient relevant to the administration, receipt, and use of this award and award activities, including the right to audit and make copies. The Recipient agrees to maintain records that identify the source and application of funds, including relevant subrecipient data, in such a manner as to allow HUD to determine that all funds are and have been expended in accordance with program requirements and in a manner consistent with applicable law.

U.S. Department of Housing and Urban Development — Federal Award Agreement

Further, the Recipient hereby acknowledges that HUD is in the process of implementing new grants management and reporting tools, which will be made available for the Recipient's use in the future. The Recipient agrees to report on grant performance and financial activities (including vendor and cash disbursement supporting details for the Recipient and its subrecipients) using these new tools when they are released. HUD will work with the Recipient to support the Recipient's transition to this new reporting environment. Once implemented, timely reporting in this new environment will be mandatory. HUD reserves the right to exercise all of its available rights and remedies for any noncompliance with these grants management and financial reporting requirements, to include, without limitation, requiring 100% review, suspension of disbursements, and all other legally available remedies, to the furthest extent permitted by law, as amended.

8. **Noncompliance.** If the Recipient fails to comply with the provisions of this agreement, HUD may take one or more of the actions provided in program statutes, regulations or 2 C.F.R. § 200.339, as applicable. Nothing in this agreement shall limit any remedies otherwise available to HUD in the case of noncompliance by the Recipient. No delay or omissions by HUD in exercising any right or remedy available to it under this agreement shall impair any such right or remedy or constitute a waiver of or acquiescence in any Recipient noncompliance.
9. **Termination provisions.** Unless superseded by program statutes, regulations or NOFOs, the termination provisions in 2 C.F.R. § 200.340 apply.
10. **Build America, Buy America.** The Recipient must comply with the requirements of the Build America, Buy America (BABA) Act, 41 U.S.C. § 8301 note, and all applicable rules and notices, as may be amended, if applicable. Pursuant to HUD's Notice, "Public Interest Phased Implementation Waiver for FY 2022 and 2023 of Build America, Buy America Provisions as Applied to Recipients of HUD Federal Financial Assistance" (88 Fed. Reg. 17001), BABA requirements apply to any infrastructure projects HUD has obligated funds for after the effective dates, unless excepted by a waiver.
11. **Waste, Fraud, Abuse, and Whistleblower Protections.** Any person who becomes aware of the existence or apparent existence of fraud, waste, or abuse of any HUD award must report such incidents to both the HUD official responsible for the award and to HUD's Office of Inspector General (OIG). Allegations of fraud, waste, and abuse related to HUD programs can be reported to the HUD OIG hotline via phone at 1-800-347-3735 or online hotline form. The Recipient must comply with 41 U.S.C. § 4712, which includes informing employees in writing of their rights and remedies, in the predominant native language of the workforce. Under 41 U.S.C. § 4712, employees of a government contractor, subcontractor, recipient, and subrecipient—as well as a personal services contractor—who make a protected disclosure about a Federal award or contract cannot be discharged, demoted, or otherwise discriminated against if they reasonably believe the information they disclose is evidence of (1) gross mismanagement of a Federal contract or award; (2) waste of Federal funds; (3) abuse of authority relating to a Federal contract or award; (4) substantial and specific danger to public health and safety; or (5) violations of law, rule, or regulation related to a Federal contract or award.
12. **Third-Party Claims.** Nothing in this agreement shall be construed as creating or justifying any claim against the federal government or the Recipient by any third party.
13. **Rule of Construction and No Construction Against Drafter.** Notwithstanding anything contained in this agreement, the terms and conditions hereof are to be construed to have full and expansive effect in both interpretation and application, and the parties agree that the principle of interpretation that holds that ambiguities in terms or conditions are construed against the drafter shall not apply in interpreting this agreement.

C. Federal Award Performance Goals

The Recipient must meet any applicable performance goals, indicators, targets, and baseline data as required by applicable program requirements.

D. Specific Terms and Conditions

Not applicable ☒ Attached ☐

U.S. Department of Housing and Urban Development — Federal Award Agreement

For the U.S. Department of HUD (name and title of authorized official) Marlet N. Cox, Acting Director	Signature	Date
For the Recipient (name and title of authorized official) Jacques M. Roy, Mayor	Signature	Date

ADDENDUM 1. POLICY REQUIREMENTS

If applicable:

1. The Recipient shall not use grant funds to promote “gender ideology,” as defined in Executive Order (E.O.) 14168, Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government;
2. The Recipient agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government’s payment decisions for purposes of section 3729(b)(4) of title 31, United States Code;
3. The Recipient certifies that it does not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964;
4. The Recipient shall not use any grant funds to fund or promote elective abortions, as required by E.O. 14182, Enforcing the Hyde Amendment; and that,
5. Notwithstanding anything in the NOFO or Application, this Grant shall not be governed by Executive Orders revoked by E.O. 14154, including E.O. 14008, or NOFO requirements implementing Executive Orders that have been revoked.
6. The Recipient must administer its grant in accordance with all applicable immigration restrictions and requirements, including the eligibility and verification requirements that apply under title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amended (8 U.S.C. 1601-1646) (PRWORA) and any applicable requirements that HUD, the Attorney General, or the U.S. Citizenship and Immigration Services may establish from time to time to comply with PRWORA, Executive Order 14218, or other Executive Orders or immigration laws.
7. No state or unit of general local government that receives funding under this grant may use that funding in a manner that by design or effect facilitates the subsidization or promotion of illegal immigration or shields illegal aliens from deportation, including by maintaining policies or practices that materially impede enforcement of federal immigration statutes and regulations.
8. The Recipient must use SAVE, or an equivalent verification system approved by the Federal government, to prevent any Federal public benefit from being provided to an ineligible alien who entered the United States illegally or is otherwise unlawfully present in the United States.
9. Faith-based organizations may be subrecipients for funds on the same basis as any other organization. Recipients may not, in the selection of subrecipients, discriminate against an organization based on the organization’s religious character, affiliation, or exercise.

ADDENDUM 2. PROGRAM-SPECIFIC REQUIREMENTS

Assistance Listing 14.239, HOME Investment Partnerships Program

1. For the purposes of this Agreement and any applicable addenda, the term "recipient" shall have the meaning of "grantee", "participating jurisdiction" as defined in 24 C.F.R. 92.2., or "insular area" as defined in 24 C.F.R. 92.2.
2. *Community Housing Development Organizations (CHDOs)*. When 42 U.S.C. 12771(b) is suspended by a given year's appropriations, the Secretary shall not deduct funds set aside for CHDOs from the Recipient's HOME Investment Trust Fund for failure to reserve those funds for projects owned, developed, or sponsored by CHDOs within 24 months after the last day of the month in which HUD notifies the Recipient of HUD's execution of this Agreement.
3. *Commitment*. When 42 U.S.C. 12749(g) is suspended by a given year's appropriations, the Recipient's ability to commit funds provided through this Agreement will not expire 24 months after the last day of the month in which such funds are deposited in the jurisdiction's HOME Investment Trust Fund.
4. *Deobligations*. To the extent authorized by HUD regulations at 24 C.F.R. Part 92, HUD may, by its execution of an amendment to this Agreement, deobligate funds previously awarded to the Recipient without the Recipient's execution of the amendment or other consent.
5. *State Environmental Review*. If a Recipient is a State, as defined in 24 C.F.R. 92.2, and the Recipient provides HOME funds to a "State recipient", as that term is defined in 24 CFR 92.2, then the Recipient must require that the "State recipient" shall assume responsibility for the environmental review in accordance with 24 CFR 92.352 in the written agreement entered into pursuant to 24 CFR 92.504. Notwithstanding the foregoing, as per 24 CFR 92.504(c)(1)(vi), the "State recipient" shall not assume the Recipient's responsibilities for release of funds under 24 CFR 92.352.
6. *Reallocations*. All funds for the specified Fiscal Year provided by HUD by formula reallocation are covered by this Agreement upon execution of an amendment by HUD, without the Recipient's execution of the amendment or other consent.
7. *Repayments*. The Recipient agrees that funds invested in affordable housing under 24 C.F.R. Part 92 are repayable when the housing no longer qualifies as affordable housing. Repayment shall be made as specified in 24 C.F.R. Part 92.
8. *Cost Sharing*. This award is subject to match provisions in 24 C.F.R. 92.64(a)(1) and 24 C.F.R. 92.218-222, as applicable. The amount of match that a recipient may be required to provide in a year is not based upon the amount of the recipient's award. Under 24 C.F.R. 92.218, the amount of match that a recipient may be required to provide is determined by the type of eligible costs incurred by the recipient and the amount of funds drawn from the HOME Investment Trust Fund Treasury Account in that year. Since these factors are fact-sensitive, the amount of match is not included in either Box 15 or Box 16 of this Agreement.

