

ALEXANDRIA CITY COUNCIL

TUESDAY OCTOBER 21, 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 OCTOBER 7, 2025.**

F. CONSENT CALENDAR

- 1) Introduction of an ordinance authorizing the mayor to accept the low bid submitted for wire and cable.
- 2) Introduction of an ordinance to amend and reenact Article III of Chapter 2, Sections 2-46 through 2-50 of the Alexandria Code of Ordinances relative to City Council Districts; repealing Ordinance #37-2024 and reenacting City Council district boundaries and descriptions in Ordinance #153-2022 relative to redistricting and reapportioning City Council Districts one, two, three, four and five as shown on the map titled City of Alexandria council districts prepared by the office of City Engineer; to provide for effectiveness and other matters with respect thereto.
- 3) Introduction of an ordinance authorizing the mayor to accept the lowest proposal received from Hydromax USA, LLC, for valve exercising program services.
- 4) Introduction of an ordinance authorizing the mayor to enter into a cooperative endeavor agreement with the Office of State Fire Marshal's Fire and Emergency Training Academy to support fire and emergency training programs at Alexandria Fire Department facilities.

and emergency training programs at Alexandria Fire Department facilities.

- 5) Introduction of an ordinance rezoning properties located at 3415 and 3419, Nelson Street, Alexandria, Louisiana, Parish of Rapides, from B-3 (Business District) to C-1 (Limited Commercial District) to allow for the development of fast food franchise.
- 6) Introduction of an ordinance rezoning property located at 700 Belleau Wood Blvd. Alexandria, Louisiana, Parish of Rapides from C-2 (General Commercial District) to SF-3 (Single Family High Density) to allow for the development of thirteen (13) duplexes.

G. RESOLUTIONS

- 7) **RESOLUTION** authorizing advertisement for bids for electric utility right-of-way emergency services.
- 8) **RESOLUTION** authorizing advertisement for bids for petroleum products for various departments.
- 9) **RESOLUTION** authorizing advertisement for bids for a minimum of one Service Utility Body for the Motor Pool Department.
- 10) **RESOLUTION** confirming the appointment of Cynthia Baker to the Alexandria Civil Service Commission nominated by Southern University and A&M College.

H. ORDINANCES FOR FINAL ADOPTION SUBJECT TO PUBLIC HEARING

- 11) To consider final adoption of an ordinance authorizing the mayor to accept the low bid submitted for brass fittings and miscellaneous for a twelve month period.

- 12) To consider final adoption of an ordinance authorizing the mayor to renew the existing contract for janitorial services for the cleaning of the Alexandria Zoological Park.
- 13) To consider final adoption 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.
- 14) 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.
- 15) 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.

I. COMMUNITY DEVELOPMENT- PUBLIC HEARING

- 16) To hold a public hearing to consider condemnation of twenty-five (25) structures.
- 17) 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

ALEXANDRIA CITY COUNCIL

TUESDAY OCTOBER 21, 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 OCTOBER 7, 2025.**

PROCEEDINGS OF THE COUNCIL OF THE CITY OF ALEXANDRIA,
STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING HELD ON
OCTOBER 7, 2025

The Council of the City of Alexandria, Louisiana, met in a regularly scheduled meeting session in the City Council Chambers, on Tuesday, October 7, 2025 at 5:23 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, Michael Caffery, 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. Fowler.

On a motion of Mr. Fowler and seconded by Mr. Green the minutes taken from a regular Council Meeting held on September 23, 2025 were unanimously approved by the Council.

**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.

On a motion of Mr. Fowler and seconded by Mr. Villard the Council unanimously entered executive session at 5:25 p.m.

On a motion of Mr. Fowler and seconded by Mr. Larvadain the Council unanimously exited executive session at 5:45 p.m.

CONSENT CALENDAR

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

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

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

Bids were received for brass fittings and miscellaneous.

Name of Bidders

Lafayette Winwater Works

Core and Main

Central Pipe Supply, Inc.

Southern Pipe and Supply Company, Inc.

Ferguson Enterprises, LLC

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

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

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

AN ORDINANCE AUTHORIZING THE MAYOR TO RENEW THE EXISTING CONTRACT FOR JANITORIAL SERVICES FOR THE CLEANING OF THE ALEXANDRIA ZOOLOGICAL PARK AND OTHER MATTERS WITH RESPECT THERETO.

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

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.

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

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 AND OTHER MATTERS WITH RESPECT THERETO.

RESOLUTIONS

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

RESOLUTION NO. 0701-2025

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

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 7th day of October, 2025.

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

RESOLUTION NO. 0702-2025

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

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 7th day of October, 2025.

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

RESOLUTION NO. 0703-2025

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

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 resolution was thereupon declared adopted on this the 7th day of October, 2025.

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

RESOLUTION NO. 0704-2025

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

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

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

NAYS: None.

ABSENT: None.

This resolution was thereupon declared adopted on this the 7th day of October, 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 Ms. Felter.

ORDINANCE NO. 106-2025

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 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 7th day of October, 2025.

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

Upon request from the Administration and a motion of Mr. Fowler and seconded by Mr. Villard, the following item was removed from the agenda:

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.

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

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.

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. 107-2025

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.

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 7th day of October, 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. 108-2025

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.

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 7th day of October, 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. 109-2025

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.

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 7th day of October, 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. Fowler and seconded by Mr. Villard.

ORDINANCE NO. 110-2025

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.

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 7th day of October, 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. 111-2025

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.

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 7th day of October, 2025.

PUBLIC HEARING – COMMUNITY DEVELOPMENT

On a motion of Mr. Fowler and seconded by Ms. Felter the public hearing was opened at 6:05 p.m.

On a motion of Mr. Villard and seconded by Ms. Felter, the owners of the structure were given 72 hours and photographs of the property were included into the record, these actions were unanimously carried by the Council.

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

RESOLUTION NO. 0705-2025

RESOLUTION TAKING ACTION ON THE 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.

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 7th day of October, 2025.

On a motion of Mr. Fowler and seconded by Ms. Felter the public hearing was closed at 6:30 p.m.

The President adjourned the meeting at 6:30 p.m.

/S/ Cynthia Perry
President

ATTEST:

/S/ Donna P. Jones
City Clerk

F. CONSENT CALENDAR

- 1) Introduction of an ordinance authorizing the mayor to accept the low bid submitted for wire and cable.



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: **8/19/2025**

Title: **RESOLUTION AUTHORIZING PERMISSION TO ADVERTISE FOR WIRE & CABLE**

Explanation of Proposal:

Additional Information Attached ☒

Request a Resolution to advertise for Wire & Cable for use by the City of Alexandria Electric Distribution 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: 401-141720-0

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 25 2025

CITY COUNCIL

ADVERTISEMENT FOR BID

CITY OF ALEXANDRIA, LOUISIANA
PURCHASING DEPARTMENT

BID # 2534 WIRE & CABLE

Separate sealed bids for, WIRE & CABLE, 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 21, 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 Andre Garsaud, City of Alexandria Purchasing Department, PO Box 71, Alexandria, LA 71309-0071; Fax 318-441-6185; email to andre.garsaud@cityofalex.com and must be received by close of business, Thursday, October 2, 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, September 12, 2025
Friday, September 19, 2025
Friday, September 26, 2025

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR WIRE AND CABLE AND OTHER MATTER 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 wire and cable.

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 21st day of October, 2025.

NOTICE PUBLISHED on the 24th 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 October, 2025 and final publication was made in the Alexandria Daily Town Talk on the ____ day of October, 2025.

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

2) Introduction of an ordinance to amend and reenact Article III of Chapter 2, Sections 2-46 through 2-50 of the Alexandria Code of Ordinances relative to City Council Districts; repealing Ordinance #37-2024 and reenacting City Council district boundaries and descriptions in Ordinance #153-2022 relative to redistricting and reapportioning City Council Districts one, two, three, four and five as shown on the map titled City of Alexandria council districts prepared by the office of City Engineer; to provide for effectiveness and other matters with respect thereto.



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

Date: October 10, 2022

AN ORDINANCE TO AMEND AND REENACT ARTICLE III OF CHAPTER 2, SECTIONS 2-46 THROUGH 2-50 OF THE ALEXANDRIA CODE OF ORDINANCES RELATIVE TO CITY COUNCIL DISTRICTS; REPEALING ORDINANCE #37-2024 AND REENACTING CITY COUNCIL DISTRICT BOUNDARIES AND DESCRIPTIONS IN ORDINANCE #153-2022 RELATIVE TO REDISTRICTING AND REAPPORTIONING CITY COUNCIL DISTRICTS ONE, TWO, THREE, FOUR AND FIVE AS SHOWN ON THE MAP TITLED CITY OF ALEXANDRIA COUNCIL DISTRICTS PREPARED BY THE OFFICE OF CITY ENGINEER; TO PROVIDE FOR EFFECTIVENESS AND OTHER MATTERS WITH RESPECT THERETO.

Explanaton:

The proposed ordinance will rescind or replace by repeal Ordinance #37-2024 and restore council district boundaries and descriptions as enacted in Ordinance #153-2022 and as shown by the demographic attachments and City Engineer map.

Budget:

☐

Neutral

Within
Existing

Requires
Amendment

Account Number:

Account Line Item:

Expense Amount:

Remaining Amount:

Authorization:

Cynthia Perry,

President Alexandria

City Council

Council District 3

Cynthia Perry

3. Finance Director

4. Division Director

5. Department Head

6. Purchasing Agent

1. Mayor

2. City Attorney

Council Staff

Form

☐

Review:

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

- 3) Introduction of an ordinance authorizing the mayor to accept the lowest proposal received from Hydromax USA, LLC, for valve exercising program Services.



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: **Utilities / Water**

Date: **October 10, 2025**

Title: **An Ordinance authorizing the Award of Bid for Valve Exercise Program Services.**

Explanation of Proposal:

Additional Information Attached ☒

Bids for RFP#1933 for Valve Exercise Program were reviewed and checked for accuracy. The low bid was received from Hydromax USA, LLC for the work to be performed with a cost of \$35,400. The bidder has performed similar work in the past. The Utilities Division is recommending the award for this proposal.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 401-605117-237502

Expense Amount: **\$0.00**

Account Line Item: **Maintenance Mains**

Remaining Amount: **\$0.00**

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:

OCT 14 2025

CITY OF ALEXANDRIA

Alexandria, LA 71309-0071
Phone (318)441-6182 Fax (318)619-3412

Using Department: Water Department

[illegible]



Wilma Kelly
Purchasing Manager

City of Alexandria
Purchasing Department
P.O. Box 71
Alexandria, Louisiana
71309-0071



Office: (318) 441-6180
Fax: (318) 619-3414

Request for Proposals will be received until
2:00 PM CDT, Wednesday, June 18, 2025 and opened
at the City of Alexandria Purchasing Department.

City of Alexandria **RFP #1920P**
Page: 1 of 10
Date RFP Prepared: May 15, 2025

Bid Bond Requirements: A bid bond or check
for N/A% of the total amount of bid.

Performance Bond Requirements: In the event bid
is accepted, a performance bond shall be required
in the amount of N/A%.

Please file quotations with the following:

Joann Swain, Senior Buyer
City of Alexandria - Purchasing
2021 Industrial Park Road
Building WH
Alexandria, LA 71303
Phone: 318-441-6182 Fax: 318-619-3412

INTRODUCTION

Qualified Valve Exercise Program Services

It is the intent of the City of Alexandria to secure pricing for the service for Valve Exercise Program Services for use by the City of Alexandria Water Department.

Complete RFP packet should be returned as issued by the City of Alexandria with ALL pages intact and all specification response columns filled in. Incomplete columns or missing pages, to include addendum pages, may result in the bidder's (proposer's) entire packet being rejected.

Questions and/or clarifications of bid specifications are to be in written form only, email to the attention of Barrett Dezendorf at barrett.dezendorf@cityofalex.com; and must be received by Thursday, June 5, 2025 before 4:00PM CST.

Proposals will be received until 2:00 PM, Wednesday, June 18, 2025, at the City of Alexandria Purchasing Department, located at 2021 Industrial Park Road, Building WH, Alexandria, LA 71303; or mailed to the attention of Joann Swain, Purchasing Department, PO Box 71, Alexandria, LA 71309-0071; or emailed to joann.swain@cityofalex.com.

CITY OF ALEXANDRIA REQUEST FOR PROPOSAL FOR:
Qualified Valve Exercise Program Service

RFP #1920P
Page 2 of 10

GENERAL CONDITIONS FOR BIDDERS - PLEASE READ CAREFULLY

1. Pursuant to LA R.S. 38:2212.1. C.(1)(2), any manufacturer's preference in this proposal is descriptive, but non-restrictive, and is used only to indicate minimum requirement for type, grade and quality unless otherwise specified.
2. Pursuant to LA R.S. 38:2212 B.(1), the provisions and requirement of this bid shall not be considered as informalities and shall not be waived by the City of Alexandria. Therefore, conditions and specifications on this bid form shall be strictly enforced and any and all alterations, deviations, and non-compliance to said conditions and specifications, either on the bid form or by separate attachment, shall be grounds for immediate disqualification.
3. Preference shall be given to bidders quoting F.O.B. Destination (the City of Alexandria using department), FREIGHT PREPAID, unless otherwise requested.
4. Each bidder shall submit his proposal on the proposal form furnished by the City of Alexandria Purchasing Department. The complete bid package must be returned as issued by the City with all pages intact and all specification response columns filled in. Incomplete columns or missing pages, to include addendum pages, shall result in the vendor's entire bid package being rejected.
5. Literature, brochures, and other related paperwork attached to the bid should be identified with the name of the bidder and bid item number.
6. In case of a mathematical discrepancy between unit price and extensions, the unit price shall prevail.
7. Pursuant to LA R.S. 38:2212 F., the bid specifications may contemplate a fixed escalation or de-escalation in accordance with the United States Bureau of Labor Statistic's Consumer Price Index or the Producer Price Index. Bids based on specifications which are subject to a recognized escalation index shall be legal and valid for any item of a public work, at the discretion of the City.
8. Pursuant to LA R.S. 38:2212.1. F., any public procurement unit may participate in a cooperative purchasing agreement with the City of Alexandria to acquire quantities of the above listed items under a contract with the City of Alexandria for items awarded by public bid, pursuant to the cooperative purchasing provisions of Part VII of Chapter 17 of Subtitle III of Title 39 of the Louisiana Revised Statutes of 1950, R.S. 39:1701 et seq.
9. The City of Alexandria reserves the right to award by item or by total bid, unless otherwise specified in the bid specifications. (Price(s) should be itemized.)
10. All erasures or corrections on the bid form must be initialed and the City of Alexandria may rely on the apparent authority represented by the initials.
11. The City of Alexandria reserves the right to reject for cause any and all bids or parts of bids, or accept bids most beneficial to the City.

CITY OF ALEXANDRIA REQUEST FOR PROPOSAL FOR:
Qualified Valve Exercise Program Service

General Conditions for Bidders - Please Read Carefully (Continued)

12. Any bid submitted which contains additions, conditional or alternate bids, or irregularities which may make the proposal incomplete, indefinite, or ambiguous as to its meaning, thus requiring clarification after the specified date and time of bid opening shall be rejected.
13. Bids shall be opened publicly in the City of Alexandria Purchasing Department.
14. Cash discounts may be accepted, but SHALL NOT be considered in making award.
15. Regarding a bid for purchase of materials, supplies or services, not to include construction of any public works, a written notice of acceptance mailed or otherwise furnished to the successful bidder shall result in a binding contract without further action by either party.
16. When any bid is accepted for the construction or doing of any public works, a written contract shall be executed by and between the City of Alexandria and the Contractor. No contract shall be binding upon the City until it has been executed by the City and delivered to the successful bidder. Should the bidder to whom the contract is awarded fail to execute the contract, the award shall then be made to the next lowest responsible bidder, or re-advertised for public bid, said decision to be in the sole judgment of the City of Alexandria. This action may result in the loss of bidding privileges for a period of one (1) year.
17. The City of Alexandria shall schedule for payment the invoices for articles or services purchased under this bid within thirty (30) days after due and proper delivery accompanied by invoice.
18. The City of Alexandria is exempt from all sales taxes. A sales tax exempt form shall be furnished by the City of Alexandria Purchasing Department, if requested.
19. Bidder(s) awarded item(s) by the City of Alexandria shall be responsible for supplying all products at the awarded price(s). Failure may result in the City's cancellation of the remaining items awarded.
20. Regarding Service Contracts and Procurement Contracts, the terms of the contract shall be binding upon any and all parties involved until goods and supplies are delivered, services have been rendered, and/or work has been completed and accepted by the Mayor on behalf of the City of Alexandria and all payments required to be made to the Contractor have been made. However, a contract may be terminated under any and all of the following conditions:
 - (a) By mutual agreement and consent of either party upon thirty (30) days written notice to the other party;
 - (b) By the Mayor, on behalf of the City of Alexandria, as a consequence of the failure of the Contractor to comply with the terms and conditions of the contract or the progress or quality of work to be performed in a satisfactory manner, proper allowance being made for circumstances beyond the control of the Contractor; or
 - (c) By satisfactory completion of all services and obligations described in the contract.

**CITY OF ALEXANDRIA REQUEST FOR PROPOSAL FOR:
Qualified Valve Exercise Program Service**

General Conditions for Bidders - Please Read Carefully (Continued)

If the contract is terminated for any of the terms and conditions authorized in sub-paragraph (b) above, Contractor shall be formally notified in writing by the City of Alexandria Purchasing Department by means of certified mail informing him of cancellation of the contract, giving specific reasons for said cancellation. Contractor shall have the right to appeal to the City Council within ten (10) days from the date that said notification is placed in the U.S. Mail. Contractor's appeal shall be accomplished by means of a letter addressed to the City Council and delivered to the City Clerk, stating that an appeal to the decision of cancellation is desired. The City Council shall thereafter hold a hearing on the appeal, giving all parties the opportunity to present any and all evidence concerning the decision of cancellation. After hearing the appeal, the city Council may, by a majority vote, sustain, modify, or reverse the findings for said decision and shall provide, if requested by Contractor, a written determination of its findings.

21. Contractors submitting bids for Public Works construction projects in excess of \$1.00 must show his Contractor's License Number on the front of the bid envelope, except for certain projects for which a Contractor's License Number is not required by the State Contractor's Licensing Board. Failure to comply with this directive shall result in automatic bid rejection, furthermore, any Contractor who submits a bid for a type of construction for which he is not properly licensed shall be acting in violation of LA R.S. 37:2163, and shall be subject to all provisions for violation and penalties thereof. Contractors who are owned by, and are submitting a bid as a subsidiary of a parent company, whose name is listed in the State of Louisiana's Roster of Licensed Contractors, may do so by including a letter of proof of ownership from the parent company with the submitted bid package. The letter must be signed as per LA R.S. 38:2212 B.(5)(a)(b)(c) (see Item #22 below).

22. All bids submitted via USPS (registered or certified), overnight courier or hand delivered, shall be signed by hand and in ink by an authorized company representative per LA R.S. 38:2212 B.(5)(a)(b)(c), which states:

(c)(i) Evidence of agency, corporate, or partnership authority shall be required for submission of a bid to the division of administration or the State of Louisiana. The authority of the signature of the person submitting the bid shall be deemed sufficient and acceptable if any of the following conditions are met:

(aa) The signature on the bid is that of any corporate officer listed on the most current annual report on file with the Secretary of State, or the signature on the bid is that of any member of a partnership or partnership in commendam listed in the most current partnership records on file with the Secretary of State.

(bb) The signature on the bid is that of an authorized representative of the corporation, partnership, or other legal entity and the bid is accompanied by a corporate resolution, certification as to the corporate principle, or other documents indicating authority which are acceptable to the public entity.

(cc) The corporation, partnership, or other legal entity has filed in the appropriate records of the Secretary of State in which the public entity is located, an affidavit, resolution, or other acknowledged or authentic document indicating the names of all parties authorized to submit bids for public contracts. Such document on file with the Secretary of State shall remain in effect and shall be binding upon the principal until specifically rescinded and canceled from the records of the office.

**CITY OF ALEXANDRIA REQUEST FOR PROPOSAL FOR:
Qualified Valve Exercise Program Service**

General Conditions for Bidders - Please Read Carefully (Continued)

23. In-State preferences shall not apply to procurements involving federal funds.
24. Pursuant to LA R.S. 38:2212 O.(2)(a)(b), any modifications of plans and specifications will be made through an addendum. No addendum shall be issued within seventy-two (72) hours of the bid opening, excluding weekends and legal holidays, without the extension of the bid opening date. An extension of at least seven (7) but no more than thirty (30) working days is required but, re-advertising is not required. The addendum shall be transmitted by any one of the following methods: (1) facsimile transmission; (2) e-mail; (3) by hand; or (4) posted on the City of Alexandria's website (www.cityofalexandria.com) and posted on Central Bidding's website (www.centrauctionhouse.com) if applicable.
25. All Federal Transit Administration (FTA) funded procurements, including operating assistance funding contracts, are to follow the Master Agreement, to include all applicable federal clauses.
- a. Any bidder that is found listed on the Federal Government's *System for Award Management* (SAM) website, at www.sam.gov/portal/sam, under the advanced search feature for *Excluded Parties List System* (EPLS), shall automatically be rejected for the award of this bid, by Category and/or in its entirety. This applies to any portion of the bid that is a procurement funded by FTA.
26. Under the City's *AFEAT (Alexandria Fairness, Equality, Accessibility, and Teamwork Program)*, participation by minority and/or disadvantaged business enterprise firms is encouraged. Inquiries about the *AFEAT* Program should be directed to the Division of Finance. As a part of its RFP response, each Bidder shall submit documentation of its bona fide effort to secure subcontractors that meet the City's *AFEAT* goals. Each bidder shall also submit proof of engagement of any subcontractor selected because of its solicitations. The Bidder's bona fide efforts and engagement(s) are a consideration in bid review and rating.

CITY OF ALEXANDRIA REQUEST FOR PROPOSAL FOR:
Qualified Valve Exercise Program Service

Alexandria Fairness, Equality, Accessibility, and Teamwork Program (AFEAT)

Dear Vendor:

Under the City's *AFEAT (Alexandria Fairness, Equality, Accessibility, and Teamwork Program)*, participation by minority and/or disadvantaged business enterprise firms is encouraged. The AFEAT Program should be inquired about through the Division of Finance. The goals for qualifying disadvantaged, minority and female owned business in the use of professional service agreements with prime contractors will help effectuate the goals of increasing: the competitive viability of small business, minority, and women business enterprise by providing contract, technical, educational, and management assistance; business ownership by small business persons, minority persons, and women (including professional service opportunities); and the procurement by the City of professional services, articles, equipment, supplies, and materials from business concerns owned by small business concerns, minority persons, and women.

Prime contractors offering subcontracting should take specific action to ensure that a bona fide effort is made to achieve maximum results towards meeting the established goals. Primes shall document efforts and shall implement steps at least as extensive as the following in a good faith effort to reach or exceed the established goals:

- A. *Establish and maintain a current list of minority and female owned businesses in Alexandria, in Rapides Parish, and in the State of Louisiana.*
- B. *Document and maintain a record of all solicitations of offers for subcontracts from minority or female construction contractor and suppliers in Alexandria, in Rapides Parish, and in the State of Louisiana.*
- C. *Secure listing of minority and women owned businesses from the City of Alexandria Purchasing Department, the Central Louisiana Business Incubator, and the State of Louisiana Department of Minority Affairs.*
- D. *Participate in associations which assist in promoting minority and women owned businesses such as the Central Louisiana Business League, the Central Louisiana Business Incubator, and the Entrepreneurial League System.*
- E. *Designate a responsible official to monitor all activity made in the effort to achieve or exceed the established goals; record contacts made, subcontracts entered into with dollar amounts, and other relevant information.*

For more information on AFEAT and the City of Alexandria's Diversity in Action Initiative, and to explore a local and statewide directory of minority businesses, please visit www.diversityinaction.org. Should you have any questions or comments, please do not hesitate to contact our Finance Department at 318-449-5091 or our Purchasing Department at 318-441-6180.

As a part of its RFP response, each Bidder shall submit documentation of its bona fide effort to secure subcontractors that meet the City's AFEAT goals. Each bidder shall also submit proof of engagement of any subcontractor selected because of its solicitations. The Bidder's bona fide efforts and engagement(s) are a consideration in bid review and rating.

Sincerely,

City of Alexandria

CITY OF ALEXANDRIA REQUEST FOR PROPOSAL FOR:
Qualified Valve Exercise Program Service

SPECIFICATIONS

SCOPE: The following specifications are to be used as minimum and maximum standards for the service of **Qualified Valve Exercise Program Services** for the City of Alexandria. All quotes must either meet or exceed the following specifications.

It is the intent of the City of Alexandria's Water Department to secure the services of qualified professionals to work with its existing staff to perform a valve exercise program within select areas of the City's water distributions system. The City has separated the areas of its distribution system for the valve exercise program into 4 quadrants. The initial phase will include completing Quadrant #1, which has an estimated 600 distribution valves. The City's Water Distribution Maps with the areas of interest highlighted will be provided to prospective bidders.

Proposers should indicate in the space provided below, under "*Proposer's Response*", the necessary information to indicate he/she is conforming with the specifications for each item as written. If Proposer is in complete compliance with each specification item as written, please write "Comply" in the space provided; if not, please indicate in this space, the necessary information. Each specification response is necessary to ensure the proper evaluation and tabulation of this RFP. If each "*Proposer's Response*" section is not filled in or completed, your proposal may be rejected.

SPECIFICATIONS

SPECIFICATIONS:

Proposer's Response:

1. The successful Bidder shall supply the manpower necessary to complete the valve investigation and maintenance services in compliance with the American Water Works Association (AWWA) M44 Distribution Valves: Selection, Installation, Field Testing, and Maintenance, latest edition.

2. The successful Bidder shall supply the manpower necessary to complete the valve investigation and maintenance services in compliance with the American Water Works Association (AWWA) M44 Distribution Valves: Selection, Installation, Field Testing, and Maintenance, latest edition.

3. The Bidders scope of services at each valve location shall include the following:
 - a. Locate existing valves utilizing City provided maps or standard locations methods.

CITY OF ALEXANDRIA REQUEST FOR PROPOSAL FOR:
Qualified Valve Exercise Program Service

SPECIFICATIONS (CONTINUED)

SPECIFICATIONS:

Proposer's Response:

- b. Record valve physical location using unique identification number, address, intersection, identifying features of location, and GPS location with centimeter accuracy. _____
 - c. Document valve access and condition (valve cap, valve stand, debris, obstructions, etc.) _____
 - d. Exercise valve and record valve exercise data (valve operable, position as found and at completion, direction to close, valve torque, size/number of turns, valve function, valve type, etc.) _____
 - e. Document if any repairs are needed. _____
 - f. Mark each valve lid with blue marking paint on exterior and white marking paint on interior. _____
 - g. All data shall be delivered to the City of Alexandria Water Department electronically in .CSV and .PDF format monthly or at the completion of the project. _____
-
- 4. The workers will be scheduled to work the same schedule as the full time Water Distribution staff.
- Monday to Friday, 7:30 a.m. to 3:30 p.m. _____
 - 5. The City will provide a location to dispose of dirt and water mix from washing out valve boxes. The City will also provide a location to fill the water tanks. _____
 - 6. The Bidder shall be solely responsible for supplying all labor, tools, and equipment necessary to complete the work. _____
 - 7. The Bidder shall be responsible for the safety and welfare of his employees and the general public. The Bidder shall ensure that safe working conditions are maintained and that safety standards are enforced. _____

CITY OF ALEXANDRIA REQUEST FOR PROPOSAL FOR:
Qualified Valve Exercise Program Service

SPECIFICATIONS (CONTINUED)

SPECIFICATIONS:

Proposer's Response:

8. The Bidder shall provide for and maintain traffic at all times during this project. He shall also conduct his operations in such a manner as to cause the least possible interference with traffic at junctions with roads, streets and driveways. The Bidder shall be responsible for providing and erecting all necessary temporary barricades, warning signs, lights, and flag men needed during construction.
9. The successful bidder shall be fully insured and otherwise indemnify the City from any loss, damage, claim, or death arising from the Bidder's use of any City owned or leased equipment.

END OF SPECIFICATIONS

CITY OF ALEXANDRIA REQUEST FOR PROPOSAL FOR:
Qualified Valve Exercise Program Service

Proposed Rates:

DESCRIPTION:	x Base Bid or "Alt.# ____ Locate and Exercise Water Distribution Valves			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION (Quantity times Unit Price)
1	600	Each		

Authorized Signature: _____

Proposer's Information:

Louisiana Contractors License Number: _____

Company Name: _____

Address: _____

City/State/Zip: _____

Telephone #: (_____) _____ Fax #: (_____) _____

Email Address: _____

Authorized Printed Name and Title: _____

Authorized Signature: _____

(Per LA R.S. 38:2212(A)(c)(i) - See General Conditions Item #22, Page 4 of these bid specifications.)

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOWEST PROPOSAL RECEIVED FROM HYDROMAX USA, LLC, FOR VALVE EXERCISING PROGRAM 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 accept the lowest proposal received from Hydromax USA, LLC for valve exercising program services.

SECTION II: BE IT FURTHER ORDAINED, etc. that the Mayor of the City of Alexandria be authorized to pay said lowest proposal 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 21st day of October, 2025.

NOTICE PUBLISHED on the 24th 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 October, 2025 and final publication was made in the Alexandria Daily Town Talk on the _____ day of October, 2025.

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

- 4) Introduction of an ordinance authorizing the mayor to enter into a cooperative endeavor agreement with the Office of State Fire Marshal's Fire and Emergency Training Academy to support fire and emergency training programs at Alexandria Fire Department facilities.



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: Alexandria Fire Department

Date: 10/13/2025

Title: An ordinance authorizing the Mayor to enter into a Cooperative Endeavor Agreement with the Office of State Fire Marshal's Fire and Emergency Training Academy to support fire and emergency training programs at Alexandria Fire Department facilities.

Explanation of Proposal:

Additional Information Attached ☒

The Alexandria Fire Department desires to enter into a CEA with the Office of the State Fire Marshal's Fire and Emergency Training Academy (FETA), which is a division of the Louisiana Department of Public Safety and Corrections.

The CEA would allow use of AFD office and training space to conduct fire and emergency training for AFD and other agencies in the geographical area. This CEA will allow FETA to coordinate training efforts to ensure standardization and certification of all such fire and emergency training programs, personnel, and courses.

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

OCT 14 2025

CITY COUNCIL

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COOPERATIVE ENDEAVOR AGREEMENT

BY AND BETWEEN

OFFICE OF STATE FIRE MARSHAL, FIRE AND EMERGENCY TRAINING ACADEMY

AND

CITY OF ALEXANDRIA – ALEXANDRIA FIRE DEPARTMENT

THIS COOPERATIVE ENDEAVOR AGREEMENT ("Agreement") is made and entered into on this _____ day of, _____ 2025 by and between the Louisiana Department of Public Safety and Corrections, Public Safety Services, Office of State Fire Marshal, Fire and Emergency Training Academy (FETA), herein represented by Principal Assistant Bryan Adams and Undersecretary Robert Burns, and the City of Alexandria, through the Alexandria Fire Department (the City or the Agency), herein represented by Mayor Jacques M. Roy, effective as of the _____ day of _____ 2025 ("**Effective Date**"). FETA and the Agency may be referred to herein as "**Party**," individually, and as the "**Parties**," collectively.

RECITALS

WHEREAS, the Agency is a department of the City of Alexandria, which is a political subdivision of the State of Louisiana; and

WHEREAS, FETA is a division of the State of Louisiana's Department of Public Safety and Corrections, Public Safety Services, Office of State Fire Marshal which serves as a central hub for firefighter training, certification, and education, with the goal of enhancing fire protection and emergency services across the state; and

WHEREAS, pursuant to *Article 7, Section (14)(C) of the Louisiana Constitution of 1974*, and related statutes, FETA and the City each may enter into cooperative endeavors with the State of Louisiana, its political subdivisions and corporations, the United States and its agencies, and any public or private corporation, association, or individual for a public purpose; and

WHEREAS, the parties have found that a Cooperative Education Agreement could produce efficiencies in the use of public funds and an increase in public safety through increased training opportunities for the state; and

WHEREAS, FETA provides high-quality fire and emergency training and it coordinates its training efforts with local fire and emergency training services districts to ensure standardization and certification of all training programs, personnel, and courses pursuant to La. R.S. 40:1551; and

WHEREAS, the Agency wishes to facilitate the instruction of FETA courses in its geographical area; and

WHEREAS, the Agency maintains sufficient office and training space for the use of FETA; and

NOW THEREFORE, the parties agree as follows:

ARTICLE I – ROLES AND RESPONSIBILITIES

1.1 Duties of FETA:

- 1.1.1** As available and as mutually scheduled by the parties, FETA may provide fire and emergency training to the Agency and other local fire and emergency services districts in coordination with the Agency;
- 1.1.2** At the request of the Agency, FETA shall provide a syllabus, schedule, and training material in electronic format.

1.2 Duties of the Agency:

- 1.2.1** The Agency shall provide adequate classroom space for coordinated training.
- 1.2.2** The Agency shall provide and maintain office/storage space for any FETA trainers assigned to the Agency in furtherance of this Agreement.
- 1.2.3** The Agency shall provide printing/copier services for the production of any physical documents not provided by FETA.

- 1.3 Undersecretary Supervision:** Any procurement order or contract entered into on behalf of the parties in furtherance of this Agreement shall be reviewed by the Undersecretary for Public Safety Services or by the Chief Administrative Officer of Public Safety Services before final signature as is required by La. R.S. 36:409 and La. R.S. 36:803.

Article II – Record Retention and Public Record Requests

- 2.1 Records Retention:** The Agency agrees to retain all books, records, and other documents, whether physical or electronic, relevant to this Agreement and the funds expended hereunder for at least three years after final payment, or as required by applicable Federal or State Law.
- 2.2 Public Records:** All records retained or produced by FETA shall fall within the public records laws as contained in La. R.S. 44:1 et seq.

Article III – Termination

- 3.1** Either party may terminate this Agreement at any time by giving ninety (90) days written notice to the other party. Upon receipt of notice, the other party shall, unless the notice directs otherwise, immediately discontinue the work in connection with performance of this Agreement.

Article IV – Ownership

- 4.1 Records:** All records, reports, documents, and other materials delivered or transmitted to the Agency by FETA shall remain the property of FETA, and shall be returned to FETA at termination of this Agreement. All records, reports, documents, and other material related to this Agreement and/or obtained or prepared by the Agency in connection with performance of this Agreement become the property of FETA, and shall, upon termination of this Agreement, be returned by the Agency to FETA.
- 4.2 Non-Use:** Records, reports, documents, and other materials, including training materials, may not be used by the Agency, either during the tenure of this contract or after termination of the Agreement, for any purpose other than records retention, including but not limited to training purposes, commercial publication, advertising, or revenue generation, without the express

written consent of FETA. If said records, reports, documents, and other materials are used for any purpose other than records retention, the Agency shall hold harmless FETA from any liability whatsoever, and shall provide to FETA all revenue generated from the use.

- 4.3 Non-Assignment:** Neither the City nor the Agency shall not assign any ownership interest in this Agreement and shall not transfer any ownership interest in same, without prior written consent of FETA, provided however, that claims for money due or to become due to either party may be assigned to a bank, trust company, or other financial institution without such prior written consent. Notice of any such assignment or transfer shall be furnished promptly to the Office of Management and Finance.

Article V – Amendments

- 5.1** Any alteration, variation, modification, or waiver of provisions of this Agreement shall be valid only when it has been reduced to writing and executed by all parties.

Article VI – Indemnification

- 6.1 Indemnification & Hold Harmless by FETA:** FETA agrees to indemnify, save, and hold-harmless the City and Agency, and any of its officers, employees, agents, licensees, and invitees claims, demands, and actions of any nature, due to personal injury (including, without limitation, workers' compensation and death claims), or property loss or damage of any kind which arises or is claimed to arise out of or is in any manner connected with FETA's use of City or Agency properties/facilities, or as a result of FETA's agents, invitees, or volunteers presence on City or Agency facilities/properties, if the damage or injury is due to the error, omission, or any negligent or grossly negligent act, of FETA or any person or organization for whom FETA is legally liable. These terms and conditions shall survive completion of all services, obligations, and duties provided for in this Agreement, of the termination of this Agreement for any reason.
- 6.2 Indemnification & Hold Harmless by the City:** The City agrees to indemnify, save, and hold-harmless FETA, and any of its officers, employees, agents, licensees, and invitees claims, demands, and actions of any nature, due to personal injury (including, without limitation, workers' compensation and death claims), or property loss or damage of any kind which arises or is claimed to arise out of the error, omission, or any negligent or grossly negligent act, of the City or Agency or any person or organization for whom the City or Agency is legally liable. These terms and conditions shall survive completion of all services, obligations, and duties provided for in this Agreement, of the termination of this Agreement for any reason.

Article VII – Ancillary Clauses

- 7.1 Discrimination:** FETA, the City and the Agency agree to abide by the requirements of the following: title VI and Title VII of the Civil Rights Act of 1963, as amended by the Equal Opportunity Act of 1973. FETA, the City and the Agency agree not to discriminate in its employment practices, and will render services under this Agreement without regard to race, color, religion, sex, age, national origin, disability, political affiliation, veteran status, or any other non-merit factor. Any act of discrimination by the Agency, or failure to comply with these statutory obligations when applicable, shall be grounds for termination of this Agreement.
- 7.2 Independent Entity:** The parties are independent agencies from each other and shall not be deemed an employee, servant, agent, or partner of the other party, and will not hold

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themselves nor any of their employees, subcontractors, or agents, to be an employee, partner or agent of the other party.

7.3 Workers' Compensation: The parties shall not be liable to any employee or agent of the other party for any benefits or coverage as provided by the Workmen's Compensation Law of the State of Louisiana.

7.4 Unemployment Compensation: The parties shall not be liable for unemployment compensation for any employee, agent, or subcontractor of the other party.

7.5 Waiver of Benefits: The employees, agents, and subcontractors of the parties will not receive from the other party any sick or annual leave benefits, medical insurance, paid vacations, paid holidays, sick leave, pension, or social security for any services rendered under this Agreement.

7.6 Construction of Agreement. The parties have reviewed this Agreement and shall be construed and interpreted according to the ordinary meaning of the words used so as to fairly accomplish the purposes and intentions of the parties. The headings and captions of this Agreement are provided for convenience only and are not intended to have effect in the construction or interpretation of this Agreement.

7.7 Prohibition on Political Activity. None of the funds, materials, property, or services provided directly or indirectly under the terms of this Agreement shall be used in the performance of this Agreement for any partisan political activity, or to further the election or defeat of any candidate for public office.

THUS DONE AND SIGNED in duplicate originals on the respective dates before the undersigned Notaries Public and witnesses at this _____ day of _____, 2025.

WITNESSES:

**OFFICE OF STATE FIRE MARSHAL
FIRE AND EMERGENCY TRAINING ACADEMY**

By: _____
Lt. Colonel Robert Burns
Undersecretary
Public Safety Services

By: _____
Bryan Adams
Principal Assistant
Public Safety Services

NOTARY PUBLIC

Notary No. _____

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

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THUS DONE AND SIGNED in duplicate originals on the respective dates before the undersigned
Notaries Public and witnesses at this _____ day of _____, 2025.

WITNESSES:

CITY OF ALEXANDRIA /
ALEXANDRIA FIRE DEPARTMENT

By: _____
Hon. Jacques M. Roy
Mayor

NOTARY PUBLIC

Notary No. _____

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A COOPERATIVE ENDEAVOR AGREEMENT WITH THE OFFICE OF STATE FIRE MARSHAL'S AND EMERGENCY TRAINING ACADEMY TO SUPPORT FIRE AND EMERGENCY TRAINING PROGRAMS AT ALEXANDRIA FIRE DEPARTMENT FACILITIES 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 a cooperative endeavor agreement with the Office of State Fire Marshal's and Emergency Training Academy to support fire and emergency training programs at Alexandria Fire Department facilities.

SECTION II: BE IT FURTHER ORDAINED, etc. that Alexandria Fire Department desire to enter into a Cooperative Endeavor Agreement with the Office of the State Fire Marshal's Fire and Emergency Training Academy (FETA, which is a division of the Louisiana Department of Public Safety and Correction.

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 21st day of October, 2025.

NOTICE PUBLISHED on the 24th 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 October, 2025 and final publication was made in the Alexandria Daily Town Talk on the _____ day of October, 2025.

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

- 5) Introduction of an ordinance rezoning properties located at 3415 and 3419, Nelson Street, Alexandria, Louisiana, Parish of Rapides, from B-3 (Business District) to C-1 (Limited Commercial District) to allow for the development of fast food franchise.



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. / ZONING DEPT.**

Date: **10/14/2025**

TITLE: Ordinance to rezone properties located at 3415 and 3419 Nelson St., Alexandria in Rapides Parish LA.



EXPLANATION OF PROPOSAL:

Request is being made to rezone properties located at 3415 and 3419 Nelson Street , Alexandria la. from a B-3 (Business District) to a C-1 (Limited Commercial District) to allow for the development of a Fast Food Franchise. The Alexandria Zoning Commission met on October 13, 2025 to review the Application and unanimously voted to recommend APPROVAL of the rezoning to the City Council.

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

OCT 17 2025

CITY OF ALEXANDRIA



APPLICATION

City of Alexandria ZONING COMMISSION

Planning Division

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

(318) 473-1371

www.cityofalexandrialala.com

CONTACT INFORMATION

APPLICANT(S) NAME Vincent Verzuweit / VBV Management
MAILING ADDRESS 4011 Trinity Church Rd. Pineville, La. 71360
TELEPHONE # 318-787-1110 EMAIL Floir2@aol.com
PROPERTY OWNER'S NAME Same
LETTER AUTHORIZING AGENT, if applicable _____

PROPERTY DESCRIPTION

ADDRESS OF PROPERTY 3415, 3419 Nelson St. Alex. La. 71303

LEGAL DESCRIPTION

Lot 10 MacArthur Place
Lot 11 MacArthur Place

ZONING CLASSIFICATION

PRESENT ZONING CLASSIFICATION

B-3

DESIRED ZONING CLASSIFICATION

C-2

REASON(S) FOR APPLICATION

Selling to a fast-food franchise that is not allowed
in a B-3 zone

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

Vincent Verzuweit

DATE

9-4-2025

SIGNATURE OF OTHER OWNERS

Debbie Verzuweit

DATE

9-4-2025

Application(s) must arrive in Planning Division office SIX WEEKS prior to regular monthly meeting which is the last Monday of each month, with the exception of May and December. Application MUST be made for each separately owned parcel of property. All meetings are held in the City Council Chambers located on 1st Floor of City Hall, 915 Third Street, Alexandria, LA. Applicant will be notified of specific meeting date. Applicant will be responsible for certified mailing and the cost to property owners within 100 ft.