U.S. Department of Housing and Urban Development — Federal Award Agreement

9. *Funding Information:*

<u>Source of Funds</u>	<u>Appropriation Code</u>	<u>PAS Code</u>	<u>Amount</u>
2023	86 3/6 0205	HMF (M)	\$1,197.61
2024	86 4/7 0205	HMF (N)	\$ 898.86
2025	86 5/8 0205	HMF (P)	\$238,948.90

ADDENDUM 3. INDIRECT COST RATE SCHEDULE

As the duly authorized representative of the Recipient, I certify that the Recipient:

- ☒ Will not use an indirect cost rate to calculate and charge indirect costs under the grant.
- ☐ Will calculate and charge indirect costs under the grant by applying a *de minimis* rate as provided by 2 C.F.R. § 200.414(f), as may be amended from time to time.
- ☐ Will calculate and charge indirect costs under the grant using the indirect cost rate(s) listed below, and each rate listed is included in an indirect cost rate proposal developed in accordance with the applicable appendix to 2 C.F.R. part 200 and, *if required*, was approved by the cognizant agency for indirect costs.

Agency/department/major function	Indirect cost rate	Type of Direct Cost Base
	%	
	%	
	%	

Instructions for the Recipient:

The Recipient must mark the one (and only one) checkbox above that best reflects how the Recipient's indirect costs will be calculated and charged under the grant. Do not include indirect cost rate information for subrecipients.

The table following the third box must be completed only if that box is checked. When listing a rate in the table, enter both the percentage amount (e.g., 10%) and the type of direct cost base to be used. For example, if the direct cost base used for calculating indirect costs is Modified Total Direct Costs, then enter "MTDC" in the "Type of Direct Cost Base" column.

If using the Simplified Allocation Method for indirect costs, enter the applicable indirect cost rate and type of direct cost base in the first row of the table.

If using the Multiple Allocation Base Method, enter each major function of the organization for which a rate was developed and will be used under the grant, the indirect cost rate applicable to that major function, and the type of direct cost base to which the rate will be applied.

If the Recipient is a government and more than one agency or department will carry out activities under the grant, enter each agency or department that will carry out activities under the grant, the indirect cost rate(s) for that agency or department, and the type of direct cost base to which each rate will be applied.

To learn more about the indirect cost requirements, see 2 C.F.R. part 200, subpart E and Appendix VII to Part 200 (for state and local governments).

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
FEDERAL AWARD AGREEMENT

A. General Federal Award Information

1. Recipient name (must match Unique Entity Identifier name) and address: Alexandria 915 3RD ST ALEXANDRIA, LA 71301-8342	12. Assistance listing number and title: • 14.218, Community Development Block Grant Program for Entitlement Communities • 14.225, Community Development Block Grant Program for Insular Areas • 14.228, Community Development Block Grant Program for States and Non-Entitlement Grants in Hawaii
2. Recipient's Unique Entity Identifier: NKLGHTN3TS34	13. Amount of federal funds obligated by this action: \$489,682.00
3. Tax identification number: 726000014	14. Total amount of federal funds obligated: \$489,682.00
4. Federal Award Identification Number (FAIN): B25MC220001	15. Total approved cost sharing (if applicable): N/A
5. Instrument type: Grant ☒ Cooperative agreement ☐ Loan Guarantee ☐	16. Total federal award amount, including approved cost sharing: \$489,682.00
6. Period of performance start and end date: 10/1/2024 - See Addendum 2	17. Budget approved by HUD:
7. Budget period start and end date: 10/1/2024 - See Addendum 2	18. Fiscal year: 2025
8. Initial Agreement ☒ Amendment ☐ #	19. Statutory authority: 42 U.S.C. 5301 et seq.
9. Indirect cost rate (per § 200.414): Recipients must complete Addendum 3: Indirect Cost Rate Schedule	20. Applicable appropriations act(s): Public Law 119-4
10. Is this award for research and development (per 2 C.F.R. § 200.1)? Yes ☐ No ☒	21. Notice/notice of funding opportunity this award is made under (if applicable): N/A
11. Awarding official name and contact information: Mayor Jacques Roy PO Box 71, Alexandria, LA 71303	22. Program regulations (if applicable): 24 C.F.R. Part 570
23. Federal award description: The CDBG program provides funding to eligible grantees for the development of viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income. • Addendum 1. Policy Requirements • Addendum 2. Program-Specific Requirements • Addendum 3. Indirect Cost Rate Schedule	

Authority and Agreement. This agreement between the U.S. Department of Housing and Urban Development (HUD) and the Recipient is made pursuant to the statutory authority above (box 19) and is subject to the applicable appropriations act(s) (box 20). This agreement incorporates by reference the Community Development Block Grant program statute 42 U.S.C. 5301 et seq., the program regulations at 24 C.F.R. § 570 (as now in effect and as may be

U.S. Department of Housing and Urban Development — Federal Award Agreement

amended from time to time), Recipient's consolidated plan/action plan, the relevant funding notice (box 21), any attached Specific Terms and Conditions, and the attached addenda (box 23).