168

CONVEYANCE
BOOK PAGE
2060 922

STATE OF LOUISIANA
PARISH OF RAPIDES

ACT OF CASH SALE

1601187
FILED & RECORDED
R337411103COTER
2017 MAY -4 PM 3:07
BY Kelly Proctor
NOTARY PUBLIC
RAPIDES PARISH, LOUISIANA

BE IT KNOWN that on the date(s) hereinafter shown, before the undersigned Notary Public in and for the aforesaid Parish and State, duly commissioned and qualified in accordance with law, personally came and appeared:

JAMES W. THOMPSON, JR. (SSN: ###-##-7799), a married person dealing herein with his sole and separate property, domiciled in Rapides Parish, Louisiana, and whose present mailing address is 212 Ridgewood Blvd, Alexandria, LA 71303; hereinafter referred to as "Seller",

who declared unto me, Notary, in the presence of the undersigned competent witnesses, that for and in consideration of the price and sum of **TWO HUNDRED FIFTY FIVE THOUSAND and 00/100 DOLLARS (\$255,000.00)**, cash in hand paid, receipt of which is hereby acknowledged, SELLER hereby sells and delivers with full warranty of title and subrogation to all rights and actions in warranty he may have against former owners, all of his undivided rights, title and interest in and to the below described property, unto:

VBV MANAGEMENT, LLC (TIN: XX-XXX6983), a limited liability company domiciled in Rapides Parish, Louisiana, having its business address as 4011 Trinity Church Road, Pineville, LA 71360, represented herein by **VINCENT VERZWYVELT** and **REBECCA VERZWYVELT**, its sole and only members, pursuant to the Authorization to Act filed in the records of Rapides Parish, Louisiana; hereinafter referred to as "Purchaser",

here present, accepting and purchasing for itself, its heirs and assigns, and acknowledging possession and delivery thereof, the following described property, to-wit:

Certain pieces, parcels or tracts of land, together with all buildings and improvements thereon, and all rights, ways and privileges appertaining thereto, being, lying and situated in Rapides Parish, Louisiana, and being Lots 10, 11 and 12 of MacArthur Place, a Subdivision in the City of Alexandria, as per plat filed at Plat Book 8, page 89 of the records of Rapides Parish, Louisiana. Being the same property acquired by James W. Thompson, Jr., as his separate property via that Act of Transfer and Capital Distribution filed at COB 2003, PG 431, Instrument #1546747 of the records of Rapides Parish, Louisiana.

All parties signing this instrument have declared themselves to be of full capacity and have declared that the name, marital status, domicile and address of each is correct as set forth above.

The sale of the Property is made on an "AS IS," "WHERE IS" basis, and Purchaser expressly acknowledges that, except as to title to the Property, Seller makes no warranty or representation express or implied, or arising by operation of law, including but not limited to any warranty of condition, habitability, merchantability or fitness for a particular purpose, in respect of the Property.

Purchaser expressly waives the warranty of fitness and warranty against redhibitory vices imposed by La Civ Code Ann arts 2475, 2524 or any other applicable state or federal law. Purchaser further waives any rights it may have in redhibition or to a reduction in or restitution of purchase price and revenues and/or costs pursuant to La Civ Code Ann arts 2520 to 2548, inclusive, in connection with the purchase of the Property.

Also conveyed herein are any and all real or personal rights that Seller has or may have related to the property, including but not limited to rights to recover damages against any party who has damaged the above described property.

Taxes for the year 2016 have been paid by the Seller and taxes for the current year of 2017 will be prorated. In accordance with Louisiana Revised Statutes Article 9:2721, as amended by Act 949 of 1999, notice is given that the Purchaser first named above is designated as the party to whom all property tax and assessment notices are to be mailed, said notices to be sent to the address shown above for said Purchaser, until further notified by Purchaser.

Certificate of mortgages as required by law are hereby by waived and the parties hereto agree to hold the Notary Public herein harmless for such.

All agreements and stipulations herein and all the obligations assumed herein shall inure to the benefit of and be binding upon the heirs, successors and assigns of the respective parties, and the Purchaser. Purchaser's heirs and assigns shall have and hold the described property in full ownership forever.

Appearers recognize that, except to the extent separately certified in writing, no title examination of said property has been performed by any undersigned Notary.

THUS DONE AND SIGNED in Rapides Parish, State of Louisiana, on this 2nd day of May, 2017, in the presence of me, Notary Public, and the undersigned, competent witnesses, after due reading of whole.

WITNESSES:

Taylor J. Thompson
Print Name: Taylor J. Thompson

James W. Thompson, Jr.
JAMES W. THOMPSON, JR., Seller

John Wesley Stigall
Print Name: JOHN WESLEY STIGALL

Vincent Verzwyvelt
VBV MANAGEMENT, LLC, Purchaser
By: Vincent Verzwyvelt, duly authorized

Rebecca Verzwyvelt
VBV MANAGEMENT, LLC, Purchaser
By: Rebecca Verzwyvelt, duly authorized

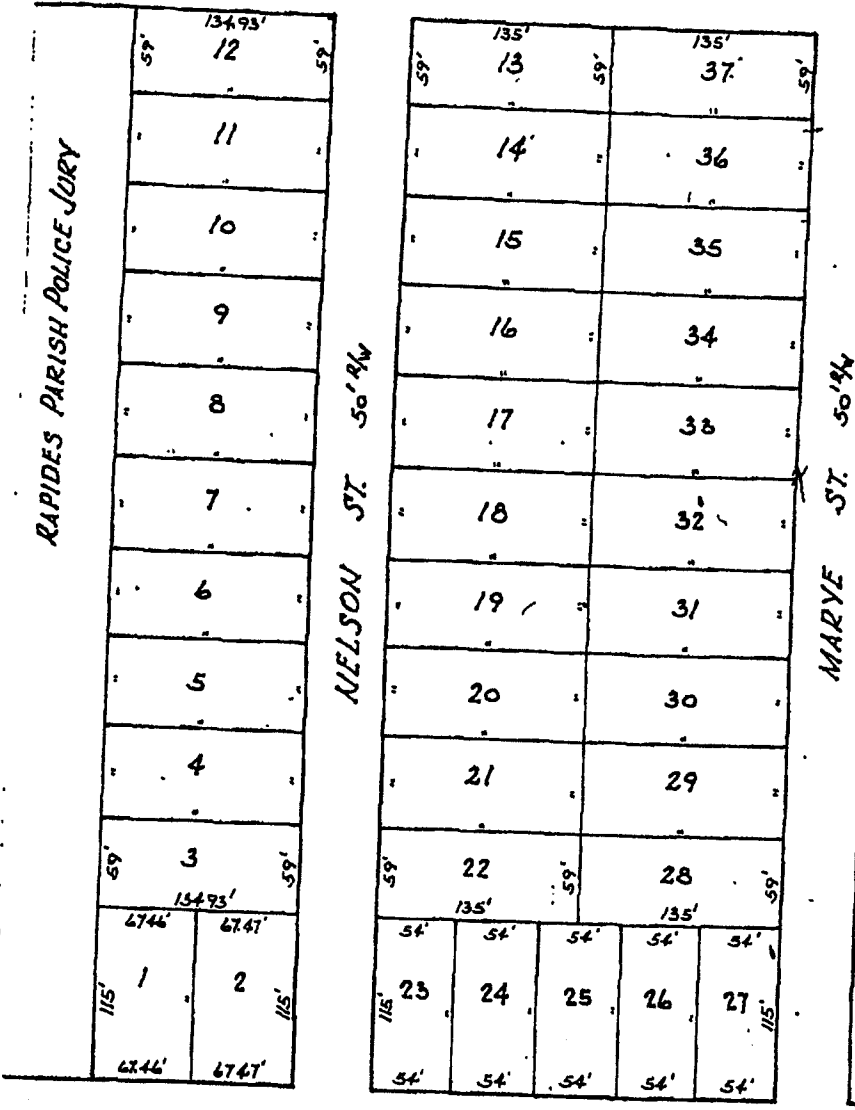
Marion A. French
MARION A. FRENCH
Louisiana Bar Roll No. 5854
Notary ID No. 17934
Commission expires at death

STATE OF LOUISIANA, PARISH OF RAPIDES
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING IS
A TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE
AND OF RECORD IN THIS OFFICE.
IN FAITH, WHEREOF, WITNESS MY HAND AND SEAL OF
OFFICE, AT ALEXANDRIA, LOUISIANA, THIS 3
DAY OF May, A.D. 2017
ROBIN L. HOOPER
CLERK OF COURT

MACARTHUR DRIVE - 300' R/W

Gravel Rd.

RAPIDES PARISH POLICE JURY



BALL TEXAS AVE. SUB-DIVISION

KNOW ALL MEN BY THESE PRESENTS THAT HOMEWOOD DEVELOPMENT COMPANY, DOES HEREBY DEDICATE APPROPRIATE FOR PUBLIC USE, PUBLIC STREETS THE STREETS SHOWN ON THIS PLAT OF MACARTHUR PLACE.

A.K. Amm
A.K. AMMEN, Pres.
Homewood Development Co.

TEXAS AVE. - 100' R/W

MACARTHUR PLACE

A re-subdivision of Block 3, Ball's Texas Ave. Subdivision and a portion of the former Kent Land Co. property in the City of Alexandria, Rapides Parish, Louisiana.

SCALE 1" = 100'

DATE - Sept. 1951

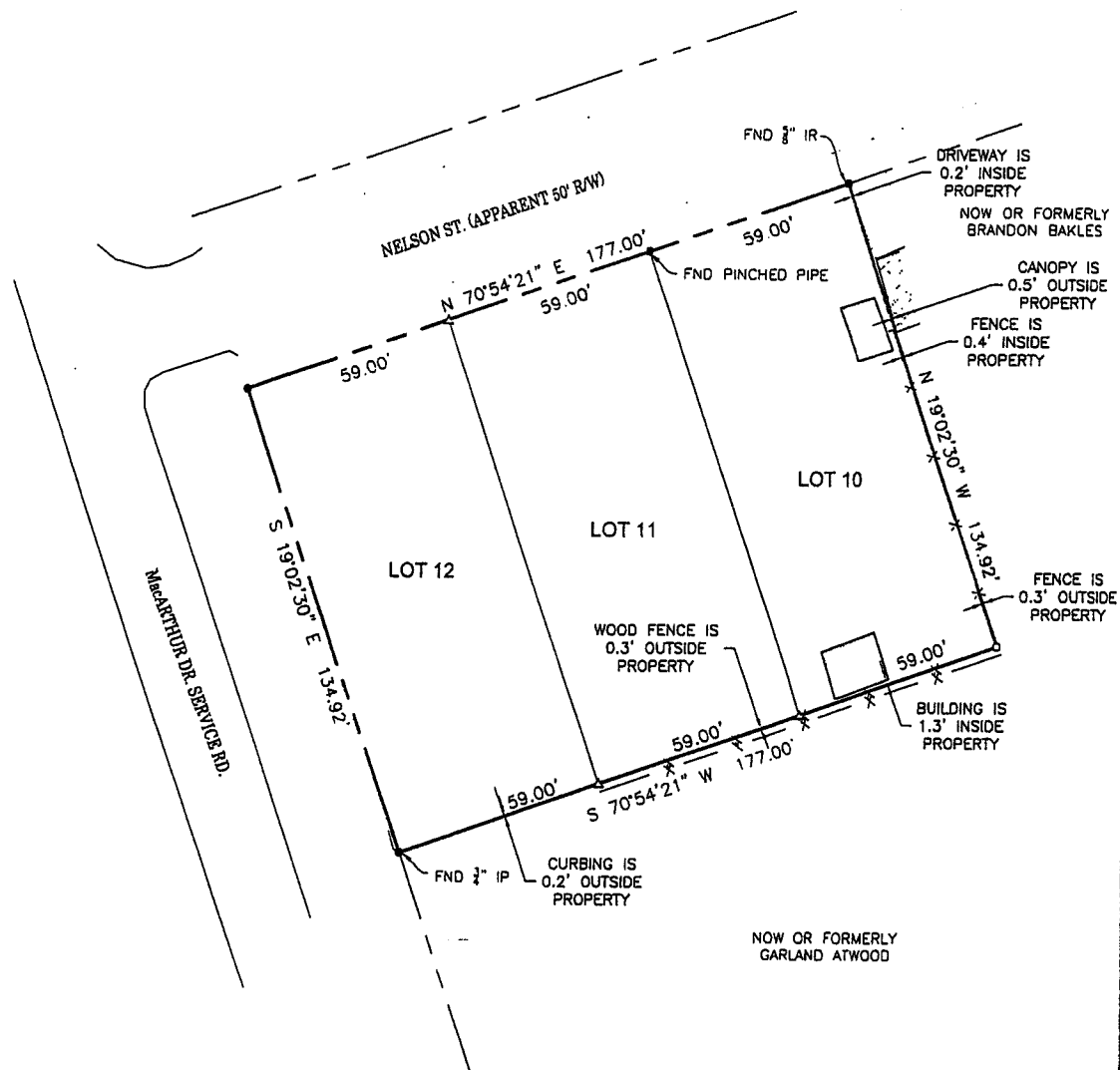
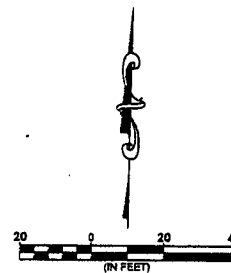
Howard R. Henshaw
Howard R. Henshaw, C.E.

Before me, the undersigned author this the 4th day of October, 1951, personally came & appeared A.K. AMMEN, declares in the presence of these subscribing, competent witnesses that said Company is owner of the tract shown here and subscribed and executed the foregoing act of dedication for the purposes therein set forth.

George B. H.
NOTARY PUBLIC

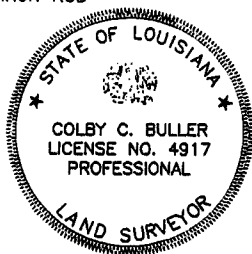
WITNESSES:

BOUNDARY SURVEY
FOR
LOTS 10,11 & 12
MacARTHUR PLACE
 LOCATED IN CITY OF ALEXANDRIA,
 RAPIDES PARISH, LOUISIANA



LEGEND:

- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- △ CALCULATED CORNER
- SET 1/2" IRON ROD



REFERENCE PLAT:

FILING PLAT OF MacARTHUR PLACE BY HOWARD L. HEUREUX
 DATED SEPTEMBER 1951..

BASIS OF BEARING:

NAD 83, GRID NORTH, NORTH ZONE

GENERAL NOTE:

NO ATTEMPT HAS BEEN MADE BY MONCEAUX-BULLER &
 ASSOCIATES, L.L.C., TO VERIFY TITLE, ACTUAL OWNERSHIPS,
 SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER
 BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED
 BY THE CLIENT OR HIS REPRESENTATIVE.

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE BY ME
 OR UNDER MY DIRECT SUPERVISION AND THAT THIS DRAWING ACCURATELY
 REFLECTS THE FINDINGS OF SAID SURVEY, AND THAT THIS SURVEY
 CONFORMS TO A CLASS C SURVEY IN ACCORDANCE WITH THE STATE OF
 LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

COLBY C. BULLER, P.E., P.L.S.
 LA REG. NO. 4917

DATE

DESIGNED: CCB
 DETAILED: GLB
 CHECKED: CCB
 CADFILE: 17-00000

Monceaux
Buller
 & Associates, LLC
 civil engineers & land surveyors
 810 Deoto Street, Alexandria, LA 71301
 Tel: 318.442.8465 Fax: 318.442.8799

FOR: VICENT VERZVYVET
 AT REQUEST: JOHN STIGALL

DATE: 3/9/17
 SHEET NO: 01



September 16, 2025

VBV MANAGEMENT
Vincent Verzwylt
401 Trinity Church Rd.
Pineville, La. 71360

RE: **ALEXANDRIA ZONING COMMISSION**
PROPOSED: REZONING 3415 AND 3419 NELSON ST.

Dear Property Owner,

Your Application for a REZONING for the properties located at 3415 & 3419 Nelson Street, Alexandria, Louisiana has been reviewed. The proposed action is to "Rezone" the property **FROM** a "B-3" (Business District), **TO** a "C-1" (Limited Commercial District) to allow for the development of a Fast Food Franchise.

The hearing will be heard by the Alexandria Zoning Commission at a special meeting on Monday, October 13th, 2025 at 4:00 P.M. at Council Chambers at City Hall which is located at 915 3rd Street in Alexandria, La.

The City Ordinance requires that all property owners within one hundred (100') feet of the subject property be notified prior to the hearing of the application. At the hearing, the Zoning Board 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 brief summary of your application and to address any questions the Board may have regarding your application. After comments have been heard, the Board will vote either for or against the application and will provide the City Council with its recommendations in approving or disapproving your application.

Maps identifying the property 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. Signs will be posted on the premise in question indicating that a request has been made for a REZONING and showing thereon the date and time of the hearing.

Should you have any questions, please feel free to contact me at 318-473-1371.

Sincerely,

Ruth Basco
Zoning Enforcement Analyst

Enclosures

Jacques M. Roy
Mayor



City of Alexandria Planning Division
Ruth Basco, Zoning Enforcement Analyst
625 Murray St. Alexandria, LA 71301
Tel (318) 473-1371
email: ruth.basco@cityofalex.com

September 16 , 2025

VBV MANAGEMENT
Vincent Verzwylt
401 Trinity Church Rd.
Pineville, La. 71360

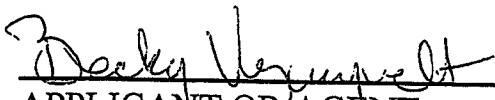
RE: ITEM # 1 OF THE ATTACHED NOTICE

Gentlemen:

In connection with the above Application to be held by the Alexandria Zoning Commission at 4:00 P.M. on **MONDAY, October 13th, 2025**, this is to certify that in accordance with Section 28:9.2.5(b).2, Notice of Property Owners, Alexandria Code of Ordinances, all property owners within a radius of one hundred feet (100') of the property, of the proposed property, were notified at least fourteen (14) days prior to the hearing of the time and location, the 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 were furnished to me by their office.

Yours truly,



APPLICANT OR AGENT

2.083 AC.

1125
180

[illegible]

NELSON

STREET

[illegible][illegible]

MARYE

STREET

Research park means a tract or parcel of land that is occupied by uses permitted by the Land Development Code for cutting-edge research and technology to promote economic development.

Rest home: See "Nursing home."

Restaurant, fast food means an establishment where the principal business is the sale of food and nonalcoholic beverages to the customer in a ready-to-consume state and where the design or principal method of operation is that of a fast-food or drive-in restaurant offering quick food service, where orders are generally not taken at the customer's table, where food is generally served in disposable wrapping or containers, and where food and beverages may be served directly to the customer in a motor vehicle.

Restaurant, general means an establishment where the principal business is the sale of food and beverages in a ready-to-consume state and where the design or principal method of operation consists of one or more of the following, but which excludes any service to a customer in a motor vehicle: A sit-down restaurant where customers, normally provided with an individual menu, are generally served food and beverages in non-disposable containers by a restaurant employee at the same table or counter at which said items are consumed; or a cafeteria or cafeteria-type operation where foods and beverages generally are served in non-disposable containers and consumed within the restaurant; or a restaurant, which may have characteristics of a fast food restaurant, having floor area exclusively within a shopping or office center, sharing common parking facilities with other businesses within the center, and having access to a common interior pedestrian accessway.

Retirement center apartments means multifamily or group housing that includes specific design features tailored to the special needs of elderly or physically impaired residents. At a minimum, an elderly housing development provides the following convenience and safety features: doors of sufficient width to accommodate wheelchairs in all areas normally open to residents, ramps or elevators wherever steps are located in all areas normally open to residents, and structurally mounted grab bars around showers, tubs and toilets.

Right-of-way means an area or tract of ground for public use, the title to which shall rest in the public for the purpose stated in the dedication.

Rooming house: See "Special home."

Sanitary landfill means a disposal facility employing an engineered method of disposing of solid waste on land in a manner that minimizes environmental hazards by spreading the solid wastes in thin layers, providing a sand fill or approved substitute cover.

School elementary or secondary means an institution of learning, whether public or private, that conducts regular classes and or courses of study required for accreditation as an elementary or secondary school by the State of Louisiana.

School, business or trade means an establishment, for profit or not, offering regularly scheduled instruction in technical, commercial, or trade skills such as, but not limited to business, real estate, building and construction trades, electronics, computer programming and technology, automotive and aircraft mechanics and technology, and similar types of instruction.

School, college or university means an institution of higher education offering undergraduate or graduate degrees, and including such accessory uses as stadiums, dormitories and fraternity or sorority houses that are typically found on a college campus.

Use Categories	Use Types	S S S S M M M F F F F F F													B B B C C C I I B B B C C C I I													Use Standards
		E R	A R	1	2	3	1	2	3	P	M	U	O	1	2	3	1	2	D	1	2	P	P					
Utilities, major (See §4.6.4.K)	Telecommunications tower and facilities All other major utilities	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P			§5.3.2			
COMMERCIAL USES (SEE §4.6.5)																												
Eating establishments (See §4.6.5.A)	Restaurants, fast food										P																	
	Restaurants, general										P																	
Entertainment, indoor (See §4.6.5.B)	Bars or nightclubs										P																	
	Sexually-oriented businesses																											
	All other indoor entertainment																								§5.4.13			
Entertainment, outdoor (See §4.6.5.B)	Arenas, auditoriums and stadiums																											
	All other outdoor entertainment																											
	Banks										P																	
Offices (See §4.6.5.C)	Broadcasting studios																											
	Offices, business or professional										P																	
	Offices, medical										P																	
	Schools, business or trade																											
Overnight accommodations (See §4.6.5.D)	Historical guesthouses																											
	Hotels or motels																											
Parking, commercial (See §4.6.5.E)	Parking, commercial																											
	Alcoholic beverage sales																											
Retail sales and service, sales-oriented (See §4.6.5.F)	Clothing stores																											
	Bait store or sales																											
	Convenience stores																											
	Concession stands																											
	Department stores																											
	Drug stores																											
	Farmers' markets																											
	Manufactured home sales																											
	Portable buildings and sheds																											
	Specialty shops																											
	Stables, commercial																											

C
ity of Alexandria, Louisiana

RETURN TO TABLE OF CONTENTS

Adopted September 9,

4-9

Land Development Code
2015 |

ROBERT MICHAEL

ACHBOUND LLC

BRIGGS
OMONA ANN
WILLIAMS

HUNTER
TYRONE ET AL

CATHEY JOHN
G, ETAL

SUMBLER
HESTER T. &

ANTOON
PROPERTIES 1
LLC

ANTOON
PROPERTIES 1
LLC

ANTOON
PROPERTIES 1
LLC

ANTOON
PROPERTIES 1
LLC

ANTOON
PROPERTIES 1
LLC

JOHNSON
JERRY ET AL

JOHNSON
JERRY ET AL

RIZZO JOSEPH
P.

BARE
INVESTMENTS
LLC

BARE
INVESTMENTS
LLC

BRANCH
HERBERT J JR

WILLIAMS
TERRANCE

DOUBLE BREAK
OUT LLC

VBV
MANAGEMENT
LLC

VBV
MANAGEMENT
LLC

VBV
MANAGEMENT
LLC

CR POTTER
LLC

ATWOOD
CARLTON M
ETAL

KRZNER
INVESTMENTS
LLC

WILLOWBUR PLACE



SF-2

C-2

MACAF

C-2

12

DE-LIS SUB.

TEXAS AVE

MATTIE O. BALL SUB.

ALL'S TEXAS AVE. SUB.

MACARTHY PLACE SUB.

MONTANO ST.

MARVE

MARVE ST

NELSON ST

C-3

C-3



ORDINANCE NO.

AN ORDINANCE REZONING PROPERTIES LOCATED AT 3415 AND 3419, NELSON STREET, ALEXANDRIA, LOUISIANA, PARISH OF RAPIDES, FROM B-3 (BUSINESS DISTRICT) TO C-1 (LIMITED COMMERCIAL DISTRICT) TO ALLOW FOR THE DEVELOPMENT OF FAST FOOD FRANCHISE 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 rezone of property located at 3415 and 3419 Nelson Street, Alexandria, Louisiana, Parish of Rapides, from B-3 (Business District) to C-1 (Limited Commercial District) to allow for the development of fast food franchise.

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 21st day of October, 2025.

NOTICE PUBLISHED on the 24th 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

- 6) Introduction of an ordinance rezoning property located at 700 Belleau Wood Blvd. Alexandria, Louisiana, Parish of Rapides from C-2 (General Commercial District) to SF-3 (Single Family High Density) to allow for the development of thirteen (13) duplexes.



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. / ZONING DEPT.**

Date: **10/14/2025**

TITLE: Ordinance to rezone a property located at 700 Belleau Wood Blvd., Alexandria in Rapides Parish LA.



EXPLANATION OF PROPOSAL:

Request is being made to rezone a property located at Belleau Wood Blvd. , Alexandria la. from a C-2 General Commercial District) to a SF-3 (Single Family High Density) to allow for the development of 13 Duplexes at the site. The Alexandria Zoning Commission met on October 13, 2025 to review the Application and unanimously voted to recommend APPROVAL of the rezoning to the City Council.

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

OCT 14 2025

CITY COUNCIL



APPLICATION

City of Alexandria ZONING COMMISSION

Planning Division

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

(318) 473-1371

www.cityofalexandrialala.com

CONTACT INFORMATION

APPLICANT(S) NAME Ainsworth Investments LLC
MAILING ADDRESS 64 Wilmore Rd. Bogalusa, LA 71409
TELEPHONE # 318-201-6403 EMAIL Davina@insworth.com
PROPERTY OWNER'S NAME Davin Ainsworth
LETTER AUTHORIZING AGENT, if applicable _____

PROPERTY DESCRIPTION

• ADDRESS OF PROPERTY 100 Belleau Wood Blvd.
LEGAL DESCRIPTION 6.37 Acres - Being PT. of Southbriar Plantation in SEC. 9, T3N R1W & T4N SEC. 47, T4N R2W

ZONING CLASSIFICATION

PRESENT ZONING CLASSIFICATION C-2
DESIRED ZONING CLASSIFICATION SF-3

REASON(S) FOR APPLICATION

For development of 13 Townhomes

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 [Signature] DATE 9/1/20
SIGNATURE OF OTHER OWNERS _____ DATE _____

Application(s) must arrive in Planning Division office SIX WEEKS prior to regular monthly meeting which is the last Monday of each month, with the exception of May and December. Application MUST be made for each separately owned parcel of property. All meetings are held in the City Council Chambers located on 1st Floor of City Hall, 915 Third Street, Alexandria, LA. Applicant will be notified of specific meeting date. Applicant will be responsible for certified mailing and the cost to property owners within 100 ft.

147

1740057
Notary Public
State of Louisiana
Bellaire, Texas

ACT OF CASH SALE

STATE OF LOUISIANA PARISH OF RAPIDES

BE IT KNOWN, that on the date(s) hereinafter shown, before the undersigned Notary Public in and for the aforesaid Parish and State, duly commissioned and qualified in accordance with law, personally came and appeared:

STEVEN CONRAD WEIL (SSN: xxx-xx-1638), a competent person(s) of the full age of majority, resident(s) of the County of Harris, State of Texas, who declared he is married to Debbie Young, herein dealing with his own separate and paraphernal property, and whose mailing address is 7203 Avenue B, Bellaire, Texas 77401;

RONALD MILLER WEIL (SSN: xxx-xx-1639), a competent person(s) of the full age of majority, resident(s) of the County of Harris, State of Texas, who declared he is married to Lenora Heath, herein dealing with his own separate and paraphernal property, and whose mailing address is 5202 Briar Drive, Houston, TX 77056;

AND

LAUREN WEIL FRIEDMAN (SSN: xxx-xx-9350), a competent person(s) of the full age of majority, resident(s) of the County of Harris, State of Texas, who declared she is married to and residing with Jeffrey David Friedman, herein dealing with her own separate and paraphernal property, and whose mailing address is 809 Kuhlman Street, Houston, TX 77024;

hereinafter jointly referred to as "VENDOR";

who declared unto me, Notary, in the presence of the undersigned competent witnesses, that for and in consideration of the price and sum of **TWO HUNDRED NINETY-THREE THOUSAND AND 00/100 (\$293,000.00) DOLLARS**, receipt of which is hereby acknowledged, VENDOR hereby sells and delivers with full warranty of title, subject to the express limitations contained herein, and subrogation to all rights and actions of warranty he/she/they may have, all of his/her/their undivided interest, unto:

AINSWORTH INVESTMENTS, LIMITED LIABILITY COMPANY (TIN xx-xxx4003) a Louisiana limited liability company whose articles of organization were filed with the Louisiana Secretary of State on January 10, 2008, having a permanent mailing address of 64 Wilmore Road, Boyce, LA 71409, appearing herein through and represented by Davin Ainsworth, its Manager, Member, pursuant to that Authorization to Act filed in COB 1797, page 724, records of Rapides Parish, Louisiana; hereinafter referred to as "VENDEE";

here present, accepting and purchasing for herself/himself/themselves, their heirs, successors, and assigns, and acknowledging possession and delivery thereof, the following described Property, to-wit:

A certain 6.397 Acre tract of land together with all rights, ways, improvements, and appurtenances thereon, said tract situated in Sections 47 Township 4 North Range 1 West and Section 9 Township 3 North 1 West, City of Alexandria, **RAPIDES** Parish, Louisiana, being more particularly described as follows:

Commencing at a found 1/2 inch iron rod (LAT:31°16'17.7754" LON:92°29'12.6116" NAD83) being the western corner of Lot 28 of Clermont Subdivision; thence S 16°42'11" W a distance of 37.52 feet to a found 1/2 inch iron rod; thence N 73°55'19" W a distance of 259.91 feet to a found 1/2 inch iron rod, said point being the POINT OF BEGINNING; thence S 16°37'12" W a distance of 34.90 feet to a found 1/2 inch iron rod; thence S 16°39'19" W a distance of 386.87 feet to a found 1/2 inch iron rod; thence N 73°47'52" W a distance of 105.73 feet to a found 3/4 inch iron pinched pipe; thence N 73°30'17" W a distance of 87.34 feet to a found 1/2 inch iron rod; thence N 73°34'57" W a distance of 513.68 feet to a found 1/2 inch iron rod; thence N 28°22'25" E a distance of 428.53 feet to a found 1/2 inch iron rod; thence S 72°29'34" E a distance of 34.81 feet to a found 1/2 inch iron rod; thence S 73°55'19" E a distance of 584.92 back to the POINT OF BEGINNING, said tract containing 6.397 Acres. All is more fully shown on certificate of survey by Matthew E. Phillips dated May 29, 2024. A copy of which is attached hereto and made a part hereof.

Vendee and Vendor recognize that, except to the extent separately certified in writing, no title examination of said Property has been performed by any undersigned Notary Public.

In the event of any discrepancies between the written description set forth above and the Certificate of Survey referred to therein, the Certificate of Survey will control without the necessity for an act of correction.

All parties signing this instrument have declared themselves to be of full capacity and have declared that the name, marital status if applicable, domicile and address of each is correct as set forth above.

Taxes for the year 2023 were paid by Vendor and taxes for the current year of 2024 have been pro-rated and will be assumed by Vendee. In accordance with Louisiana Revised Statutes Article 9:2721, as amended by Act 949 of 1999, notice is given that the Vendee first named above is designated as the party to whom all property tax and assessment notices are to be mailed, said notices to be sent to the address shown above for said Vendee, until further notified by Vendee.

All agreements and stipulations herein and all the obligations assumed herein shall inure to the benefit of and be binding upon the heirs, successors and assigns of the respective parties, and the Vendee, Vendees heirs and assigns shall have and hold the described Property in full ownership forever.

This sale is made subject to all buildings, restrictions, covenants, timber deeds, servitudes, easements, surface lease, mineral leases, mineral reservations, set-back requirements, restrictions, and rights-of-way of record in Rapides Parish, Louisiana.

Vendee also waives any rights Vendee may have to redhibition to a return of the purchase price or to a reduction of the purchase price paid pursuant to Louisiana Civil Code Articles 2520 to 2548, inclusive, in connection with the Property hereby conveyed to Vendee by Vendor. By Vendee's signature, Vendee expressly acknowledges all such waiver and Vendee's exercise of Vendee's right to waive warranty pursuant to Louisiana Civil Code Article 2520 to 2548, inclusive.

Vendor Reserves unto itself all of oil, gas and other mineral in and under the property, and all executive right (as defined in LSR-S 31:104, Et seq.) with respect to the land and mineral rights therein, but waives the right to use this surface for any purpose whatsoever.

Vendee acknowledges and agrees that the Property is being sold as is, where is, with all faults, and without any warranties, express or implied, including but not limited to warranties of condition, fitness for a particular purpose or habitability. Vendee acknowledges and agrees that Vendor has made no representation, warranty or guaranty, express or implied, oral or written, past, present or future, of, as to, or including: (i) the condition or state of repair of the Property, including, without limitation, any condition arising in connection with the generation, use, transportation, storage, release or disposal of hazardous substances (which includes all substances listed as such by applicable law, all pollutants or contaminants, whether harmful or not, petroleum and natural gas and their components and distillates, asbestos and naturally-occurring but harmful substances such as methane or radon) on, in, under, above, upon or in the vicinity of the Property; (ii) the quality, nature, adequacy and physical condition of the Property, including, but not limited to, the structural elements, environmental issues, appurtenances, access, landscaping, parking facilities and the electrical, mechanical, plumbing, sewage, and utility systems and facilities; (iii) the quality, nature, adequacy and physical conditions of soils and geology and the existence of ground water; (iv) the existence, quality, nature, adequacy and physical conditions of utilities serving the Property; (v) the development potential of Property, its habitability, merchantability, or the fitness, suitability or adequacy of the Property for any particular purpose; (vi) the zoning or other legal status of the Property; (vii) the Property or its operations compliance with any applicable codes, laws, regulations, statutes, ordinances, covenants, conditions, and restrictions of any governmental or quasi-governmental entity or of any other person or entity; and (viii) the condition of title and the nature, status and extent of any servitude, permit, right-of-way, or lease, right of redemption, possession, lien, encumbrance, license, reservation, covenant, condition, restriction, and any other matter affecting title. *Vendees do acknowledge that they have read the provisions of this paragraph, that the provisions have been pointed out and read to them, and they do fully understand the provisions and do acknowledge their importance.*

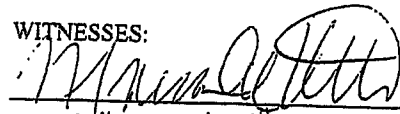
The provisions of the preceding paragraph do not in any way detract from the warranty of title provisions herein.

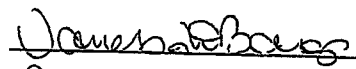
Vendee acknowledges and agrees that Vendee has been afforded the opportunity to conduct and complete, and has conducted and completed, all inspections of the Property and all component parts thereof, as deemed necessary or advisable by Vendee, and Vendee hereby accepts the Property in its existing "AS IS" and "WHERE IS" condition, and this waiver and disclaimer of express and implied warranties of fitness and the condition of the Property has been taken into consideration and is reflected in the purchase price.

In accordance with Louisiana RS 37:1469, as amended, all parties to this contract or agreement are hereby notified, and all acknowledge, that there is a statewide database available to them listing those individuals required to register under Louisiana RS 15:540 (certain sex offenders) and providing their locations and other information. The telephone number of this database is 1-800-858-0551 or 1-225-925-9100 and its internet address is www.lasocpr.lsp.org.socpi or mail at P. O. Box 66614, Mail Slip #18, Baton Rouge, LA 70896.

THUS, DONE AND SIGNED in the Parish of Rapides, State of Louisiana, on this 20th day of June 2024, in the presence of me, Notary Public, and the undersigned, competent witnesses, after due reading of whole.

WITNESSES:


Miriam Harrison
Printed name of witness


Vanessa D. Berger
Printed name of witness

AINSWORTH INVESTMENTS,
LIMITED LIABILITY COMPANY


By: Davin Ainsworth
Its: Member, Manager


NOTARY PUBLIC
My Commission expires: with life

Valerie M. Thompson
Louisiana Bar Roll No. 25160
My Commission Expires With Life

THUS, DONE AND SIGNED in the County of Harris, State of Texas, on this 17 day of June, 2024, in the presence of me, Notary Public, and the undersigned, competent witnesses, after due reading of whole.

WITNESSES:

Laura Mullins

Laura Mullins
Printed name of witness

Arnold Miller

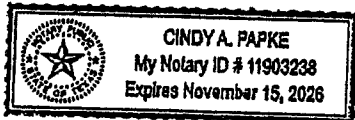
Arnold Miller
Printed name of witness

Steven Conrad Weil
STEVEN CONRAD WEIL

Ronald Meller Weil
RONALD MELLER WEIL

Lauren Weil Friedman
LAUREN WEIL FRIEDMAN

Cindy A. Papke
NOTARY PUBLIC
My Commission expires: Nov. 15, 2026



LODESTONE LLC

LAND SURVEYING AND GEOMATICS

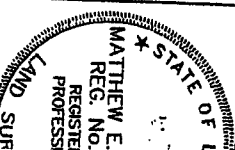
213 Stigo St.
Bogalusa, LA 71409
Ph: 338.623.6483
www.lodestone.biz

CERTIFICATE OF SURVEY
DESCRIPTION: 6.397 ACRES AND A 0.231 ACRE PORTION OF BELLEAU WOOD BLVD. SITUATED IN SECTION 47 TAN-R1W AND SECTION 9 13N-R1W, CITY OF ALEXANDRIA, RAPIDES PARISH, LOUISIANA.
FOR: DAVIN AINSWORTH REQUESTED BY: RONNIE WEIL
DATE: MAY 29, 2024
SCALE 1" = 100'

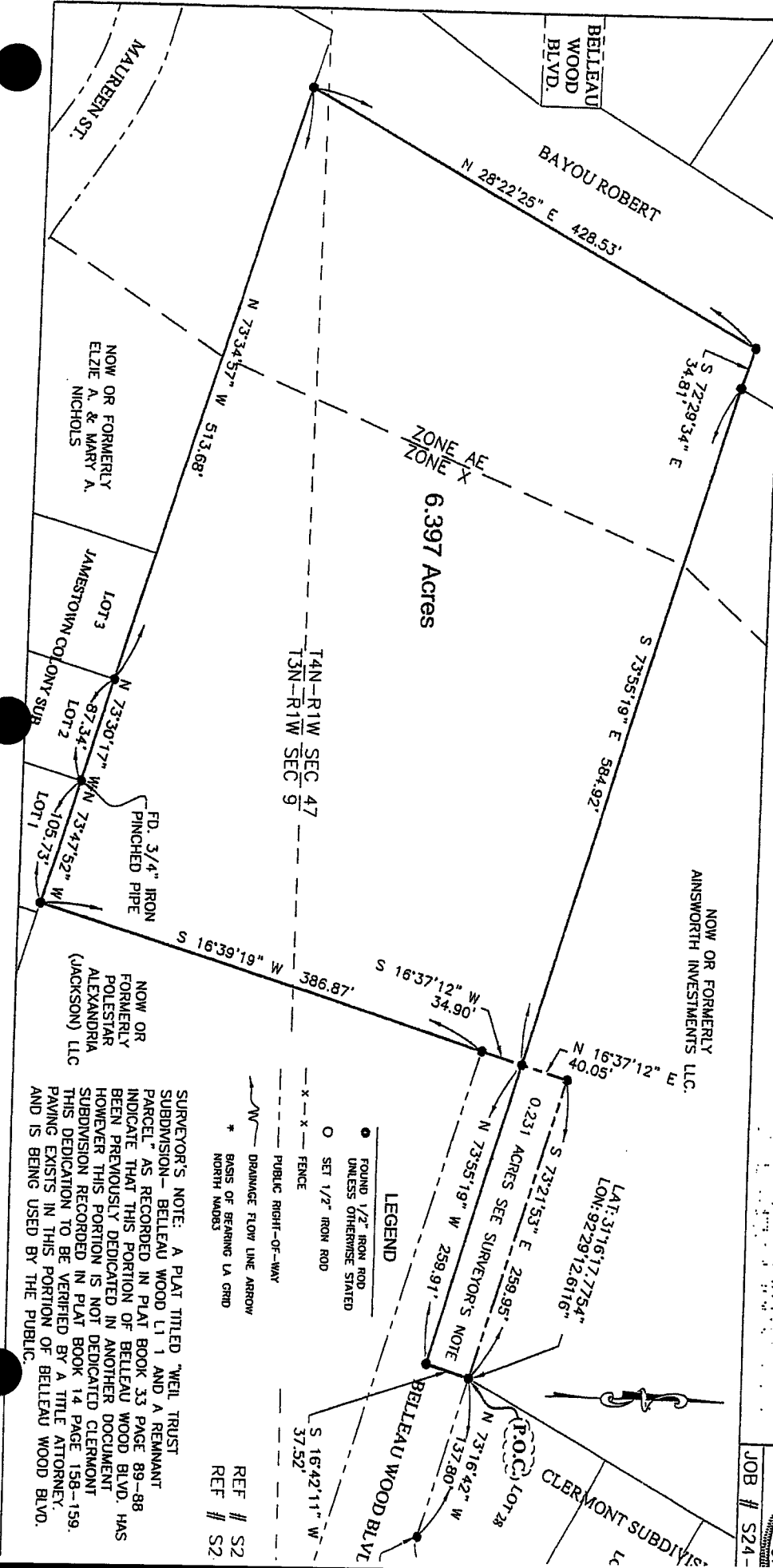
REFERENCES:
PLAT BOOK 33 PAGE 89-90
PLAT BOOK 14 PAGE 159
PLAT BY MATTHEW E. PHILLIPS (02.02.2022)
PLAT BY MATTHEW E. PHILLIPS (05.02.2024)
FLOOD ZONE:
THIS PROPERTY IS LOCATED IN FLOOD ZONES AE AND "X" ON FIRM PANEL 220146.0015.F (SEPTEMBER 3, 1997)

NOTES:

SURVEYED BY:
MATTHEW E. PHILLIPS
P.L.S. LA REG. #4959



JOB # S24-





September 16, 2025

Ainsworth Investments, LLC
Davin Ainsworth
64 Wilmore Rd.
Boyce, La. 71409

RE: **ALEXANDRIA ZONING COMMISSION**
PROPOSED: REZONING BELLEAU WOOD BLVD.