B. Terms and Conditions

1. *General terms and requirements.* The Recipient must comply with all applicable federal laws, regulations, and requirements, unless otherwise provided through HUD's formal waiver authorities. This agreement, including any attachments and addenda, may only be amended in writing executed by parties to this agreement and any addenda.
2. *Administrative requirements.* The Recipient must comply with the following requirement(s) if checked below:
 - ☐ The administrative requirements in the HUD General Administrative, National, and Departmental Policy Requirements and Terms for HUD's Financial Assistance Programs 2025, as indicated in the relevant NOFO, apply to this agreement.
 - ☒ The grantee shall comply with requirements established by the Office of Management and Budget (OMB) concerning the Unique Entity Identifier (UEI); the System for Award Management (SAM.gov.); the Federal Funding Accountability and Transparency Act as provided in 2 C.F.R. part 25, Universal Identifier and General Contractor Registration; and 2 C.F.R. part 170, Reporting Subaward and Executive Compensation Information.
3. *Applicability of 2 C.F.R. part 200.*
 - ☒ The Recipient must comply with the applicable requirements at 2 C.F.R. part 200, as may be amended from time to time. If any previous or future amendments to 2 C.F.R. part 200 replace or renumber any part 200 section cited in HUD's regulations in Title 24 of the Code of Federal Regulations, the amended part 200 requirements will govern award activities carried out after the amendments' effective date.
 - ☐ The Recipient must comply with the applicable requirements at 2 C.F.R. part 200. If any previous amendments to 2 C.F.R. part 200 replace or renumber any part 200 section cited in HUD's regulations in Title 24 of the Code of Federal Regulations, the amended part 200 requirements will govern award activities carried out after the amendments' effective date.
4. *Future budget periods.* If the period of performance spans multiple budget periods, subsequent budget periods are subject to the availability of funds, program authority, satisfactory performance, and compliance with the terms and conditions of the Federal award.
5. *Indirect Cost Rate.* If the Recipient intends to use a negotiated or de minimis rate for indirect costs, the Recipient must submit an Indirect Cost Rate form to HUD, either with its application using HUD-426 (competitive grants) or with this agreement using "Addendum #3 "Indirect Cost Rate Schedule" (formula and congressional grants). The submitted form/addendum will be incorporated into and made part of this agreement, provided that the rate information is consistent with the applicable requirements under 2 C.F.R. § 200.414. If there is any change in the Recipient's indirect cost rate, it must immediately notify HUD and execute an amendment to this agreement to reflect the change if necessary.
6. *Recipient integrity and performance matters.* If the Federal share of this award is more than \$500,000 over the period of performance (box 6), the terms and conditions in 2 C.F.R. part 200 Appendix XII apply to this agreement.
7. *Recordkeeping and Access to Records.* The Recipient hereby agrees to maintain complete and accurate books of account for this award and award activities in such a manner as to permit the preparation of statements and reports in accordance with HUD requirements, and to permit timely and effective audit. The Recipient agrees to furnish HUD such financial and project reports, records, statements, subrecipient data, and documents at such times, in such form, and accompanied by such reporting data as required by HUD. HUD and its duly authorized representative shall have full and free access to all Recipient offices and facilities, and to all books, documents, and records of the Recipient relevant to the administration, receipt, and use of this award and award activities, including the right to audit and make copies. The Recipient agrees to maintain records that identify the source and application of funds, including relevant subrecipient data, in

U.S. Department of Housing and Urban Development — Federal Award Agreement

such a manner as to allow HUD to determine that all funds are and have been expended in accordance with program requirements and in a manner consistent with applicable law.

Further, the Recipient hereby acknowledges that HUD is in the process of implementing new grants management and reporting tools, which will be made available for the Recipient's use in the future. The Recipient agrees to report on grant performance and financial activities (including vendor and cash disbursement supporting details for the Recipient and its subrecipients) using these new tools when they are released. HUD will work with the Recipient to support the Recipient's transition to this new reporting environment. Once implemented, timely reporting in this new environment will be mandatory. HUD reserves the right to exercise all of its available rights and remedies for any noncompliance with these grants management and financial reporting requirements, to include, without limitation, requiring 100% review, suspension of disbursements, and all other legally available remedies, to the furthest extent permitted by law, as amended.

8. *Noncompliance.* If the Recipient fails to comply with the provisions of this agreement, HUD may take one or more of the actions provided in program statutes, regulations or 2 C.F.R. § 200.339, as applicable. Nothing in this agreement shall limit any remedies otherwise available to HUD in the case of noncompliance by the Recipient. No delay or omissions by HUD in exercising any right or remedy available to it under this agreement shall impair any such right or remedy or constitute a waiver of or acquiescence in any Recipient noncompliance.
9. *Termination provisions.* Unless superseded by program statutes, regulations or NOFOs, the termination provisions in 2 C.F.R. § 200.340 apply.
10. *Build America, Buy America.* The Recipient must comply with the requirements of the Build America, Buy America (BABA) Act, 41 U.S.C. § 8301 note, and all applicable rules and notices, as may be amended, if applicable. Pursuant to HUD's Notice, "Public Interest Phased Implementation Waiver for FY 2022 and 2023 of Build America, Buy America Provisions as Applied to Recipients of HUD Federal Financial Assistance" (88 Fed. Reg. 17001), BABA requirements apply to any infrastructure projects HUD has obligated funds for after the effective dates, unless excepted by a waiver.
11. *Waste, Fraud, Abuse, and Whistleblower Protections.* Any person who becomes aware of the existence or apparent existence of fraud, waste, or abuse of any HUD award must report such incidents to both the HUD official responsible for the award and to HUD's Office of Inspector General (OIG). Allegations of fraud, waste, and abuse related to HUD programs can be reported to the HUD OIG hotline via phone at 1-800-347-3735 or online hotline form. The Recipient must comply with 41 U.S.C. § 4712, which includes informing employees in writing of their rights and remedies, in the predominant native language of the workforce. Under 41 U.S.C. § 4712, employees of a government contractor, subcontractor, recipient, and subrecipient—as well as a personal services contractor—who make a protected disclosure about a Federal award or contract cannot be discharged, demoted, or otherwise discriminated against if they reasonably believe the information they disclose is evidence of (1) gross mismanagement of a Federal contract or award; (2) waste of Federal funds; (3) abuse of authority relating to a Federal contract or award; (4) substantial and specific danger to public health and safety; or (5) violations of law, rule, or regulation related to a Federal contract or award.
12. *Third-Party Claims.* Nothing in this agreement shall be construed as creating or justifying any claim against the federal government or the Recipient by any third party.
13. *Rule of Construction and No Construction Against Drafter.* Notwithstanding anything contained in this agreement, the terms and conditions hereof are to be construed to have full and expansive effect in both interpretation and application, and the parties agree that the principle of interpretation that holds that ambiguities in terms or conditions are construed against the drafter shall not apply in interpreting this agreement.

C. Federal Award Performance Goals

The Recipient must meet any applicable performance goals, indicators, targets, and baseline data as required by applicable program requirements.

U.S. Department of Housing and Urban Development — Federal Award Agreement

D. Specific Terms and Conditions Not applicable ☒ Attached ☐

For the U.S. Department of HUD (name and title of authorized official) Marlet N. Cox, Acting Director	Signature	Date
For the Recipient (name and title of authorized official) Jacques M. Roy, Mayor	Signature	Date

ADDENDUM 1. POLICY REQUIREMENTS

If applicable:

1. The Recipient shall not use grant funds to promote "gender ideology," as defined in Executive Order (E.O.) 14168, Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government;
2. The Recipient agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code;
3. The Recipient certifies that it does not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964;
4. The Recipient shall not use any grant funds to fund or promote elective abortions, as required by E.O. 14182, Enforcing the Hyde Amendment; and that,
5. Notwithstanding anything in the NOFO or Application, this Grant shall not be governed by Executive Orders revoked by E.O. 14154, including E.O. 14008, or NOFO requirements implementing Executive Orders that have been revoked.
6. The Recipient must administer its grant in accordance with all applicable immigration restrictions and requirements, including the eligibility and verification requirements that apply under title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amended (8 U.S.C. 1601-1646) (PRWORA) and any applicable requirements that HUD, the Attorney General, or the U.S. Citizenship and Immigration Services may establish from time to time to comply with PRWORA, Executive Order 14218, or other Executive Orders or immigration laws.
7. No state or unit of general local government that receives funding under this grant may use that funding in a manner that by design or effect facilitates the subsidization or promotion of illegal immigration or shields illegal aliens from deportation, including by maintaining policies or practices that materially impede enforcement of federal immigration statutes and regulations.
8. The Recipient must use SAVE, or an equivalent verification system approved by the Federal government, to prevent any Federal public benefit from being provided to an ineligible alien who entered the United States illegally or is otherwise unlawfully present in the United States.
9. Faith-based organizations may be subrecipients for funds on the same basis as any other organization. Recipients may not, in the selection of subrecipients, discriminate against an organization based on the organization's religious character, affiliation, or exercise.