Dear Property Owner,

Your Application for a REZONING for the property located at Belleau Wood Blvd. Alexandria, Louisiana has been reviewed. The proposed action is to "Rezone" the property **FROM** a C-2 (General Commercial District) **TO** a SF-3 (Single Family High Density District) to allow for the development of (13) Townhomes at the site .

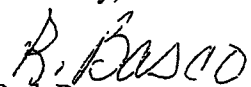
The hearing will be heard by the Alexandria Zoning Commission at a special meeting on Monday, October 13th, 2025 at 4:00 P.M. at Council Chambers at City Hall which is located at 915 3rd Street in Alexandria, La.

The City Ordinance requires that all property owners within one hundred (100') feet of the subject property be notified prior to the hearing of the application. At the hearing, the Zoning Board 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 brief summary of your application and to address any questions the Board may have regarding your application. After comments have been heard, the Board will vote either for or against the application and will provide the City Council with its recommendations in approving or disapproving your application.

Maps identifying the property 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. Signs will be posted on the premise in question indicating that a request has been made for a REZONING and showing thereon the date and time of the hearing.

Should you have any questions, please feel free to contact me at 318-473-1371.

Sincerely,


Ruth Basco
Zoning Enforcement Analyst

Enclosures

Jacques M. Roy
Mayor



City of Alexandria Planning Division
Ruth Basco, Zoning Enforcement Analyst
625 Murray St · Alexandria, LA 71301
Tel (318) 473-1371
email: ruth.basco@cityofalex.com

September 16 , 2025

Ainsworth Investments
Davin Ainsworth
64 Wilmore Rd.
Boyce, La. 71409

RE: ITEM # 2 OF THE ATTACHED NOTICE

Gentlemen:

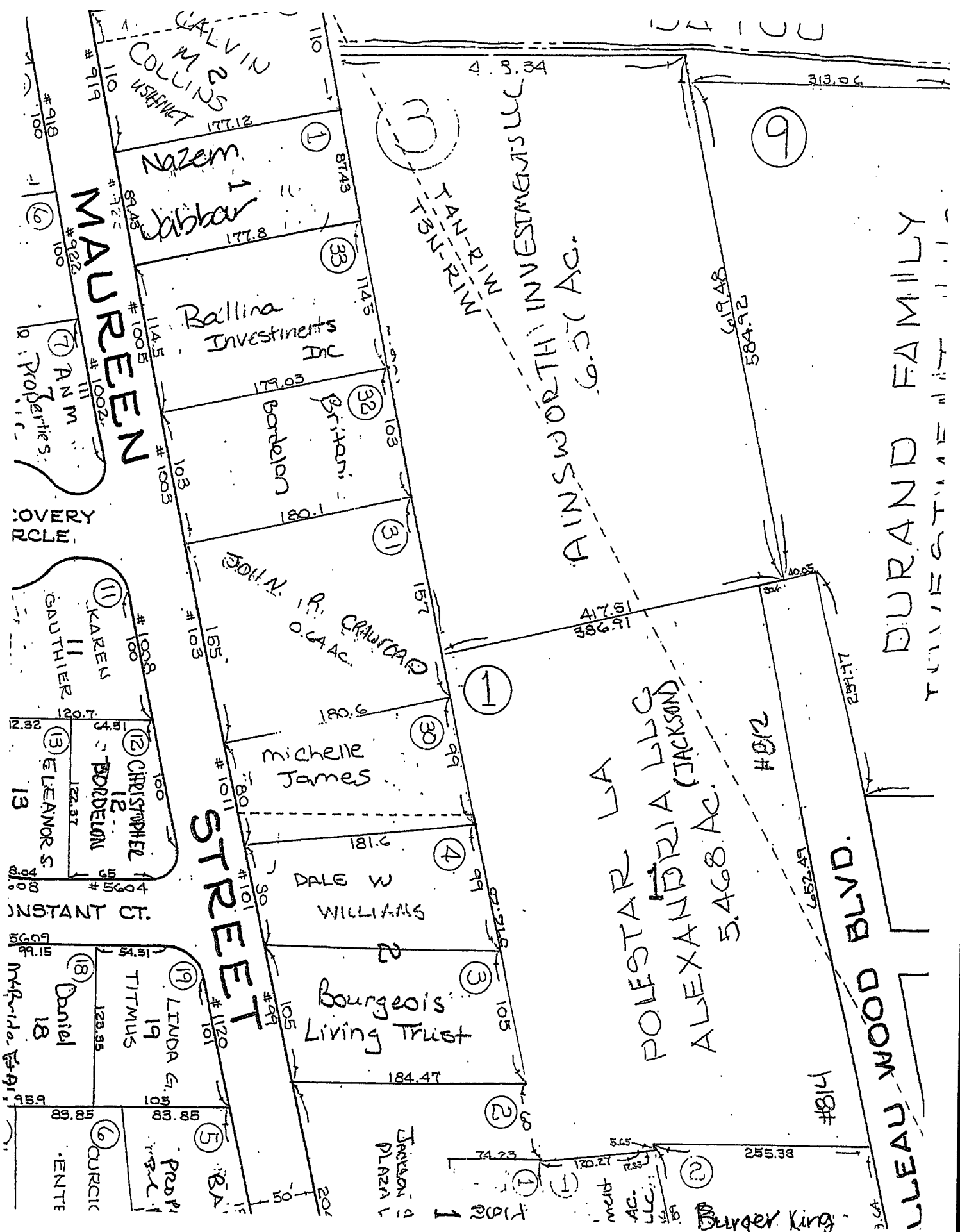
In connection with the above Application to be held by the Alexandria Zoning Commission at 4:00 P.M. on MONDAY, October 13th, 2025, this is to certify that in accordance with Section 28:9.2.5(b).2, Notice of Property Owners, Alexandria Code of Ordinances, all property owners within a radius of one hundred feet (100') of the property, of the proposed property, were notified at least fourteen (14) days prior to the hearing of the time and location, the 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 were furnished to me by their office.

Yours truly,



APPLICANT OR AGENT



DURAND FAMILY

JACKSON ST. EXT.

Use
Categories Use Types
RESIDENTIAL USES (SEE §4.6.3)

Single-family dwelling
Duplex dwellings
Townhouse
Household living
(See §4.6.3.A) Mobile home park
Multifamily
Retirement center
apartments

C Upper-story residential
ity of Alexandria, Louisiana

Land Development Code
2015 |

S S S M M M										B B B C C C I I										Use
F F F F F F M										B B B C C C I I										Standards
E A	1	2	3	1	2	3	P	U	O	1	2	3	1	2	D	1	2			
P	P	P	P	P					SE	SE	SE	SE	SE	P						
			P	P	P									P						
			P	P	P									P						
						P														
				P	P	P	P							P						
SE	SE			P	SE	SE	P		P	P	P	P	P	P	P	P				
									P	P	P	P	P	P	P	P				

RETURN TO TABLE OF CONTENTS

Adopted September 9,

§4.3. Purpose Statements**§4.3.1. Residential districts****A. Estate residential district**

The ER, Estate residential district is intended to implement the Estate Residential Land Use Classification of the THINKAlex Plan. The ER district is used to designate areas that are best suited for large lot residential uses. Net densities in these areas should be limited to one unit per three acres maximum.

B. Single family residential districts

The single family residential districts are intended to implement the Single Family Residential Land Use Classification of the THINKAlex Plan. The single family residential districts designate areas of low to moderately low density development. Intended for site-built single family residential construction with a maximum net density of eight units per acre. Minimum allowable densities in these areas should be restricted to one unit per acre. Typically, this development is in well-organized subdivisions and is often in conjunction with schools. There are four types of single family residential districts.

1. AG, Agricultural/residential district
2. SF-1, Single-family (low density) district
3. SF-2, Single-family (moderate density) district
4. SF-3, Single-family (high density) district

C. Multifamily residential districts

The multifamily residential districts are intended to implement the Multifamily Residential Land Use Classification of the THINKAlex Plan. The single family residential districts designate areas of moderate to high density residential development. Intended for site-built multifamily residential construction with a maximum density of 49 units per acre. Minimum allowable densities in these areas should be restricted to 2 units per acre. Typical development can include duplex dwellings, townhouses, and multifamily.

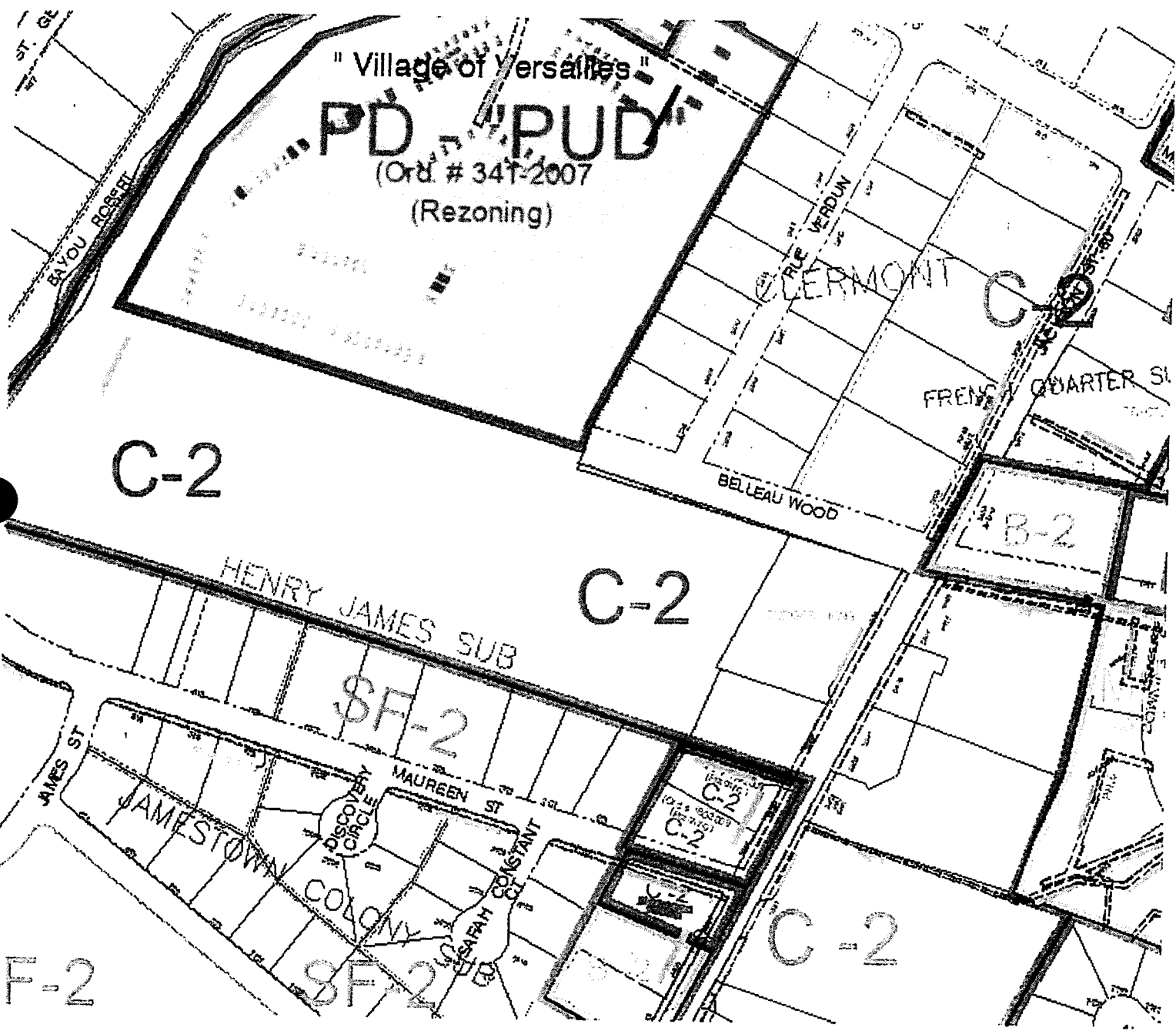
1. MF-1, Multifamily (low density) district
2. MF-2, Multifamily (moderate density) district
- MF-3, Multifamily (high density) district

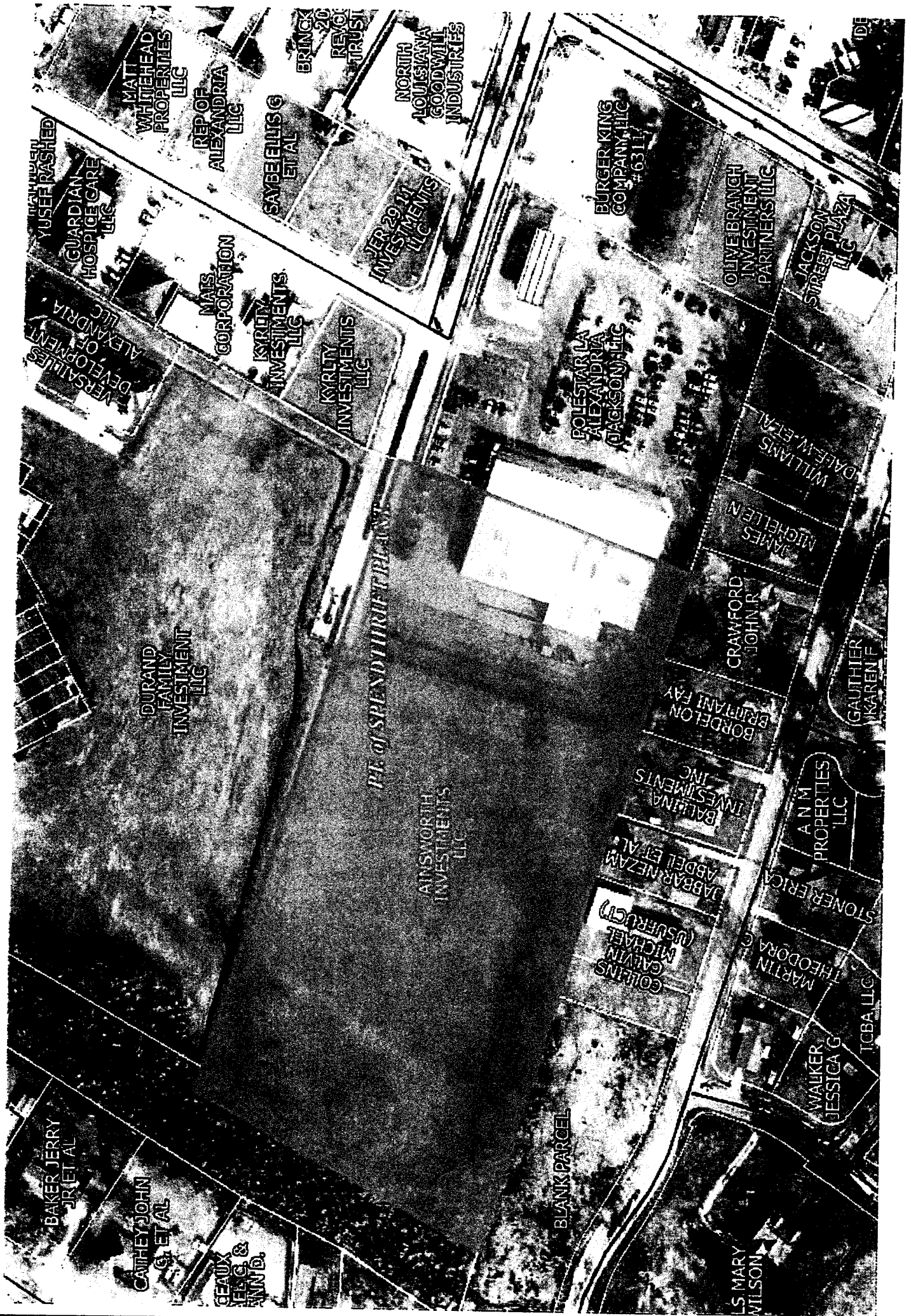
D. Mixed use district

The MU, Mixed Use Residential district is intended to implement the Mixed Use Residential Land Use Classification of the THINKAlex Plan. The MU district designates areas of high density residential development combined with office and or/retail. This type of development is often multi-story and uses are often segregated vertically. They are generally intended for areas of transition between high intensity retail and residential areas, and to provide opportunities for more creative and diverse neighborhoods.

§4.3.2. Nonresidential districts**A. O, Office District**

The O, Office District is intended to accommodate low intensity office and compatible uses and to serve as a transition between residential uses and more intensive business or commercial uses.





YUSEF RASHED

GUARDIAN
HOSPICE CARE
LLC

MAT
WHITEHEAD
PROPERTIES
LLC

REP OF
ALEXANDRIA
LLC

SAYBEINUSG
ET AL

BRINCK
20

REVO
TRUST

NORTH
LOUISIANA
GOODWILL
INDUSTRIES

PER 2911
INVESTMENTS
LLC

BURGER KING
COMPANY, LLC
#6311

OLIVE BRANCH
INVESTMENT
PARTNERS LLC

JACKSON
STREET PLAZA
LLC

VERSAILLES
DEVELOPMENT
ALEXANDRIA
LLC

MAIS
CORPORATION

KRON
INVESTMENTS
LLC

KIRBY
INVESTMENTS
LLC

FOLESTAR LA
ALEXANDRIA
(JACKSON) LLC

WILLIAMS
DALE W. ET AL

JAMES
MICHELEN

CRAWFORD
JOHN R

BORDELON
BRIAN FAY

GAUTHIER
KAREN F

DURAND
FAMILY
INVESTMENT
LLC

PE OF SPENDTHURF

AINSWORTH
INVESTMENTS
LLC

BALUNA
INVESTMENTS
INC

ABBAR NEZAM
ABDEL ET AL

GOLINS
CATHY
MICHAEL
(USHERU)

ANM
PROPERTIES
LLC

STONER ERICA

MARTIN G
THEODORA

WALKER
JESSICA G

TCBA LLC

BAKER JERRY
JR ET AL

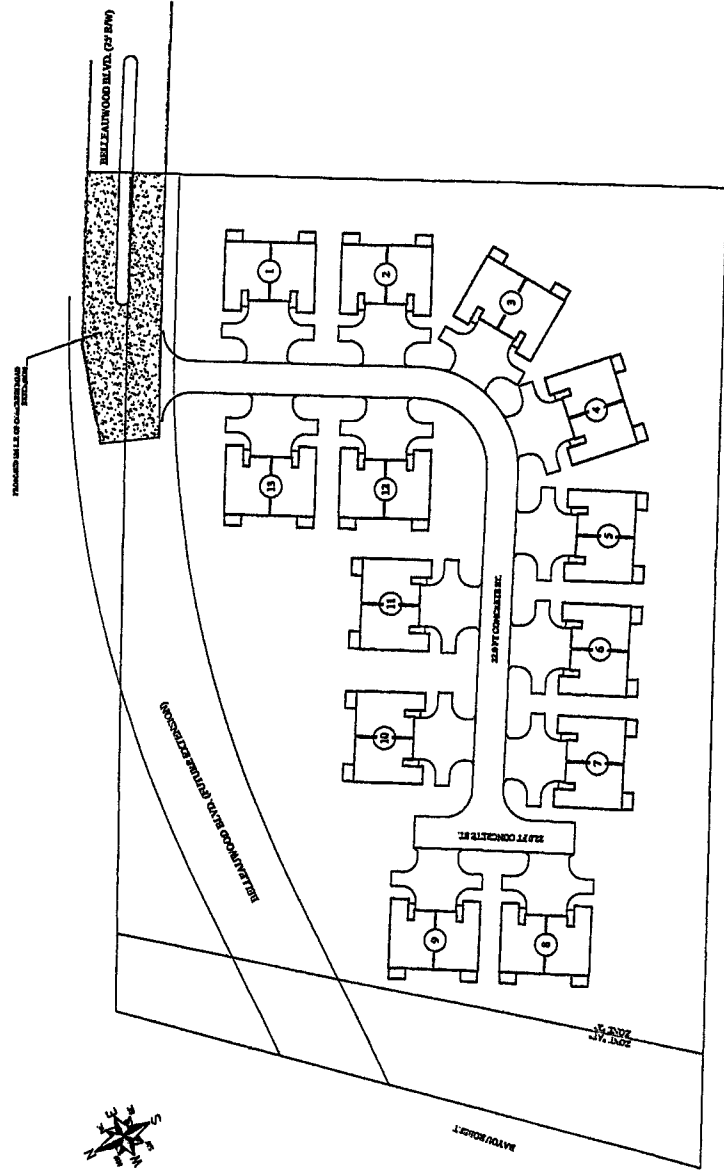
CATHEY JOHN
G ET AL

CEAUX
ET AL &
ANN D.

BLANK PARCEL

LS MARY
WILSON

PREPARED FOR: RIVER RANCH APARTMENTS PHASE II DURAND FAMILY INVESTMENTS, LLC		DRAWINGS PREPARED BY: FONTENOT & ASSOCIATES, LLC 3225 JACKSON ST. ALEXANDRIA, LA 71301 OFFICE 513-437-1700	
SHEET TITLE: PHASE II PROPOSED LAYOUT		DATE 1/25/2025	SCALE 1"=40'
		SHEET 1	



PROPOSED DUPLEX LAYOUT
SCALE: 1"=40'

NOTE:
THIS IS NOT A BOUNDARY SURVEY. ALL LOT
INFORMATION SHOWN HEREIN IS PRELIMINARY.
THE PROPERTY BOUNDARY IS BASED ON A
SURVEY BY W. AARON WOODS DATED
SEPTEMBER 27, 2022

NOTICE

REQUEST FOR A CHANGE
IN ZONING ON THIS
PROPERTY IS TO BE
HEARD BY THE
ALEXANDRIA ZONING
COMMISSION IN THE CITY
COUNCIL CHAMBERS AT
CITY HALL AT 215 N. 3RD ST.
AT 4:00 PM ON THE LAST
MONDAY OF THIS MONTH
PHONE 473-1170

October
13th
MEETING

ORDINANCE NO.

AN ORDINANCE REZONING PROPERTY LOCATED AT 700 BELLEAU WOOD BLVD. ALEXANDRIA, LOUISIANA, PARISH OF RAPIDES FROM C-2 (GENERAL COMMERCIAL DISTRICT) TO SF-3 (SINGLE FAMILY HIGH DENSITY) TO ALLOW FOR THE DEVELOPMENT OF THIRTEEN (13) DUPLEXES 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 rezone property located at 700 Belleau Wood Blvd, Alexandria, Louisiana, Parish of Rapides from C-2 (General Commercial District) to SF-3 (single Family High Density) to allow for the development of thirteen (13) duplexes.

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

G. RESOLUTIONS

- 7) **RESOLUTION** authorizing advertisement for bids for electric utility right-of-way emergency services.



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: October 2, 2025

Title: Requesting a resolution to advertise for Electric Utility Right-Of-Way Emergency Services

Explanation of Proposal:

Additional Information Attached ☒

We request permission to advertise bids for Electric Utility Right-Of-Way Emergency Services for use by the Electric Distribution Department. The successful bidder shall perform this emergency service on an "as needed" basis for a period of twelve (12) months. Bid prices shall remain in effect for a period of twelve (12) months from bid award date.

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

Review:

Form

☐

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

RECEIVED

OCT 07 2025

CITY COUNCIL

ADVERTISEMENT FOR BID

CITY OF ALEXANDRIA, LOUISIANA
UTILITY DIVISION

BID # #2544- ELECTRIC UTILITY RIGHT-OF-WAY EMERGENCY SERVICES

Separate sealed bids for, ELECTRIC UTILITY RIGHT-OF-WAY EMERGENCY SERVICES, 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, December 2, 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 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 13, 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 24, 2025

Friday, October 31, 2025

Friday, November 7, 2025

RESOLUTION NO.

**RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR
ELECTRIC UTILITY RIGHT-OF-WAY EMERGENCY SERVICES.**

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 electric utility right-of-way emergency services.

BE IT FURTHER RESOLVED, etc., that the City Clerk proceed with the advertisement according to law, with bids to be opened on December 2, 2025.

PASSED AND ADOPTED at Alexandria, Louisiana, this 21st day of October, 2025.

/s/ Donna P. Jones, MMC
City Clerk

- 8) **RESOLUTION** authorizing advertisement for bids for petroleum products for various departments.



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: OCTOBER 02, 2025

Title: RESOLUTION AUTHORIZING PERMISSION TO ADVERTISE FOR PETROLEUM PRODUCTS FOR USE BY VARIOUS CITY DEPARTMENTS

Explanation of Proposal:

Additional Information Attached ☒

We request permission to advertise for Petroleum Products for use by various City departments. This bid will remain in effect for a period of twelve (12) months from bid award date.

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 318-441-6185; or emailed to casey.barnes@cityofalex.com; and must be received by close of business on Thursday, November 20, 2025.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: Various

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

OCT 07 2025

CITY COUNCIL

ADVERTISEMENT FOR BID

CITY OF ALEXANDRIA, LOUISIANA PURCHASING DEPARTMENT

BID # 2543– PETROLEUM PRODUCTS

Separate sealed bids for Petroleum Products 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, December 2, 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 318-441-6185; email to casey.barnes@cityofalex.com; and must be received by 4:00 PM, Thursday, November 20, 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 24, 2025
Friday, October 31, 2025
Friday, November 7, 2025

RESOLUTION NO.

**RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR
PETROLEUM PRODUCTS FOR VARIOUS DEPARTMENTS.**

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 for various departments.

BE IT FURTHER RESOLVED, etc., that the City Clerk proceed with the advertisement according to law, with bids to be opened on December 2, 2025.

PASSED AND ADOPTED at Alexandria, Louisiana, this 21st day of October, 2025.

/s/ Donna P. Jones, MMC
City Clerk

- 9) **RESOLUTION** authorizing advertisement for bids for a minimum of one Service Utility Body for the Motor Pool 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: OCTOBER 10, 2025

Title: RESOLUTION AUTHORIZING PERMISSION TO ADVERTISE FOR A MINIMUM OF ONE (1)
SERVICE UTILITY BODY

Explanation of Proposal:

Additional Information Attached ☒

We request permission to advertise for a minimum of one (1) Service Utility Body for use by the Motor Pool Department.

Mandatory pre-bid conference shall be held on Wednesday, November 19, 2025 at 10:00 AM, at the City of Alexandria Purchasing Department, located at 2021 Industrial Park Road, Building WH, Alexandria, LA 71303.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 101-043700-707600

Expense Amount: \$40,635.00

Account Line Item: Machinery and Equipment

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:

OCT 10 2025

OCT 10 2025

CITY OF ALEXANDRIA

ADVERTISEMENT FOR BID

CITY OF ALEXANDRIA, LOUISIANA
PURCHASING DEPARTMENT

BID #2545- SERVICE UTILITY BODY

Separate sealed bids for a minimum of one (1) Service Utility Body, 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, DECEMBER 02, 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.

A mandatory pre-bid conference shall be held on Wednesday, November 19, 2025 at 10:00 AM, at the City of Alexandria Purchasing Department, Building WH, located at 2021 Industrial Park Road, Alexandria, LA 71303. All vendors wishing to submit bid proposals for this project "MUST ATTEND" this pre-bid conference. Pursuant to LA R.S. 38:2212(I), all prospective bidders shall be present at the beginning of the pre-bid conference and shall remain in attendance for the duration of the conference. Any prospective bidder who fails to attend the conference or remain for the duration shall be prohibited from submitting a bid.

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 24, 2025
Friday, October 31, 2025
Friday, November 07, 2025

RESOLUTION NO.

**RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR A
MINIMUM OF ONE SERVICE UTILITY BODY FOR THE MOTOR POOL
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 a minimum of one service utility body for the Motor Pool Department.

BE IT FURTHER RESOLVED, etc., that the City Clerk proceed with the advertisement according to law, with bids to be opened on December 2, 2025.

PASSED AND ADOPTED at Alexandria, Louisiana, this 21st day of October, 2025.

/s/ Donna P. Jones, MMC
City Clerk

- 10) **RESOLUTION** confirming the appointment of Cynthia Baker to the Alexandria Civil Service Commission nominated by Southern University and A&M College.



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: Personnel/Human Resources

Date: October 14, 2025

Title: A resolution appointing Ms. Cynthia Baker to the Alexandria Civil Service Commission.

Explanation of Proposal:

Additional Information Attached ☒

Ms. Baker has been nominated by Southern University and A&M College to serve as a member of the Alexandria Civil Service Commission. She will serve a full four (4) year term.

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

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Review:

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

RECEIVED

OCT 14 2025

CITY COUNCIL

Cedric Upshaw, Esq.
Executive Director of Government Affairs
Southern University System
Augustus Blanks Hall Rm 244
Baton Rouge, LA 70813

Letter of Recommendation

October 13, 2025

Ms. Donna Jones
City Clerk for the City of Alexandria
c/o The Alexandria City Council
Post Office Box 71
Alexandria, Louisiana 71309-0071

Subject: Civil Service Commission Nominee – Ms. Cynthia Baker

Dear Ms. Donna Jones,

I am writing to formally recommend Ms. Cynthia Baker as a nominee for the City of Alexandria Civil Service Commission. Ms. Baker can be reached at Cjbaker0510@msn.com or by phone at 214-789-8486 m.

Ms. Baker currently serves as the Regional Human Resources Director for CHRISTUS Health Central Louisiana, a position she has held for the past ten years. She has more than 25 years of experience in human resources, having worked across a variety of sectors including financial services, telecommunications, and healthcare.

Ms. Baker holds two bachelor's degrees—one in Finance and one in Human Resources—both from Louisiana Tech University. Additionally, she earned a Master of Business Administration (MBA) with a concentration in Human Resources from the University of Dallas.

Should you require any further information regarding Ms. Baker's qualifications or background, please do not hesitate to contact me.

Kindly, I remain,

Cedric Upshaw

Cedric Upshaw

Executive Director of Governmental Affairs

Southern University System

Augustus Blanks Hall Room 244

Baton Rouge, LA 70813

225-771-5565

RESOLUTION NO.

**RESOLUTION CONFIRMING THE APPOINTMENT OF CYNTHIA
BAKER TO THE ALEXANDRIA CIVIL SERVICE COMMISSION
NOMINATED BY SOUTHERN UNIVERSITY AND A&M COLLEGE.**

BE IT RESOLVED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby confirms the appointment of Cynthia Baker to the Alexandria Civil Service Commission nominated by Southern University and A&M College.

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 21st day of October, 2025.

/s/ Donna P. Jones, MMC
City Clerk

H. ORDINANCES FOR FINAL ADOPTION

SUBJECT TO PUBLIC HEARING

- 11) To consider final adoption 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: **October 9, 2025**

Title: **Ordinance Authorizing the Mayor to accept the low bids for Brass Fittings % Miscellaneous**

Explanation of Proposal:

Additional Information Attached ☒

On Tuesday, October 7, 2025 five (5) bids were opened and read aloud for Brass Fitting & Miscellaneous Items . Said material to be inventoried by the Central Warehouse Department and issued on an as-needed basis. Bid is to remain in effect for a period of twelve (12) months. We recommend awards be made to: Ferguson, Core and Main and Southern Pipe.

See attached:

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 401-000000-1411800-00000
Central Warehouse 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

OCT 11 2025

CITY COUNCIL

BID # 2533 – BRASS FITTINGS & MISCELLANEOUS ITEMS

RECOMMEND AWARDS BE MADE AS FOLLOWS:

FERGUSON

**ITEMS# 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 22, 23
27, 28, 30, 31, 33, 35, 36, 37, 38, 41, 42, 43, 47, 53, 55, 56, 59, 60,
61, 64 ,65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 83**

CORE AND MAIN

**ITEMS# 16, 19, 20, 21, 24, 25, 26, 29, 32, 34, 39, 40, 44, 45, 46, 48
49, 50, 51, 52, 54, 57, 62, 63, 82**

SOUTHERN PIPE

ITEMS# 58, 76, 77, 78, 79, 80, 81

ITEM #	ITEM	VENDOR #1		VENDOR #2		VENDOR #3		VENDOR #4		VENDOR #5	
		CENTRAL PIPE		FERGUSON		LAFAVETTE WINNWATER		SOUTHERN PIPE		CORE & MAIN	
1	8834005444 METER BOX, BODY SMALL, FOR 3/4 X 3/4 METER, PLASTIC; TAPERED/RECTANGULAR; 16"W X 21"L AT TOP & 12"W X 17"L AT BOTTOM; 12-1/4" DEEP; TO INCLUDE PLASTIC LID WITH CAST IRON READER; (15-3/8"L X 10-1/8"W X 1-5/8"D. COLOR: BLACK; (78/PALLET) CARSON #1419-1278 OR DFW1300-12-1C OR EQUAL BRAND: CAT #: CARTON QTY:	NB	\$	22.74	NDS ND1200DICIR 72 PER PALLET	BID REJECTED INCOMPLETE PACKET		\$	24.12	\$	23.83
2	8834005447 METER BOX, BODY LARGE, FOR 1-1/2" & 2" METER, PLASTIC; TAPERED/RECTANGULAR; 15-5/8"W X 20"L AT TOP & 19"W X 23"L AT BOTTOM; 12" DEEP; TO INCLUDE PLASTIC LID WITH CAST IRON READER; (48/PALLET) (19-1/8"L X 14-1/4"W X 1-1/4"D. COLOR: BLACK; CARSON #1220-1133 OR DFW1600-12-1C OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	NB	\$	35.40	NDS ND1500DICIR 48 PER PALLET			\$	37.52	\$	39.32
3	8834505448 LID, METER BOX (COVER FOR 3/4 X 3/4" METER) SMALL FLUSH COVER PLASTIC LID WITH CAST IRON READER; 10-1/8"W X 15-3/8"L X 1-5/8"D, BLUE PREFERRED CARSON #14194157 OR DFW1200-1C-LID OR EQUAL BRAND: CAT #: CARTON QTY:	NB	\$	9.40	NDS ND1200DICIR 1	NDS D-1200L 10		\$	10.00	\$	23.83
4	8834505445 LID, METER BOX (COVER FOR 1-1/2 AND 2 METER) LARGE FLUSH COVER PLASTIC LID WITH CAST IRON READER; 13-1/4"W X 19-3/4"L X 1-11/16;"D; CARSON #12204080 OR DFW1500-1C-LID OR EQUAL BRAND: CAT #: CARTON QTY:	NB	\$	21.00	NDS ND1500DICIR 1	NDS D-1500L 10		\$	22.28	\$	39.32
5	8843305127 COUPLING, 5/8", METER, (1-1/2" X 5/8"); BRASS; FORD C38-11-2.188 "NL" ONLY BRAND: CAT #: CARTON QTY:		\$	10.70	FORD C38-11-2.188-NL 50	AY MCDONALD 74620 5/8 20		\$	10.70	\$	10.14

ITEM #	ITEM	VENDOR #1 CENTRAL PIPE	VENDOR #2 FERGUSON	VENDOR #3 LAFAYETTE WINWATER	VENDOR #4 SOUTHERN PIPE	VENDOR #5 Core and Main
6	8843305128 COUPLING, 5/8" X 3/4", METER, (1/2" X 3/4"), BRASS, FORD C38-21-2.375 "NL" OR MCDONALD 4620-3/4X1/2 "NL" BRAND: CAT #: CARTON QTY:	15.39 FORD C38-21-2.375NL 25	14.55 FORD C38212375 25	MCDONALD 74620 3/4 20	\$15.38 FORD C38212375NL 25	14.58 FORD C38-21-2.375NL
7	8843305129 COUPLING, 3/4", METER, (3/4" X 3/4"), BRASS, FORD C38-23-2.5 "NL" OR MCDONALD 4620-3/4 "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	12.17 FORD C38-23-2.5NL 25	11.53 FORD C38-23-2.5 NL 25	MCDONALD 74620-3/4 20	\$12.16 FORD C382325NL 25	11.53 FORD C38-23-2.5NL
8	8843305130 COUPLING, 1" METER (1" X 1"); BRASS; FORD C38-44-2.625 "NL" OR MCDONALD 4620-1 "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	18.73 FORD C38-44-2.625NL 15	17.75 FORD C38442625 NL 10	MCDONALD 74620-1 15	\$18.73 FORD C38442625NL 15	17.75 FORD C38-44-2.625
9	8840605126 ADAPTER RING, THREADED, BRASS; 5/8" ID X 3/4" OD X 1 1/16" LG; FORD A12L "NL" OR MCDONALD 10J12 "NL" ONLY (METER BUSHING) BRAND: CAT #: CARTON QTY:	8.35 FORD A12L 75	7.88 FORD A12L NL 10	MCDONALD 10J12 75	\$8.50 FORD A12L 75	7.88 FORD A12L
10	8844405158 FLANGE, METER, 1-1/2", MIP, BRONZE, WITH ACCESSORIES; FORD CF38-66-2 "NL" OR MCDONALD 610M-1-1/2 "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	58.50 FORD CF38-66-2NL 5	55.40 FORD CF38-66-2NL 10	MCDONALD 610M-1-1-1/2 5	\$58.50 FORD CF38-66-2NL 5	55.42 FORD CF38-66-2NL

ITEM #	ITEM	VENDOR #1		VENDOR #2		VENDOR #3		VENDOR #4		VENDOR #5	
		CENTRAL PIPE		FERGUSON		LAFAYETTE WINNWATER		SOUTHERN PIPE		Core and Main	
11	8844405159 FLANGE, METER, 2", MIP, BRONZE, WITH ACCESSORIES FORD (7M) CF38-77-2.125 "NL" OR MCDONALD 610M-2X2-1/8"NL OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	\$ 78.05		\$ 73.95		\$ 73.95		\$ 78.05		\$ 73.95	
12	8834005341 RISER, METER, 7" CHANGE-OVER-RESETTER ONLY OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	\$ 116.94		\$ 109.50		\$ 116.94		\$ 116.94		\$ 110.78	
13	8834005342 RISER, METER, 12" CHANGE-OVER-RESETTER ONLY OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	\$ 122.55		\$ 114.80		\$ 122.55		\$ 122.55		\$ 116.10	
14	8849005166 YOKE, METER, CAST IRON, 5/8" X 3/4" INTEGRAL OUTLET FIP THREADS FORD Y202 (200 SERIES) OR MCDONALD 14-2F ONLY BRAND: CAT #: CARTON QTY:	\$ 18.70		\$ 17.53		\$ 18.70		\$ 18.70		\$ 17.72	
15	8834505151 EXPANSION CONNECTION, 3/4", STD (FOR 5/8" X 3/4" AND 3/4" METER) FORD EC-23 ONLY BRAND: CAT #: CARTON QTY:	\$ 25.04		\$ 23.70		\$ 25.04		\$ 25.04		\$ 23.72	

ITEM #	ITEM	VENDOR #1 CENTRAL PIPE	VENDOR #2 FERGUSON	VENDOR #3 LAFAYETTE WINWATER	VENDOR #4 SOUTHERN PIPE	VENDOR #5 Core and Main
16	8843302810 METER YOKE NOSE, 1 INCH X 1 INCH F.I.P.; FORD #C94-44-NL OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	31.55 FORD C94-44-NL 10	29.95 FORD C9444NL 1	MCDONALD 5139-284 10	31.61 FORD C94-44-NL 10	29.94 FORD C94-44-NL
17	8843302822 METER YOKE NOSE, 3/4 INCH F.I.P FORD #C91-23-NL OR APPROVED EQUAL. BRAND: CAT #: CARTON QTY:	10.35 FORD C91-23-NL 10	9.75 FORD C91-23-NL 1	MCDONALD 5139-218 40	10.31 FORD C91-23-NL 42	9.77 FORD C91-23-L
18	8849002809 500 SERIES METER YOKE BAR 1 INCH F.I.P. FORD #Y504 OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	26.25 FORD Y504 6	24.75 FORD Y504 1	MCDONALD 4139-271 5	26.21 FORD Y504 6	24.83 FORD Y504
19	8843302812 EXPANSION CONNECTION 1 INCH STANDARD FORD #EC-4-NL OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	42.07 FORD EC-4-NL 5	39.85 FORD EC4NL 1	MCDONALD 5139-274 5	42.07 FORD EC-4-NL 5	39.63 FORD EC-4-NL

ITEM #	ITEM	VENDOR #1 CENTRAL PIPE	VENDOR #2 FERGUSON	VENDOR #3 LAFAYETTE WINNATER	VENDOR #4 SOUTHERN PIPE	VENDOR #5 Cora and Main
20	9816905168 VALVE, METER, BALL, STRAIGHT, 2", COPPER TO METER (FLANGED) W/PAD WINGS; FORD BF73-777W "NL" OR MCDONALD 6100MW-44-2 "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	406.96 FORD BF73-777W-NL 2	385.70 FORD BF73777WNL 1	MCDONALD 5149-023 2	405.00 FORD BF73-777W-NL 2	385.54 FORD BF73-777WNL
21	8817505443 VALVE, METER, BALL, 1", STRAIGHT, W/BACK JOINT FOR CTS TUBING FORD B43-444W "NL" OR MCDONALD 6100MW-22 "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	127.38 FORD B43-444W-NL 4	120.70 FORD B43444WNL 10	MCDONALD 5139-107 4	127.38 FORD B43-444W-NL 4	120.68 FORD B43-344WNL
22	8847305121 STOP, CORPORATION, 3/4" INLET X 3/4" PJ; FOR CTS; BRASS; FORD F1000-3 "NL"OR APPROVED MCDONALD 4701-22-3/4 "NL" OR APPROVED EQUAL (JONES BRAND NOT ACCEPTABLE-NOT TOO SMALL) BRAND: CAT #: CARTON QTY:	40.86 FORD F1000-3-NL 10	38.70 FORD F10003NL 10	MCDONALD 5140-107 10	40.86 FORD F1000-3-NL 10	38.71 FORD F-10003NL
23	8847305122 STOP, CORPORATION, 1" INLET X 1" PJ; FOR CTS; BRASS; FORD F1000-4 "NL" OR MCDONALD 4701-22-1 "NL" OR APPROVED EQUAL (JONES BRAND NOT ACCEPTABLE-NOT TOO SMALL) BRAND: CAT #: CARTON QTY:	61.80 FORD F1000-4-NL 6	58.50 FORD F10004NL 10	MCDONALD 5141-130 6	61.80 FORD F1000-4-NL 6	58.54 FORD F1000-4NL