ADDENDUM 2. PROGRAM-SPECIFIC REQUIREMENTS

Assistance Listing 14.218, Community Development Block Grant Program for Entitlement Communities

Assistance Listing 14.225, Community Development Block Grant Program for Insular Areas

Assistance Listing 14.228, Community Development Block Grant Program for States and Non-Entitlement Grants in Hawaii

1. *Environmental Review.* The Recipient agrees to assume all the responsibilities for environmental review, decision making, and actions, as specified and required in regulations issued by the Secretary pursuant to section 104(g) of title I of the Housing and Community Development Act of 1974 and published in 24 C.F.R. part 58; except that if the Recipient is a state, the Recipient must require the unit of general local government to assume that responsibility and must comply with the state's responsibilities under 24 C.F.R. 58.4.
2. *Public Use.* The Recipient shall ensure that no CDBG funds are used to support any Federal, State, or local projects that seek to use the power of eminent domain, unless eminent domain is employed only for public use. For the purposes of this requirement, public use shall not be construed to include economic development that primarily benefits private entities. Any use of funds for mass transit, railroad, airport, seaport, or highway projects as well as utility projects that benefit or serve the general public (including energy-, communication-, water-, and wastewater-related infrastructure), other structures designated for use by the general public or which have other common-carrier or public-utility functions that serve the general public and are subject to regulation and oversight by the government, and projects for the removal of an immediate threat to public health and safety or brownfield as defined in the Small Business Liability Relief and Brownfields Revitalization Act (Pub. Law No. 107-118) shall be considered a public use for purposes of eminent domain.
3. *Prohibition on Selling, Trading, and Transferring Funds.* The Recipient or unit of general local government that directly or indirectly receives CDBG funds may not sell, trade, or otherwise transfer all or any such portion of such funds to another such entity in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under title I of the Housing and Community Development Act of 1974.
4. *Construction of Water and Sewer Facilities.* Notwithstanding any other provision of this agreement, the Recipient may not obligate or expend award funds to plan or construct water or sewer facilities, including any new or revised activities, until after 1) it completes the review procedures required under Executive Order 12372, Intergovernmental Review of Federal Programs, and 24 C.F.R. part 52 and 2) HUD provides written notice of the release of funds.
5. *Funds for For-Profit Entities.* Under 42 U.S.C. § 5305(a)(17), CDBG funds may not be provided to a for-profit entity unless such activity or project has been evaluated and selected in accordance with Appendix A to 24 C.F.R. § 570, *Guidelines and Objectives for Evaluating Project Costs and Financial Requirements*.
6. *Violence Against Women Act.* The Recipient will comply with the right to report crime and emergencies protections at 34 U.S.C. § 12495 of the Violence Against Women Act.

U.S. Department of Housing and Urban Development — Federal Award Agreement

7. Funding Information and Period of Performance and Budget Period End Dates

<u>Source of Funds</u>	<u>Amount</u>	<u>Period of Performance End Date</u>	<u>Budget Period End Date</u>
2025	\$489,682.00	9/30/2033	9/30/2033

ADDENDUM 3. INDIRECT COST RATE SCHEDULE

As the duly authorized representative of the Recipient, I certify that the Recipient:

- ☒ Will not use an indirect cost rate to calculate and charge indirect costs under the grant.
- ☐ Will calculate and charge indirect costs under the grant by applying a *de minimis* rate as provided by 2 C.F.R. § 200.414(f), as may be amended from time to time.
- ☐ Will calculate and charge indirect costs under the grant using the indirect cost rate(s) listed below, and each rate listed is included in an indirect cost rate proposal developed in accordance with the applicable appendix to 2 C.F.R. part 200 and, *if required*, was approved by the cognizant agency for indirect costs.

Agency/department/major function	Indirect cost rate	Type of Direct Cost Base
	%	
	%	
	%	

Instructions for the Recipient:

The Recipient must mark the one (and only one) checkbox above that best reflects how the Recipient's indirect costs will be calculated and charged under the grant. Do not include indirect cost rate information for subrecipients.

The table following the third box must be completed only if that box is checked. When listing a rate in the table, enter both the percentage amount (e.g., 10%) and the type of direct cost base to be used. For example, if the direct cost base used for calculating indirect costs is Modified Total Direct Costs, then enter "MTDC" in the "Type of Direct Cost Base" column.

If using the Simplified Allocation Method for indirect costs, enter the applicable indirect cost rate and type of direct cost base in the first row of the table.

If using the Multiple Allocation Base Method, enter each major function of the organization for which a rate was developed and will be used under the grant, the indirect cost rate applicable to that major function, and the type of direct cost base to which the rate will be applied.

If the Recipient is a government and more than one agency or department will carry out activities under the grant, enter each agency or department that will carry out activities under the grant, the indirect cost rate(s) for that agency or department, and the type of direct cost base to which each rate will be applied.

To learn more about the indirect cost requirements, see 2 C.F.R. part 200, subpart E and Appendix VII to Part 200 (for state and local governments).

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AGREEMENTS WITH THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT WITH RESPECT TO ANNUAL CDBG AND HOME GRANT FUNDING CONTRACTS, AMENDMENTS, AND OTHER DOCUMENTS AND MATTERS WITH RESPECT THERETO.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the mayor to enter into agreements with the U. S. Department of Housing and Urban Development with respect to annual CDBG and Home Grant Funding Contracts, amendments, and other documents.

SECTION II: BE IT FURTHER ORDAINED, etc., that this ordinance shall become effective upon signature by the Mayor; or, if not signed or vetoed by the Mayor, upon expiration of the time for ordinances to become law without signature by the Mayor.

SECTION III: BE IT FURTHER ORDAINED, etc., that if any provision or item 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 or hereby declared severable.

SECTION IV: BE IT FURTHER ORDAINED, etc., that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

THIS ORDINANCE was introduced on the 23rd day of September, 2025.

NOTICE PUBLISHED on the 26th day of September, 2025.

THIS ORDINANCE having been submitted in writing, introduced and published, was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS:

NAYS:

ABSENT:

AND THE ORDINANCE was declared adopted on this the ____ day of September, 2025 and final publication was made in the Alexandria Daily Town Talk on the ____ day of September, 2025.

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

- 16) To consider final adoption of an ordinance authorizing the mayor accept the lowest proposal received from Yankee Holdings dba Yankee Clipper for landscape maintenance services for I-49 Greenbelt.



AGENDA ITEM FACT SHEET

*This fact sheet is the basis for a decision by the City Council.
Please insure that the information is clear, concise and current.*

Division/Department: **FINANCE/PURCHASING**

Date: **SEPTEMBER 3, 2025**

Title: **ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOWEST PROPOSAL FOR LANDSCAPE MAINTENANCE SERVICES - I-49 GREENBELT**

Explanation of Proposal:

Additional Information Attached ☒

Ordinance authorizing the Mayor to accept the lowest proposal for Landscape Maintenance Service for I-49 Greenbelt. On Wednesday, September 3, 2025 @ 2:00 PM, two (2) proposals were received. It is our recommendation to award to Yankee Holdings dba Yankee Clipper at rates as proposed. This contract shall remain in effect for a period of twelve (12) months. Contingent upon the availability of funds, and the ability of the successful bidder to honor quoted prices, the City reserves the right to renew the existing contract for an additional twelve (12) month period. See attached bid tabulation.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 101-042400-605110

Expense Amount: N/A

Account Line Item: Maintenance-Grounds and R-O-W

Remaining Amount: N/A

Authorization:

1. Mayor

2. Chief Operating Officer

3. City Attorney

4. Finance Director

5. Division Director

6. Department Head

7. Purchasing Agent

Council Staff

Form

☐

Review:

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

RECEIVED

SEP 3 2025

CITY

Using Department: Urban Forester

Description of Service/Unit of Issue	Vendor #1 Yankee Holdings dba Yankee Clipper	Vendor #2 US LAWN OF ALEXANDRIA
BASE YEAR: October 2025 - October 2026		
Landscape Maintenance Service per month:	\$10,270.00	\$276,816.71
RENEWAL YEAR: October 2026 -October 2027		
Landscape Maintenance Service per month:	\$11,540.00	\$276,816.71
		VENDOR QUOTED
		YEARLY RATE RATHER THAN MONTHLY RATE
		\$23,068.06/ MONTHLY
Copy of Licenses attached?	Yes	Yes
Insurance Certificate attached?	Yes	Yes

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR ACCEPT THE LOWEST PROPOSAL RECEIVED FROM YANKEE HOLDINGS, DBA YANKEE CLIPPER FOR LANDSCAPE MAINTENANCE SERVICES FOR I-49 GREENBELT AND OTHER MATTERS WITH RESPECT THERETO.

WHEREAS, Wednesday, September 3, 2025 at 2:00 PM, two proposals were received for landscape maintenance services for the I-49 Greenbelt; and,

WHEREAS, award is to be made to the lowest, most responsive, responsible proposer; and,

WHEREAS, the Administration recommendation to award to Yankee Holdings dba Yankee Clipper at rates as proposed, now therefore

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the mayor to accept the lowest proposal received from Yankee Holdings dba Yankee Clipper for landscape maintenance services.

SECTION II: BE IT FURTHER ORDAINED, etc. that the Mayor of the City of Alexandria be authorized to pay said low bidder from the 2025/2026 budget and to each and every other act or deed needed or necessary to consummate said transaction.

SECTION III: BE IT FURTHER ORDAINED, etc. this contract shall remain in effect for a period of twelve (12) months. Contingent upon the availability of funds, and the ability of the successful bidder to honor quoted prices, the City reserves the right to renew the existing contract for an additional twelve (12) month period.

SECTION IV: BE IT FURTHER ORDAINED, etc., that this ordinance shall become effective upon signature by the Mayor; or, if not signed or vetoed by the Mayor, upon expiration of the time for ordinances to become law without signature by the Mayor.

SECTION V: BE IT FURTHER ORDAINED, etc., that if any provision or item 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 or hereby declared severable.

SECTION VI: BE IT FURTHER ORDAINED, etc., that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

THIS ORDINANCE was introduced on the 23rd day of September, 2025.

NOTICE PUBLISHED on the 26th day of September, 2025.

THIS ORDINANCE having been submitted in writing, introduced and published, was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS:

NAYS:

ABSENT:

AND THE ORDINANCE was declared adopted on this the ____ day of September, 2025 and final publication was made in the Alexandria Daily Town Talk on the ____ day of September, 2025.

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

- 17) To consider final adoption of an ordinance authorizing the mayor to accept the lowest proposal received from Ted Finn LLC for landscape maintenance services for Martin Park.



AGENDA ITEM FACT SHEET

*This fact sheet is the basis for a decision by the City Council.
Please insure that the information is clear, concise and current.*

Division/Department: **FINANCE/PURCHASING**

Date: **SEPTEMBER 3, 2025**

Title: **ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOWEST PROPOSAL FOR LANDSCAPE MAINTENANCE SERVICES - MARTIN PARK**

Explanation of Proposal:

Additional Information Attached ☒

Ordinance authorizing the Mayor to accept the lowest proposal for Landscape Maintenance Service for Martin Park. On Wednesday, September 3, 2025 @ 2:00 PM, three (3) proposals were received. It is our recommendation to award to Ted Finn LLC at rates as proposed. This contract shall remain in effect for a period of twelve (12) months. Contingent upon the availability of funds, and the ability of the successful bidder to honor quoted prices, the City reserves the right to renew the existing contract for an additional twelve (12) month period. See attached bid tabulation.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 101-042400-605110

Expense Amount: N/A

Account Line Item: Maintenance-Grounds and R-O-W

Remaining Amount: N/A

Authorization:

1. Mayor

2. Chief Operating Officer

3. City Attorney

4. Finance Director

5. Division Director

6. Department Head

7. Purchasing Agent

Council Staff

Form

☐

Review:

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

RECEIVED

SEP 16 2025

CITY COUNCIL

RFQ NUMBER AND NAME - #1937P LANDSCAPE MAINTENANCE SERVICE - MARTIN PARK

MANDATORY PRE-BID CONFERENCE - N/A

RFQ OPENING DATE - Wednesday, September 3, 2025 @ 2:00PM

Using Department: Urban Forester

Description of Service/Unit of Issue	Vendor #1	Vendor #2	Vendor #3
	TAYLORSCAPES	Ted Finn LLC	US LAWN OF ALEXANDRIA
BASE YEAR: October 2025 - October 2026			
Landscape Maintenance Service per month:	\$1,596.42	\$1,500.00	\$44,074.84
RENEWAL YEAR: October 2026 - October 2027			
Landscape Maintenance Service per month:	\$1,598.42	\$1,500.00	\$44,074.84
			VENDOR QUOTED
			YEARLY RATE RATHER
			THAN MONTHLY RATE
			\$3,672.90/ MONTHLY
Copy of Licenses attached?	Yes	Yes	Yes
Insurance Certificate attached?	Yes	Yes	Yes

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOWEST PROPOSAL RECEIVED FROM TED FINN LLC FOR LANDSCAPE MAINTENANCE SERVICES FOR MARTIN PARK AND OTHER MATTERS WITH RESPECT THERETO.

WHEREAS, Wednesday, September 3, 2025 at 2:00 PM, three proposals were received for landscape maintenance services for the Martin Park; and,

WHEREAS, award is to be made to the lowest, most responsive, responsible proposer; and,

WHEREAS, the Administration recommendation to award to Ted Finn LLC, at rates as proposed, now therefore

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the mayor to accept the lowest proposal received from Ted Finn LLC, for landscape maintenance services.

SECTION II: BE IT FURTHER ORDAINED, etc. that the Mayor of the City of Alexandria be authorized to pay said low bidder from the 2025/2026 budget and to each and every other act or deed needed or necessary to consummate said transaction.

SECTION III: BE IT FURTHER ORDAINED, etc. this contract shall remain in effect for a period of twelve (12) months. Contingent upon the availability of funds, and the ability of the successful bidder to honor quoted prices, the City reserves the right to renew the existing contract for an additional twelve (12) month period.

SECTION IV: BE IT FURTHER ORDAINED, etc., that this ordinance shall become effective upon signature by the Mayor; or, if not signed or vetoed

by the Mayor, upon expiration of the time for ordinances to become law without signature by the Mayor.

SECTION V: BE IT FURTHER ORDAINED, etc., that if any provision or item 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 or hereby declared severable.