ITEM #	ITEM	VENDOR #1 CENTRAL PIPE	VENDOR #2 FERGUSON	VENDOR #3 LAFAYETTE WINN WATER	VENDOR #4 SOUTHERN PIPE	VENDOR #5 Core and Main
24	8847305160 STOP, CORPORATION, 1-1/2" TAPER THREAD X IRON PIPE FORD 1-1/2" FB400 "NL" OR MCDONALD 3128B-1-1/2 "NL" OR APPROVED EQUAL (JONES BRAND NOT ACCEPTABLE-W/ TOO SMALL) BRAND: CAT #: CARTON QTY:	\$ 163.50	\$ 154.90		\$ 163.50	\$ 154.89
25	8847305161 STOP, CORPORATION, 2" TAPER THREAD X IRON PIPE FORD 2" FB400 "NL" OR MCDONALD 3128B-2 "NL" OR APPROVED EQUAL (JONES BRAND NOT ACCEPTABLE-W/ TOO SMALL) BRAND: CAT #: CARTON QTY:	\$ 278.84	\$ 264.30		\$ 278.84	\$ 264.16
26	8847305162 STOP, CORPORATION, 3/4" TAPER THREAD INLET X 1" PJ OUTLET, BRASS; FORD 3/4" X 1" F1000-34 OR MCDONALD 3/4X1 OR APPROVED EQUAL (JONES BRAND NOT ACCEPTABLE-W/ TOO SMALL) BRAND: CAT #: CARTON QTY:	\$ 52.00	\$ 49.20		\$ 52.00	\$ 49.16
27	8847305143 STOP, CURB, 1" X 1", FEMALE IRON PIPE, THREADED, INVERTED KEY, BRASS; (MUST BE 4-7/8" END TO END) FORD 211-444 "NL" OR APPROVE EQUAL BRAND: CAT #: CARTON QTY:	\$ 92.27	\$ 86.40		\$ 92.27	\$ 87.42
28	8847305365 STOP, CURB, 1/2" X 1/2" FIP THREADED, BRASS; FORD B11-211 "NL" OR MCDONALD 3061 "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	\$ 39.50	\$ 37.40		\$ 39.50	\$ 37.42

ITEM #	ITEM	VENDOR #1 CENTRAL PIPE	VENDOR #2 FERGUSON	VENDOR #3 LAFAYETTE WINWATER	VENDOR #4 SOUTHERN PIPE	VENDOR #5 Core and Main
29	8843305131 COUPLING, PACK JOINT, ELL, 3/4", FOR FIP; BRASS; FORD L14-33 "NL" OR MCDONALD 4779-22-3/4 "NL"OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	26.57 FORD L14-33-NL 16	25.20 FORD L1433NL 25	MCDONALD 5145-123 15	26.57 FORD L14-44-NL 16	25.17 FORD
30	8843305132 COUPLING, PACK JOINT, ELL, 1", FOR FIP; BRASS; FORD L14-44 "NL" OR MCDONALD 4779-22-1 "NL"OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	43.34 FORD L14-44-NL 8	41.00 FORD L1444NL 25	MCDONALD 5145-125 10	43.34 FORD L14-44-NL 8	41.06 FORD
31	8843305133 COUPLING, PACK JOINT, ELL, 3/4", FOR MIP; BRASS; FORD L84-33 "NL" OR APPROVED EQUAL MCDONALD 4779-M-22-3/4 "NL" BRAND: CAT #: CARTON QTY:	20.52 FORD L84-33-NL 16	19.40 FORD L8433NL 25	MCDONALD 5140-102 25	20.52 FORD L84-33-NL 16	19.44 FORD
32	8843305134 COUPLING, PACK JOINT, ELL, 1", FOR MIP; BRASS; FORD L84-44 "NL" OR MCDONALD 4779-M-22-1 "NL"OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	34.13 FORD L84-44-NL 10	32.35 FORD L8444NL 25	MCDONALD 5141-124 20	34.13 FORD L84-44-NL 10	32.33 FORD
33	8843305135 COUPLING, PACK JOINT, STRAIGHT, 3/4", FOR FIP; BRASS; FORD C14-33 "NL" OR MCDONALD 4754-22-3/4 "NL"OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	19.71 FORD C14-33-NL 25	18.65 FORD C1433NL 25	MCDONALD 5140-106 25	19.71 FORD C14-33-NL 25	18.67 FORD

ITEM #	ITEM	VENDOR #1			VENDOR #2		VENDOR #3		VENDOR #4		VENDOR #5	
		CENTRAL PIPE			FERGUSON		LAFAYETTE WINN WATER		SOUTHERN PIPE		Core and Main	
34	8843305425 COUPLING, PACK JOINT, STRAIGHT, FORD C86-54 "NL" BRAND: CAT #: CARTON QTY:	48.44	\$		45.90		NB		48.44	\$	45.89	
		FORD C86-54-NL 8			FORD C8654NL 6				FORD C86-54-NL 8		FORD	
35	8843305136 COUPLING, PACK JOINT, STRAIGHT, 3/4", FOR MIP; BRASS; FORD C84-33 "NL" OR MCDONALD 4753-22-3/4 "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	18.73	\$		17.75				18.73	\$	17.75	
		FORD C84-33-NL 20			FORD C8433NL 25		MCDONALD 5140-106 20		FORD C84-33-NL 20		FORD	
36	8843305137 COUPLING, PACK JOINT, STRAIGHT, 1", FOR FIP; BRASS; FORD C14-44 "NL" OR MCDONALD 4754-22-1 "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	26.73	\$		25.30				26.73	\$	25.32	
		FORD C14-44-NL 15			FORD C1444NL 25		MCDONALD 5141-135 15		FORD C14-44-NL 15		FORD	
37	8843305138 COUPLING, PACK JOINT, STRAIGHT, 1", FOR MIP; BRASS; FORD C84-44 "NL" OR MCDONALD 4753-22-1 "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	22.18	\$		21.00				22.18	\$	21.02	
		FORD C84-44-NL 14			FORD C8444NL 25		MCDONALD 5141-129 15		FORD C84-44-NL 14		FORD	
38	8843305255 COUPLING, PACK JOINT, STRAIGHT, 3/4" MIP X 1"; FOR CTS; BRASS; FORD C84-34 "NL" OR MCDONALD 4753-22-1X3/4 "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	20.74	\$		19.65				20.74	\$	19.65	
		FORD C84-34-NL 18			FORD C8434NL 25		MCDONALD 5141-144 15		FORD C84-34-NL 18		FORD	

BID PROPOSAL # 2533												BID OPENING DATE: October 7, 2025												BID TABULATION SHEET FOR: BRASS FITTINGS & MISC ITEMS DEPARTMENT: CENTRAL WAREHOUSE												PAGE 9 OF 18											
ITEM #		ITEM		VENDOR #1 CENTRAL PIPE			VENDOR #2 FERGUSON			VENDOR #3 LAFAYETTE WINWATER			VENDOR #4 SOUTHERN PIPE			VENDOR #5 Core and Main																															
39		8843305420 COUPLING, PACK JOINT, STRAIGHT, 2" MIP TO PJ (IPS) PJ FOR PVC, BRASS FORD C87-77 "NL" OR MCDONALD 4753-44-2 "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:		\$ 110.64			\$ 104.85						\$ 110.64			\$ 104.82																															
				FORD C87-77-NL 3			FORD C8777NL 1			MCDONALD 5132-191 5			FORD C87-77-NL 3			FORD																															
40		8843305421 COUPLING, PACK JOINT, STRAIGHT, 2" FIP TO PJ (IPS), PJ FOR PVC, BRASS FORD C17-77 "NL" OR MCDONALD 4754-44-2 "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:		\$ 127.12			\$ 120.45						\$ 127.12			\$ 120.43																															
				FORD C17-77-NL 3			FORD C1777NL 2			MCDONALD 5132-192 5			FORD C17-77-NL 3			FORD																															
41		8843305422 COUPLING, PACK JOINT, STRAIGHT, 2" PJ (IPS) BOTH ENDS, PJ FOR PVC, BRASS FORD C77-77 "NL" OR MCDONALD 4758-44-2 "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:		\$ 166.95			\$ 158.00						\$ 166.96			\$ 158.17																															
				FORD C77-77-NL 1			FORD C77-77-NL 1			MCDONALD 5132-193 5			FORD C77-77-NL 1			FORD																															
42		8843305256 COUPLING, PACK JOINT, 3/4" X 3/4" FOR CTS; BRASS; FORD C44-33 "NL" OR MCDONALD 4758-22-3/4 "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:		\$ 22.81			\$ 21.60						\$ 22.81			\$ 21.61																															
				FORD C44-33-NL 14			FORD C44-33-NL 14			MCDONALD 5141-134 10			FORD C44-33-NL 14			FORD																															
43		8843305257 COUPLING, PACK JOINT, 1", FOR CTS; FORD C44-44 "NL" OR MCDONALD 4758-22-1 "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:		\$ 26.10			\$ 24.70						\$ 26.10			\$ 24.72																															
				FORD C44-44-NL 10			FORD C4444NL 14			MCDONALD 5141134 10			FORD C44-44-NL 10			FORD																															

ITEM #	ITEM	VENDOR # 1		VENDOR # 2		VENDOR # 3		VENDOR # 4		VENDOR # 5	
		CENTRAL PIPE		FERGUSON		LAFAYETTE WINNATER		SOUTHERN PIPE		Core and Main	
44	8843302560 COUPLING, PACK JOINT, STRAIGHT 1" MIP X 3/4" PJ FOR CTS; FORD #C84-43 "NL" OR MCDONALD # 4753-22 1X3/4 "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	\$ 20.46	\$ 19.40			\$ 20.46	\$ 19.39				
		FORD C84-43-NL 20	FORD C8443NL 25	MCDONALD 5141-144 20		FORD C84-43-NL 20	FORD				
45	8843302561 COUPLING, PACK JOINT, STRAIGHT, 1" FIP X 1" PJ FOR PVC PIPE; FORD #C17-44 "NL" OR MCDONALD # 4754-44 1 "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	\$ 37.98	\$ 36.00			\$ 37.98	\$ 35.99				
		FORD C17-44-NL 10	FORD C1744NL 25	MCDONALD 5142-173 20		FORD C17-44-NL 10	FORD				
46	8843302559 COUPLING, PACK JOINT, STRAIGHT, 3/4" FIP X 1" PJ FOR CTS; FORD # C14-34 "NL" OR MCDONALD # 4754-22 3/4" X 1" "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	\$ 23.21	\$ 22.00			\$ 23.21	\$ 21.99				
		FORD C14-34-NL 18	FORD C1434NL 25	MCDONALD 5121-001 15		FORD C14-34-NL 18	FORD				
47	8843302558 COUPLING, PACK JOINT, STRAIGHT; 3/4" PJ FOR CTS X 3/4" PJ FOR PVC PIPE; FORD # C47-33 "NL" OR MCDONALD # 4758-22-44 3/4" "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	\$ 30.84	\$ 29.23			\$ 30.84	\$ 29.92				
		FORD C47-33-NL 12	FORD C4733NL 25	MCDONALD 5146-162 15		FORD C47-33-NL 12	FORD				

ITEM #	ITEM	VENDOR #1 CENTRAL PIPE					VENDOR #2 FERGUSON		VENDOR #3 LAFAYETTE WINWATER		VENDOR #4 SOUTHERN PIPE		VENDOR #5 CORE MAIN	
48	8843302557 COUPLING, PACK JOINT, STRAIGHT 3/4" PJ FOR CTS X 1" PJ FOR PVC PIPE; FORD # C47-34 "NL" OR MCDONALD #4758-22-44 3/4" X 1" "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	\$	43.15	\$	40.90						\$43.15	\$	40.88	
			FORD C47-34-NL 8		FORD C4734NL 14						FORD C47-34-NL 8		FORD	
49	8843302556 COUPLING, PACK JOINT, STRAIGHT 1" PJ FOR CTS X 3/4" PJ FOR PVC PIPE; FORD # C47-43 "NL" OR MCDONALD #4758-22-44 1" X 3/4" "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	\$	32.56	\$	30.85						\$32.56	\$	30.85	
			FORD C47-43-NL 10		FORD C4743NL 14						FORD C47-43-NL 12		FORD	
50	8843302555 COUPLING, PACK JOINT, STRAIGHT; 1" PJ FOR CTS X 1" PJ FOR PVC PIPE; FORD #C47-44 "NL" OR MCDONALD #4758-22-44 1" "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	\$	44.56	\$	42.24						\$44.56	\$	42.22	
			FORD C47-44-NL 10		FORD C4744NL 14						FORD C47-44-NL 10		FORD	
51	8843302554 COUPLING, PACK JOINT, STRAIGHT 3/4" MIP X 3/4" PJ FOR PVC PIPE; FORD # C87-33 "NL" OR MCDONALD #4753-44 3/4" "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	\$	24.80	\$	23.50						\$24.80	\$	23.46	
			FORD C87-33-NL 18		FORD C8733NL 25						FORD C87-33-NL 18		FORD	
52	8843302553 COUPLING, PACK JOINT, STRAIGHT, 3/4" MIP X 1" PJ FOR PVC PIPE; FORD #C87-33 "NL" OR MCDONALD #4753-44 3/4" X 1" "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	\$	37.03	\$	35.10						\$37.03	\$	35.08	
			FORD C87-34-NL 10		FORD C8734NL 25						FORD C87-34-NL 10		FORD	

ITEM #	ITEM	VENDOR #1 CENTRAL PIPE	VENDOR #2 FERGUSON	VENDOR #3 LAFAYETTE WINWATER	VENDOR #4 SOUTHERN PIPE	VENDOR #5 CORE MAIN
53	8848405148 TEE, PACK JOINT, 3/4", BRASS; FORD T444-333, MCDONALD4760-22-3/4 "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	55.21 FORD T444-333-NL 6	52.30 FORD T444333NL 6	MCDONALD 5140-119 10	\$ 55.21 FORD T444-333-NL 6	\$ 52.30 FORD
54	8848405149 TEE, PACK JOINT, 1", BRASS; FORD T444-444 "NL" OR MCDONALD 4760-22-1 "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	59.08 FORD T444-444-NL 4	56.00 FORD T444444NL 6	MCDONALD 5141-142 10	\$ 59.09 FORD T444-444-NL 4	\$ 55.98 FORD
55	8816905163 VALVE, YOKE ANGLE, 5/8" X 1" IP TO YOKE W/PAD WINGS FORD AV94-324W "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	51.20 FORD AV94-324W-NL 8	47.90 FORD AV94324WNL 1	MCDONALD 5133-346 8	\$51.20 FORD AV94-324W-NL 8	\$ 48.50 FORD
56	8816905164 VALVE, ANGLE YOKE, 3/4" CIS; W/PAD WINGS; BRASS; FORD AV94-323W-Q "NL" OR MCDONALD 46024-22-3/4X02 "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	43.87 FORD AV94-323W-NL 10	41.10 FORD AV94324WNL 1	MCDONALD 5124-046 10	\$ 43.87 FORD AV94-323W-NL 10	\$ 41.56 FORD

BID TABULATION SHEET FOR: BRASS FITTINGS & MISC ITEMS DEPARTMENT: CENTRAL WAREHOUSE										PAGE 13 OF 18	
BID PROPOSAL # 2533										BID OPENING DATE: October 7, 2025	
ITEM #	ITEM	CENTRAL PIPE			FERGUSON		LAFAYETTE WINWATER		SOUTHERN PIPE		CORE MAIN
		VENDOR #1	VENDOR #2	VENDOR #3							
57	8843302813 ANGEL YOKE KEY VALVE, 1 INCH P.J./CTS, FORD BA94-444W-NL OR APPROVE EQUAL	\$ 131.83	\$ 124.80	NB	\$ 131.83	\$ 124.89					
	BRAND: CAT #: CARTON QTY:	FORD BA94-444W-NL 5	FORD BA94444WNL 1		FORD BA94-444W-NL 5	FORD					
58	8816905167 VALVE, METER ANGLE, 2" PVC PJ TO METER (FLANGED) W/PAD WINGS, WITH ACCESSORIES. FORD FV-73-777W "NL" OR MCDONALD 4602B-44-2 "NL" OR APPROVED EQUAL	\$ 301.57	\$ 285.30		\$ 249.02	\$ 288.54					
	BRAND: CAT #: CARTON QTY:	FORD FV-73-777W-NL 1	FORD FV73777WNL 1	MCDONALD 5133-044 1	FORD FV73777W-NL 1	FORD					
59	8816905165 VALVE, METER ANGLE, 1-1/2" PVC PJ TO METER (FLANGED) W/PAD WINGS, WITH ACCESSORIES. FORD FV-73-666W MCDONALD 4602B-22-1-1/2 "NL" OR APPROVED EQUAL	\$ 221.62	\$ 207.60		\$ 221.62	\$ 209.95					
	BRAND: CAT #: CARTON QTY:	FORD FV-73-666W-NL 1	FORD FV73666WNL 1	MCDONALD 5133-044 1	FORD FV73-666W-NL 1	FORD					
60	8816905141 VALVE, BALL, 5/8" SERVICE 3/4" X 3/4"; FEMALE IRON PIPE LOCK WINGS, BRASS FORD BL11-233W-3.75 "NL", OPTION: BILL 233WR-3.75 (360° ROTATION) OR MCDONALD 6111W-5/8X3-3/4 "NL" OR APPROVED EQUAL	\$ 45.87	\$ 43.40		\$ 45.87	\$ 43.46					
	BRAND: CAT #: CARTON QTY:	FORD BL11-233WR-3.75-NL 14	FORD BL11233WR375NL 10	MCDONALD 5132-179 10	FORD BL11-233WR3.75-NL 14	FORD					

ITEM #	ITEM	VENDOR #1 CENTRAL PIPE	VENDOR #2 FERGUSON	VENDOR #3 LAFAYETTE WINNWATER	VENDOR #4 SOUTHERN PIPE	VENDOR #5 CORE MAIN
61	8817505442 VALVE, YOKE, BALL, 5/8", STRAIGHT, 3/4" FIP, REDUCED PORT, W/PAD WINGS; FORD B91-223W "NL" OR MCDONALD 6101WY-3/4XS/8/02 "NFORD B91-223W "NL" OR APPROVED BRAND BRAND: CAT #: CARTON QTY:	45.02	42.65		45.02	42.65
62	8843302823 STRAIGHT YOKE NOSE, 3/4 INCH P.J./CTS; FORD #B94-323W-NL OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	85.32	80.85		85.32	80.83
63	8843302811 STRAIGHT YOKE NOSE, 1 INCH P.J./CTS; FORD B94-344W-NL OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	97.35	92.25		97.57	92.23
64	8816905169 VALVE, CHECK, 1" IP, BRASS NIBCO T413B "LF", HAMMOND IB904 "LF" OR APPROVED EQUAL, DOMESTIC BRAND: CAT #: CARTON QTY:	NB	104.00	NB	132.50	

ITEM #	ITEM	VENDOR #1 CENTRAL PIPE	VENDOR #2 FERGUSON	VENDOR #3 LAFAYETTE WINWATER	VENDOR #4 SOUTHERN PIPE	VENDOR #5 CORE MAIN
65	8816905170 VALVE, CHECK, 2" 1P, BRASS NIBCO T413B "LF", HAMMOND IB904 "LF" OR APPROVED EQUAL. DOMESTIC BRAND: CAT #: CARTON QTY:	NB \$ 304.00	NB \$ 310.66			
66	8816905171 VALVE, CHECK, 1-1/2" 1P, BRASS NIBCO T413B "LF", HAMMOND IB904 "LF" OR APPROVED EQUAL. DOMESTIC BRAND: CAT #: CARTON QTY:	NB \$ 172.00	NB \$ 218.58			
67	8816905441 VALVE, CHECK, DUAL, STRAIGHT, 1", W/METER SWIVEL NUT INLET; F.I.P. OUTLET; REDUCED PORT; FORD HHS31-344 "LF" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	\$ 85.64	\$ 81.10	\$ 85.64	\$ 81.13	
68	8816905153 VALVE, GATE, 3/4", BRASS, NIBCO T113 "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	NB \$ 57.00	NB \$ 77.30	\$ 80.00		

ITEM #	ITEM	VENDOR #1 CENTRAL PIPE	VENDOR #2 FERGUSON	VENDOR #3 LAFAYETTE WINWATER	VENDOR #4 SOUTHERN PIPE	VENDOR #5 CORE MAIN
69	8816905154 VALVE, GATE, 1", BRASS NIBCO T113 "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	NB	\$ 72.00 NIBCO T113NL 10	NB	\$ 96.80 NIBCO T113 2	\$ 100.00 NIBCO
70	8816905155 VALVE, GATE, 1-1/4", BRASS NIBCO T113 "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	NB	\$ 107.00 NIBCO T113NL 5	NB	\$ 147.17 NIBCO T113 2	\$ 135.00 NIBCO
71	8816905156 VALVE, GATE, 1-1/2", BRASS NIBCO T113 "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	NB	\$ 126.00 NIBCO T113NL 2	NB	\$ 169.53 NIBCO T113 2	\$ 175.00 NIBCO
72	8816905157 VALVE, GATE, 2", BRASS NIBCO T113 "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	NB	\$ 153.00 NIBCO T113NL 2	NB	\$ 202.77 NIBCO T113 2	\$ 226.27 NIBCO