SECTION VI: BE IT FURTHER ORDAINED, etc., that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

THIS ORDINANCE was introduced on the 23rd day of September, 2025.

NOTICE PUBLISHED on the 26th day of September, 2025.

THIS ORDINANCE having been submitted in writing, introduced and published, was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS:

NAYS:

ABSENT:

AND THE ORDINANCE was declared adopted on this the ____ day of September, 2025 and final publication was made in the Alexandria Daily Town Talk on the ____ day of September, 2025.

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

J. COMMUNITY DEVELOPMENT- PUBLIC HEARING

- 18) **RESOLUTION** to consider condemnation of structures located at 2211 N. MacArthur Drive and to declare a grave public emergency due to the condition of the structures and to provide with respect thereto.



AGENDA ITEM FACT SHEET

*This fact sheet is the basis for a decision by the City Council.
Please insure that the information is clear, concise and current.*

Division/Department: Planning Div./Community Development

Date: September 30, 2025

Title: Public Hearing - A resolution to consider condemnation of structures located at 2211 N. MacArthur Drive and to declare a grave public emergency due to the condition of the structures and to provide with respect thereto.

Explanation of Proposal:

Additional Information Attached ☒

Budgetary authority to be requested through a separate ordinance.

Budget:



Neutral



Within
Existing



Requires
Amendment

Account Number:

Expense Amount:

Account Line Item:

Remaining Amount:

Authorization:

1. Mayor

2. Chief Operating Officer

3. City Attorney

4. Finance Director

5. Division Director

6. Department Head

7. Purchasing Agent

Council Staff

Form



Review:

Content



Information:

Sufficient



Insufficient



Remarks:

SEP 30 2025



September 30, 2025

Jonathan D. "Jay" Goins
City Attorney
City of Alexandria Legal Division
915 Third Street
Alexandria, LA 71301

**Re: 2211 N. MacArthur Drive (Guesthouse International Hotel)
Request for Emergency Condemnation / Declaration of Grave Public Emergency**

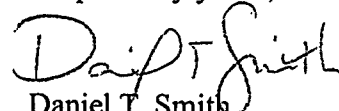
City Attorney Goins:

I have reviewed the emergency letters from the City of Alexandria City Engineer and the Alexandria Fire Department Chief of Fire Prevention, in addition to the inspection reports and photographs from the City of Alexandria Department of Community Development, relative to a fire incident that occurred at 2211 N. MacArthur Drive (Guesthouse International Hotel) in Alexandria on September 26, 2025.

I concur with their assessments that there exists a "grave public emergency where the condition of the building is such as to cause possible immediate loss or damage to person or property," as provided by La. R.S. § 33:4762(C). It is my legal recommendation that a resolution for emergency condemnation and declaration of Grave Public Emergency be presented for consideration and adoption at the forthcoming meeting of the Alexandria City Council on October 7, 2025.

Although La. R.S. § 33:4762(C) reduces the notification delays to property owners in cases where a "grave public emergency" exists, the Department of Community Development will make all reasonable efforts to make actual notice to all potential property owners, and to attach notice in a conspicuous place on the exterior of the premises. Counsel of record will also be notified by email.

Respectfully yours,


Daniel T. Smith
Deputy City Attorney

Enclosures

Jacques M. Roy
Mayor



Daniel T. Smith
Deputy City Attorney
P.O. Box 71 · Alexandria, LA 71309-0071
T:(318) 449-5049 · F:(318) 449-5019
Email: daniel.smith@cityofalex.com



September 30, 2025

Mr. Daniel Smith
Assistant City Attorney
City of Alexandria
913 Third Street
Alexandria, LA 71301

RE: Need for Emergency Condemnation
2211 North MacArthur Drive (Guesthouse Inn)
Alexandria, LA 71301

Daniel,

In light of the structure fire at the subject matter address last Friday, September 26, 2025, it is my assessment that the remaining structure poses a hazard to the public. With such damage, the structural system of the building has been significantly compromised and is subject to additional failure and completely beyond salvage in any matter or form. Given the site conditions, it is my opinion that it poses a potential to cause possible immediate loss or damage to person and/or property.

I would ask that you please bring this matter to the council's attention at your earliest convenience and seek an immediate condemnation so that the proper procedures may be taken to eliminate these risks as soon as practical.

If there's anything you think this office can do to aid in this process, please do not hesitate to ask.

Respectfully,

Michael J. Wilkinson, P.E.
City Engineer
City of Alexandria

Cc: Files

Jacques M. Roy
Mayor



City of Alexandria Engineering
625 Murray Street, Suite 5
Alexandria, Louisiana 71301
Tel (318) 473-1170 ~ Fax (318) 619-3571



EMERGENCY DECLARATION OF CONDEMNATION

Date: September 29, 2025

To Whom It May Concern:

Pursuant to the authority vested in this office, an emergency declaration of condemnation is hereby issued for the property located at:

**2211 North MacArthur Drive
Alexandria, Louisiana 71301**

The property, identified as a hotel structure (Guest House International Inn and Suites), has been severely damaged by fire. Upon inspection, it has been determined that the condition of the building is hazardous and poses an imminent threat to the safety, health, and welfare of the public. The structural integrity of the premises has been compromised, and the building is in such condition as to cause possible immediate loss or damage to persons or property.

Therefore, effective immediately, the structure is declared **condemned and unsafe for occupancy or entry**. All access to the building is strictly prohibited until further notice and remedial action is taken in accordance with applicable laws, codes, and regulations.

This declaration shall remain in effect until the property is either repaired to the satisfaction of the proper authorities or lawfully demolished.

Respectfully,

Reginald Hebert
Chief of Fire Prevention

Jacques M. Roy
Mayor



Fire Prevention Bureau
Reggie Hebert, Chief
Alexandria Fire Department
1000 Bolton Avenue
Alexandria, Louisiana 71301-6829
Tel (318) 441-6607 · Fax (318) 441-6605

Public Hearing for Condemnation

Community Development

Exhibit A

[illegible]

ADDRESS #:	2211 N MacArthur Drive, Bldg 1-front main, LA 71303
VIOLATIONS OF:	INTERNATIONAL PROPERTY MAINTENANCE CODE &/or MUNICODE

1	IPMC 111.1.5.7	The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
2	IPMC 301.3	Vacant structures and land. Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
3	IPMC 302.3	Sidewalks and driveways. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
4	IPMC 302.4	Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses and vegetation.
5	IPMC 308.2, & 308.3	Rubbish and Garbage. Exterior property and premises, and interior of structure, shall be free from any accumulation of rubbish and/or garbage. Timely disposal shall be in leakproof containers with tight fitting covers in a clean and sanitary manner. Rubbish is defined as: combustible and/or noncombustible waste materials, tree branches, yard trimmings, cans, metals, concrete, glass or other similar materials. Discarded appliances, such as refrigerators, shall not be discarded or abandoned on premise without first removing doors to prevent entrapment.
6	IPMC 302.5 & 309.1	Rodent harborage. Structures and exterior property shall be kept free from rodent harborage and infestation. When insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.
7	IPMC 302.7	Accessory structures. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. This may include needed repair/replace of: structural members; anchored structural components; veneer joints for weather resistant or water tight building envelope components; foundation; roof components; exterior veneer, trim and wall facings overhang extensions or projections on awnings, canopies, signs, etc; exterior stairs, decks, porches and balconies.
8	IPMC 302.9	Defacement of property. A person shall not willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.
9	IPMC 304.19	Gates. Exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates.
10	IPMC 113.1, & 111.1.5.8	Recommendation. The City's Code Official shall order the owner of any premises upon which is located any deteriorated or dilapidated structure that has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure <i>within 30 calendar days of notice. A CDA Demo Permit prior to the start of demolition work is required.</i> Structure is a risk of fire, collapse and/or threat to life and and safety.

11	IPMC 304.2	Protective treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
12	IPMC 304.3	Premises identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches in height with a minimum stroke width of 0.5 inch.
13	IPMC 304.6	Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weather proof and properly surface coated where required to prevent deterioration. This may include structural members, anchorage, water tight building envelope & veneers.
14	IPMC 304.7	Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drain age shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. This may include structural members, anchorage & water tight building envelope.
15	IPMC 304.4	Structural members. Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. This may include structural members & anchorage.
16	IPMC 304.8	Decorative features. Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. This may include anchorage.
17	IPMC 304.10	Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. This may include structural members, anchorage, roofing & flooring components.
18	IPMC 304.12	Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
19	IPMC 304.13	Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. Glazing. Glazing materials shall be maintained free from cracks and holes.
20	IPMC 304.14	Insect screens. Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
21	IPMC 306	Component Serviceability. The components of a structure and equipment shall be maintained in good repair, structurally sound and in a sanitary condition. This shall include: soils, concrete, aluminum, masonry, steel and wood parts of the structure.

22	IPMC 703.1	Fire rated assemblies. Required fire resistance rating of fire-resistance rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained at required locations.
23	IPMC 304.18 & A101	Building Security. Exterior doors, windows and openings shall be provided with devices designed to provide security to the interior and deter access from exterior. Property may need to be boarded in accordance with IPMC Appendix A-1.
24		No Interior Access. Inspection of the interior of the structure was not performed, however, it is likely to need major interior work (structural, electrical, plumbing, mechanical and carpentry) prior to occupancy. Recommend licensed Contractor evaluation and a Building Consultation from Construction Development at 318-473-1376.
25	IPMC 303.1	Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.
26	IPMC 303.2	Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches in depth shall be completely surrounded by a fence or barrier not less than 48 inches in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches from the gatepost. An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Community Development Department

Properties for consideration of condemnation and demolition:

EXHIBIT B



Address: 2211 N MacArthur Drive, Alexandria, LA: Bldg 1- front main
MPN #: CD-14240



Address: 2211 N MacArthur Drive, Alexandria, LA: Bldg 1- front main
MPN #: CD-14240



Date Original Complaint was filed: 9/21/2022



Date Original Complaint was filed: 9/21/2022

ADDRESS #:	2211 N MacArthur Drive, Bldg 2-left 2 story hotel rooms
VIOLATIONS OF:	INTERNATIONAL PROPERTY MAINTENANCE CODE &/or MUNICODE

1	IPMC 111.1.5.7	The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
2	IPMC 301.3	Vacant structures and land. Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
3	IPMC 302.3	Sidewalks and driveways. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
4	IPMC 302.4	Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses and vegetation.
5	IPMC 308.2, & 308.3	Rubbish and Garbage. Exterior property and premises, and interior of structure, shall be free from any accumulation of rubbish and/or garbage. Timely disposal shall be in leakproof containers with tight fitting covers in a clean and sanitary manner. Rubbish is defined as: combustible and/or noncombustible waste materials, tree branches, yard trimmings, cans, metals, concrete, glass or other similar materials. Discarded appliances, such as refrigerators, shall not be discarded or abandoned on premise without first removing doors to prevent entrapment.
6	IPMC 302.5 & 309.1	Rodent harborage. Structures and exterior property shall be kept free from rodent harborage and infestation. When insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.
7	IPMC 302.7	Accessory structures. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. This may include needed repair/replace of: structural members; anchored structural components; veneer joints for weather resistant or water tight building envelope components; foundation; roof components; exterior veneer, trim and wall facings overhang extensions or projections on awnings, canopies, signs, etc; exterior stairs, decks, porches and balconies.
8	IPMC 302.9	Defacement of property. A person shall not willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.
9	IPMC 304.19	Gates. Exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates.
10	IPMC 113.1, & 111.1.5.8	Recommendation. The City's Code Official shall order the owner of any premises upon which is located any deteriorated or dilapidated structure that has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure <i>within 30 calendar days of notice. A CDA Demo Permit prior to the start of demolition work is required.</i> Structure is a risk of fire, collapse and/or threat to life and and safety.

11	IPMC 304.2	Protective treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
12	IPMC 304.3	Premises identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches in height with a minimum stroke width of 0.5 inch.
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18	IPMC 304.12	Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
19	IPMC 304.13	Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. Glazing. Glazing materials shall be maintained free from cracks and holes.
20	IPMC 304.14	Insect screens. Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
21	IPMC 306	Component Serviceability. The components of a structure and equipment shall be maintained in good repair, structurally sound and in a sanitary condition. This shall include: soils, concrete, aluminum, masonry, steel and wood parts of the structure.

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23	IPMC 304.18 & A101	Building Security. Exterior doors, windows and openings shall be provided with devices designed to provide security to the interior and deter access from exterior. Property may need to be boarded in accordance with IPMC Appendix A-1.
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Community Development Department

Properties for consideration of condemnation and demolition:

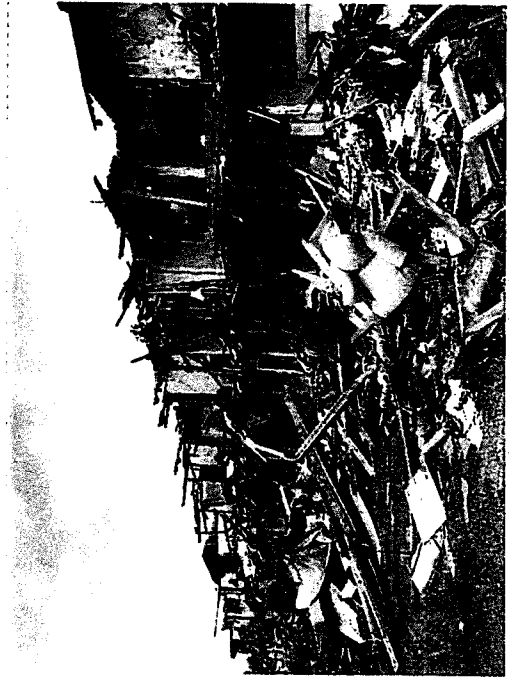
EXHIBIT B



Address: 2211 N MacArthur Drive, Alexandria, LA: Bldg 2- left 2 story hotel
MPN #: CD-14240



Date Original Complaint was filed: 9/21/2022



Address: 2211 N MacArthur Drive, Alexandria, LA: Bldg 2- left 2 story hotel
MPN #: CD-14240



Date Original Complaint was filed: 9/21/2022

ADDRESS #:	2211 N MacArthur Drive, Bldg 3-rear 1 story hotel rooms
VIOLATIONS OF:	INTERNATIONAL PROPERTY MAINTENANCE CODE &/or MUNICODE

1	IPMC 111.1.5.7	The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
2	IPMC 301.3	Vacant structures and land. Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
3	IPMC 302.3	Sidewalks and driveways. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
4	IPMC 302.4	Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses and vegetation.
5	IPMC 308.2, & 308.3	Rubbish and Garbage. Exterior property and premises, and interior of structure, shall be free from any accumulation of rubbish and/or garbage. Timely disposal shall be in leakproof containers with tight fitting covers in a clean and sanitary manner. Rubbish is defined as: combustible and/or noncombustible waste materials, tree branches, yard trimmings, cans, metals, concrete, glass or other similar materials. Discarded appliances, such as refrigerators, shall not be discarded or abandoned on premise without first removing doors to prevent entrapment.
6	IPMC 302.5 & 309.1	Rodent harborage. Structures and exterior property shall be kept free from rodent harborage and infestation. When insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.
7	IPMC 302.7	Accessory structures. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. This may include needed repair/replace of: structural members; anchored structural components; veneer joints for weather resistant or water tight building envelope components; foundation; roof components; exterior veneer, trim and wall facings overhang extensions or projections on awnings, canopies, signs, etc; exterior stairs, decks, porches and balconies.
8	IPMC 302.9	Defacement of property. A person shall not willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.
9	IPMC 304.19	Gates. Exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates.
10	IPMC 113.1, & 111.1.5.8	Recommendation. The City's Code Official shall order the owner of any premises upon which is located any deteriorated or dilapidated structure that has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure <i>within 30 calendar days of notice. A CDA Demo Permit prior to the start of demolition work is required.</i> Structure is a risk of fire, collapse and/or threat to life and and safety.

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Community Development Department

Properties for consideration of condemnation and demolition:

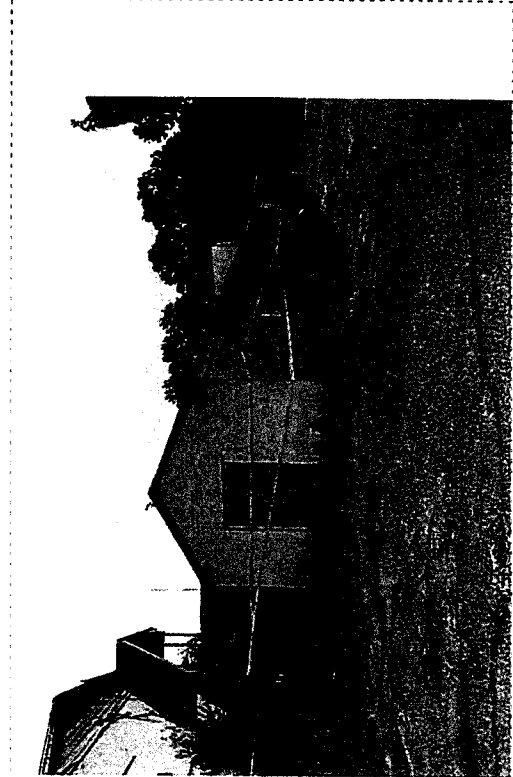
EXHIBIT B



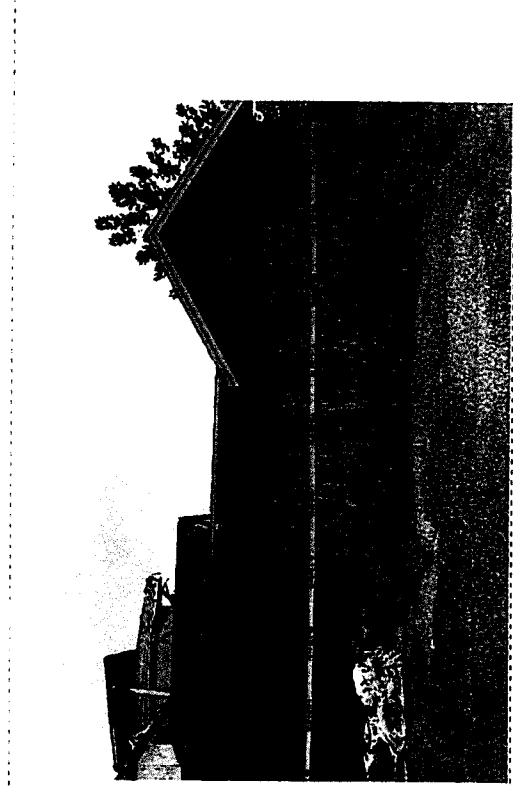
Address: 2211 N MacArthur Drive, Alexandria, LA: Bldg 3- rear 1 story hotel
MPN #: CD-14240



Date Original Complaint was filed: 9/21/2022



Address: 2211 N MacArthur Drive, Alexandria, LA: Bldg 3- rear 1 story hotel
MPN #: CD-14240



Date Original Complaint was filed: 9/21/2022

ADDRESS #:	2211 N MacArthur Drive, Bldg 4-right 2 story hotel rooms
VIOLATIONS OF:	INTERNATIONAL PROPERTY MAINTENANCE CODE &/or MUNICODE

1	IPMC 111.1.5.7	The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
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Community Development Department

Properties for consideration of condemnation and demolition:

EXHIBIT B



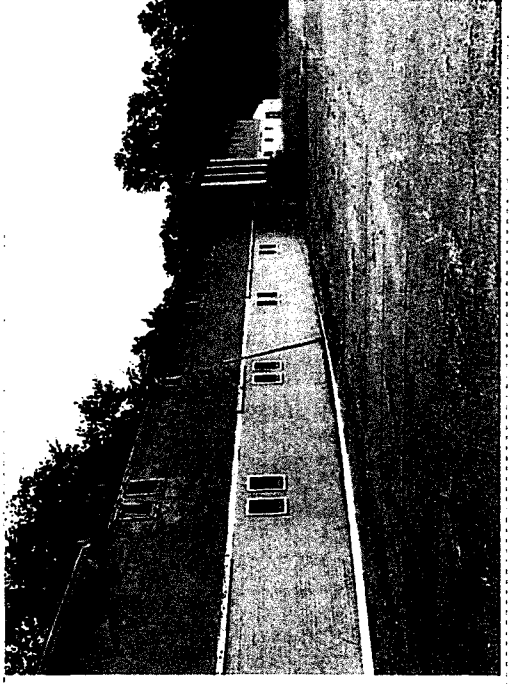
Address: 2211 N MacArthur Drive, Alexandria, LA: Bldg 4- right 2 story hotel
MPN #: CD-14240



Date Original Complaint was filed: 9/21/2022



Address: 2211 N MacArthur Drive, Alexandria, LA: Bldg 4- right 2 story hotel
MPN #: CD-14240



Date Original Complaint was filed: 9/21/2022

RESOLUTION NO.

**RESOLUTION TO CONSIDER CONDEMNATION OF STRUCTURES
LOCATED AT 2211 N. MACARTHUR DRIVE AND TO DECLARE A
GRAVE PUBLIC EMERGENCY DUE TO THE CONDITION OF THE
STRUCTURES AND TO PROVIDE WITH RESPECT THERETO.**

BE IT RESOLVED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby consider condemnation of structures located at 2211 N. MacArthur Drive and to declare a grave public emergency due to the condition of the structures.

BE IT FURTHER RESOLVED, etc., that the City Council approves the following cost as cost of maintenance, demolition and or removal, including attorney fee, applicable to the following property and ownership which cost are deemed subject a privilege and lien under R. S. 33:4766, which charges are deemed allocated to the following property and owners in the set out amount.

THIS RESOLUTION having been submitted in writing was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS:

NAYS:

ABSENT: **AND THE RESOLUTION** was declared adopted on this the 7th day of October, 2025.

/s/ Donna Jones, MMC
City Clerk

19) Adjourned

Alexandria City Council meetings and Council committee meetings are broadcast live and may be viewed live by the public on Optimum Cable Channel 4. A rebroadcast may be viewed on Optimum Cable Channel 4 and the City of Alexandria, LA website www.cityofalexandrialala.com