ITEM #	ITEM	VENDOR # 1 CENTRAL PIPE	VENDOR # 2 FERGUSON	VENDOR # 3 LAFAYETTE WINWATER	VENDOR # 4 SOUTHERN PIPE	VENDOR # 5 CORE MAIN
73	8847305253 SADDLE, 2" (PVC SIZE) X 1" (TAP SIZE), BRASS; FORD S70-204 "NL" OR MCDONALD 3891-2X1 "NL" ONLY OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	26.37 FORD S70-204 6	24.50 FORD S70-204 1	MCDONALD 4168-002 10	26.37 FORD S70-204 6	24.98 FORD
74	8847305254 SADDLE, 2" (PVC SIZE) X 3/4" (TAP SIZE), BRASS; FORD S70-203 "NL" OR MCDONALD 3891-2X3/4 "NL" OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	26.37 FORD S70-203 6	24.50 FORD S70-203 1	MCDONALD 4168-000 10	26.37 FORD S70-2-3 6	24.98 FORD
75	8847305402 SADDLE, 1-1/2" X 3/4", BRASS, AMWA TAPERED THREAD, FOR PVC. FORD S70-153 OR APPROVED EQUAL. DOMESTIC BRAND: CAT #: CARTON QTY:	25.08 FORD S70-153 10	23.28 FORD S70-153 1	NB	25.08 FORD S70-153 10	23.76 FORD
76	7208405621 PACKING, 1/2" TEFION, WATER WELL, STYLE 173 SQUARE BRAIDED TFE IMPREGNATED (NON- ASBESTOS) YARN WITH LUBRICANT, RATED TO 5000 F & SHAFT SPEED TO 1500 FPM. 10 LB CONTAINER (66 FT.)	NB	NB	NB	155.44	
77	7208405622 PACKING, 5/8" TEFION, WATER WELL, STYLE 173 SQUARE BRAIDED TFE IMPREGNATED (NON- ASBESTOS) YARN WITH LUBRICANT, RATED TO 5000 F & SHAFT SPEED TO 1500 FPM. 10 LB CONTAINER (43 FT.)	NB	NB	NB	155.44	

BID TABULATION SHEET FOR: BRASS FITTINGS & MISC ITEMS DEPARTMENT: CENTRAL WAREHOUSE PAGE 18 OF 18									
BID PROPOSAL # 2533 BID OPENING DATE: October 7, 2025									
ITEM #	ITEM	VENDOR #1 CENTRAL PIPE	VENDOR #2 FERGUSON	VENDOR #3 LAFAYETTE WINN/WATER	VENDOR #4 SOUTHERN PIPE	VENDOR #5 CORE MAIN			
78	8849905124 ROD, THREADED, 3/4" X 10 FT ALTTREAD; HOT DIPPED GALVANIZED; DOMESTIC	NB	NB			\$ 40.00 4.60 PER FT			
79	7208405600 GAUGE, PRESSURE, 0 - 200 PSI 2-1/2" DIA., LOWER MOUNT 1/4" NPT (BRASS) LIQUID FILLED, COMMERCIAL HYDRAULIC GAUGE ASHCROFT-63W3005 OR APPROVED EQUAL BRAND: CAT #: CARTON QTY:	NB	NB	NB	ASHCROFT 2INS 1				
80	8845405144 PLUG, PIPE, 3/4" IP THREAD, BRASS "NL" BRAND: CAT #: CARTON QTY:	NB	\$ 9.20 MERT BRLFCPLU66 10	MATCO 042026040W 100	MATCO MN-B-PL0SLF CWSTOM	\$ 3.12			
81	8845405145 PLUG, PIPE, 1" IP THREAD, BRASS "NL" BRAND: CAT #: CARTON QTY:	NB	\$ 14.60 MERT BRLFCPLU66 10	MATCO 042026080N 50	MATCO MN-B-PL0SLF CWSTOM	\$ 4.10			
82	6609909208 WIRE, TRACER, #10 STRANDED, 500 FT ROLL BRAND: ROLL LENGTH:	NB	\$ 229.00 AGAVE 500'	AGAVE WIRE 500'	SIGMA 500	\$ 233.00 \$ 160.00 AGAVE 500			
83	8843302852 COUPLING, 1" METER YOKE NOSE, FEMALE F.I.P.; FORD #C91-44-NL OR APPROVED EQUAL BRAND STOCK CARTON QTY	\$ 17.05 FORD C91-44-NL	\$ 16.15 FORD C9144NL 1	MCDONALD 5139-286 15	FORD C91-44-NL 20	\$ 18.06 FORD			



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

- 12) To consider final adoption 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.

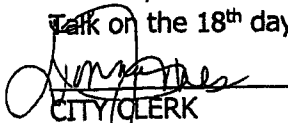
THIS ORDINANCE having been submitted in writing, introduced and published, was then submitted to a final vote as a whole, the vote thereon being as follows:

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

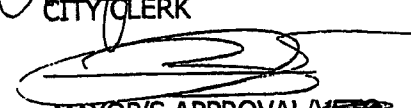
NAYS: None

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/VEO

• 10 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

- 13) To consider final adoption 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

- 14) 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: 10/08/2025

Title: Ordinance Authorizing Award of Construction Contract - Consolidated City Compound Metal Roof & Soffit Replacement

Explanation of Proposal:

Additional Information Attached ☒

- Bids were received on Tuesday, September 9, 2025 at 10 AM.
- Four (4) bids were received. The lowest responsive bid was from Morcore Roofing, LLC, in the amount of \$342,480.00
- We recommend award of the contract for the base bid to Morecore Roofing, LLC.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 300-052301-707000

Expense Amount: \$342,480.00

Account Line Item: \$950,933.00

Remaining Amount: \$608,453.00

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:

RECEIVED

OCT 08 2025

CITY COUNCIL

FILE

September 9, 2025

City of Alexandria
P.O. Box 71
Alexandria, Louisiana 71309



PAN AMERICAN
ENGINEERS, LLC

Consulting Professional
Engineers and Land Surveyors

Attention: Ms. Alainna Renee' Mire, Chief Resilience Officer,
Assistant City Attorney

Re: City of Alexandria
Consolidated City Compound
Metal Roof Soffit Replacement
PAE Job No. 11598

Dear Ms. Mire:

We have checked and tabulated the Bids for the above referenced project which were received on Tuesday, September 9, 2025, and are enclosing one (1) copy of the Bids and Bid Security documents for your records. A tabulation of the Bids is also enclosed herewith.

After review and evaluation of the Bids received, we hereby recommend award of the contract for the Base Bid to Morcore Roofing, LLC of Roanoke, Louisiana the Low Bidder, in the amount of \$342,480.00.

Also enclosed is a partially completed "Agenda Item Fact Sheet" which recommends to the City Council the award of the contract to the low bidder.

If you have any questions or require additional information, please feel free to contact our office for assistance.

Yours very truly,

PAN AMERICAN ENGINEERS, LLC

Thomas C. David, Jr.

TCDJr/jlg
Enclosures

cc: Each Bidder (w/Bid Tabulation)

City of Alexandria
Attention: Ms. Donna P. Jones, City Clerk
(w/Enclosure - Agenda Fact Sheet)

BID TABULATION

CITY OF ALEXANDRIA

**CONSOLIDATED CITY COMPOUND
METAL ROOF & SOFFIT REPLACEMENT
PAE Job No. 11598**

BID OPENING

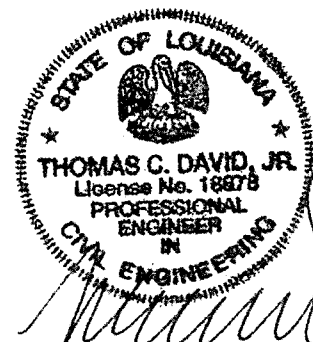
TUESDAY, SEPTEMBER 9, 2025 @ 10:00 A.M.

CONTRACTOR		BASE BID
1.	Morcore Roofing, LLC	\$342,480.00
2.	Ducote Development Group, LLC	\$415,000.00
3.	Johnny's Roofing & Metal Works, Inc.	\$448,000.00
4.	Coleman Roofing & Construction Gonzales, LLC	\$468,000.00

Engineer's Estimate - \$620,000

Addendum No. 1 issued 8/25/25

9-10-25



THOMAS C. DAVID, JR.
License No. 18878
PROFESSIONAL
ENGINEER
IN
CIVIL ENGINEERING

[Handwritten Signature]

Thomas C. David, Jr.



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

4. Finance Director

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:

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 from Morecore Roofing, LLC 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
October, 2025 and final publication was made in the Alexandria Daily Town
Talk on the ____ day of October, 2025.

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

- 15) 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: 08 October 2025

Title: Ordinance Authorizing Award of Construction Contract - Auxiliary Power Generator at Fire Station No. 5

Explanation of Proposal:

Additional Information Attached ☒

- Bids were received on Tuesday, September 23, 2025 at 10AM
- Three (3) bids were received.
- The lowest responsive bid was from Ward Electric, LLC, in the amount of \$106,230.00 (Base Bid + Alt. No. 1)
- We recommend award of the contract for the base bid and alternate to Ward Electric, LLC.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 101-076000-707600

Expense Amount: \$106,230.00

Account Line Item: \$657,944.00

Remaining Amount: \$551,714.00

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:

RECEIVED

OCT 08 2025

CITY OF ALEXANDRIA

September 23, 2025

FILE

City of Alexandria
P.O. Box 71
Alexandria, Louisiana 71309

PAN AMERICAN
ENGINEERS, LLC

Consulting Professional
Engineers and Land Surveyors

Attention: Ms. Alainna Mire, Chief Resilience Officer

Re: City of Alexandria
Fire Station No. 5
(5540 Coliseum Blvd.)
PAE Job No. 13435

Dear Ms. Mire:

We have checked and tabulated the Bids for the above referenced project which were received on Tuesday, September 23, 2025, and are enclosing one (1) copy of the Bids and Bid Security documents for your records. A tabulation of the Bids is also enclosed herewith.

After review and evaluation of the Bids received, we hereby recommend award of the contract for the Base Bid plus Additive Alternate No. 1 to Ward Electric, LLC of Boyce, Louisiana the Low Bidder, in the amount of \$106,230.00.

Also enclosed is a partially completed "Agenda Item Fact Sheet" which recommends to the City Council the award of the contract to the low bidder.

If you have any questions or require additional information, please feel free to contact our office for assistance.

Yours very truly,

PAN AMERICAN ENGINEERS, LLC

Thomas C. David, Jr.

TCDJr/jlg
Enclosures

cc: Each Bidder (w/Bid Tabulation)

City of Alexandria
Attention: Ms. Donna P. Jones, City Clerk
(w/Enclosure - Agenda Fact Sheet)

BID TABULATION
CITY OF ALEXANDRIA

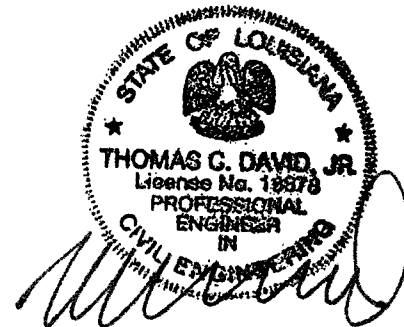
AUXILIARY POWER GENERATOR
FIRE STATION NO. 5
(5540 COLISEUM BOULEVARD)
PAE Job No. 13435

BID OPENING
TUESDAY, SEPTEMBER 23, 2025 @ 10:00 A.M.

CONTRACTOR		BASE BID	ADDITIVE ALTERNATE NO. 1
1.	Ward Electric, LLC	\$80,850.00	\$25,380.00
2.	Hendri Electrical Services, LLC	\$84,500.00	\$34,500.00
3.	Bayou Jacques Electric, LLC	\$89,790.00	\$21,494.25

Engineer's Estimate - \$160,000

Addendum No. 1 issued 9/11/25



Thomas C. David, Jr.

WARD ELECTRIC, LLC
6658 HWY 1
BOYCE, LA 71409
LA LICENSE 46047
FEIN 20-4947433

PAE Job No 13435
Auxiliary Power Generator
Fire Station No. 5
5540 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

CITY COUNCIL

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 from Ward Electric, LLC in the amount of \$106,230.00 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 October, 2025 and final publication was made in the Alexandria Daily Town Talk on the ____ day of October, 2025.

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

I. COMMUNTIY DEVELOPMENT- PUBLIC HEARING

- 16) To hold a public hearing to consider condemnation of twenty-five (25) structures.



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 08, 2025

Title:

Resolution setting a public hearing to held on September 23, 2025 to consider condemnation of (25) structures within the City

Explanation of Proposal:

Additional Information Attached ☒

Introduce on September 23, 2025 for authorization to set a Public Hearing on October 21, 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

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SEP 16 2025

CITY COUNCIL

Public Hearing for Condemnation - October 21, 2025

Community Development

Key	MPN File	Street number	Address	Property Owner	AA Needed Y/N
1	CD-13562	124	N. 16th St.	Swanson Enterprises, Bryce Evans, Kolor Blind Properties, Lionel Washington, Lacula Washington	Y
2	CD-13563	126	N. 16th St.	Swanson Enterprises, Bryce Evans Kolor Blind Properties, Lionel Washington, Lacula Washington	Y
3	CD-11675	99	Bertie St.	Lynda Lewis, PHH Mortgage Corporation	N
4	CD-13755	1212	Broadway Ave.	Marion G. Peterson, Vanessa Baptiste, Alice Hammond	Y
5	CD-12575	36	Chester St.	Cherilyn Ann Dean Morris, Korliss R. Foster, Grady M. Dean, Felix G. Dean, Carlton M Dean, Pamela D. Hudson, Curtis A. Dean	N
6	CD-15734	74	Chester St.	D McManus Properties, LLC, Douglas McManus, Lewis Chapel Pentacostal Church	N
7	CD-14863	124	Chester St.	Larwood Properties, Kylie Larwood, Jerry Larwood, Abigail Land Holdings, LLC, Rantan Properties, Randy Michiels	N
8	CD-14203	1410	Fenner St.	Melecia A. Scott	Y
9	CD-14633	2415	Hynson St.	Jose N. Garrido, Martin Johnson, Red River Ques II, Cedric Williams, Ronnie Brooks, Bay 1 Properties, Benjiman Bayone	Y
10	CD-15771	2416	Hynson St.	Jamane M. County	Y
11	CD-12371	1527	Kelly St.	Kenneth Singleton, James Singleton, Madeline White McCurry	Y
12	CD-14841	67	Louisiana Ave.	Eula T. Reynolds, Tina T. Smith	Y
13	CD-15209	89	Louisiana Ave.	Lionel D. Washington, Calvin Alston	Y

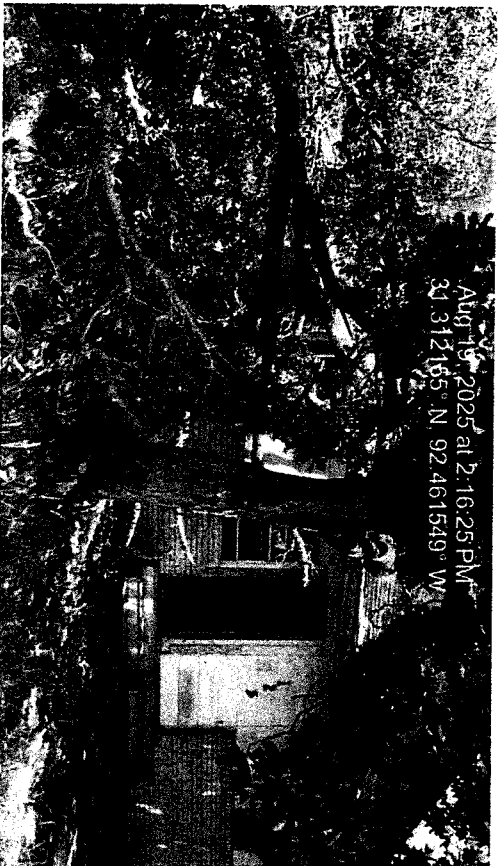
Public Hearing for Condemnation - October 21, 2025

Community Development

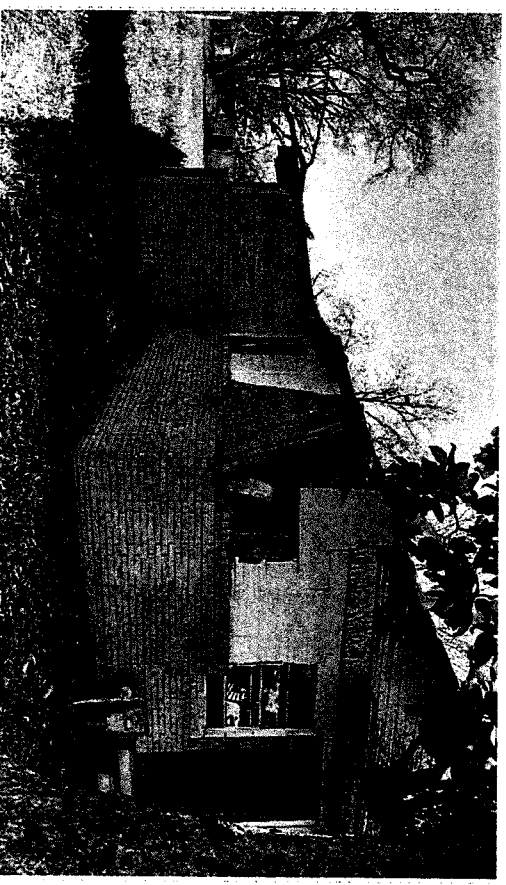
14	CD-14763	19061908	Main St.	Freezer Fillers, LLC, Gary Moreau, Laura Ann Medica, Mary Cataldie, Catherine Giordano, Angela Tassin, Sam Cataldie, Tootsie LLC, Camille Giordano	Y
15	CD-15583	1208	Maryland	Brock Peterman, EH Pooled 610 LP, Deutsche Bank National	Y
16	CD-14944	2717	Overton St.	Alex A. Brown, David Archinard, Geraldine Brown	Y
17	CD-14773	44	Prospect	William R. Silver	Y
18	CD-10895	1424	Shirland St.	Bobby R. Blake, Christopher Blake, Estate of John H. Villemarette	Y
19	CD-10686	1518	Shirland St.	Leotina Dauzat, Chad Luneau, Felicia Dauzat	Y
20	CD-15773	1615	Shirland St.	Ellis & Rhoad, LLC, Susan R. Ellis, John Rhoad, Jerney Rhoad, Diane R. Woodard Stekx, Stacy R. Roy, John W. Munsterman, Elizabeth DeVanie, G Squared, LLC, Glenn Younger	N
21	CD-14746	1009	South St.	Jules Brydels, Tina L. Miller, Elizabeth A. Brydels	Y
22	CD-14055	35	Tennessee	Rapides Habitat for Humanity, Connie R. Cooper, Kevin Brough, Terence Cooper, Jeanie Dendy, Detra, Gaulden, Monique Rauls, Angela Lavalais, Toni Martin	Y
23	CD-13596	2715	Third St.	Rosa Williams	Y
24	CD-14707	3710	Third St.	Alice Hammond, Robert Hammond	Y
25	CD-11930	2227	Webster St.	Mary Ann Pantallion, Eric Pantallion, Raymond Pantallion, Velma Marie Pantallion	Y

Community Development Department
Properties for consideration of condemnation and demolition:

EXHIBIT B



Address: 124 North 16th St.
MPN #: CD-13562



Date Original Complaint was filed: 08/10/20



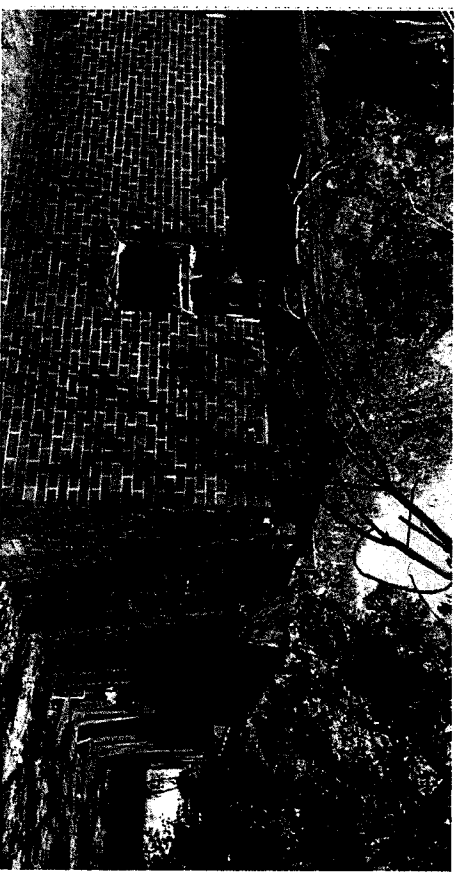
Address: 126 North 16th St.
MPN #: CD-13563



Date Original Complaint was filed: 08/10/20

Community Development Department
Properties for consideration of condemnation and demolition:

EXHIBIT B



Address: 99 Bertie St.
MPN #: 11675

Date Original Complaint was filed: 08/20/25

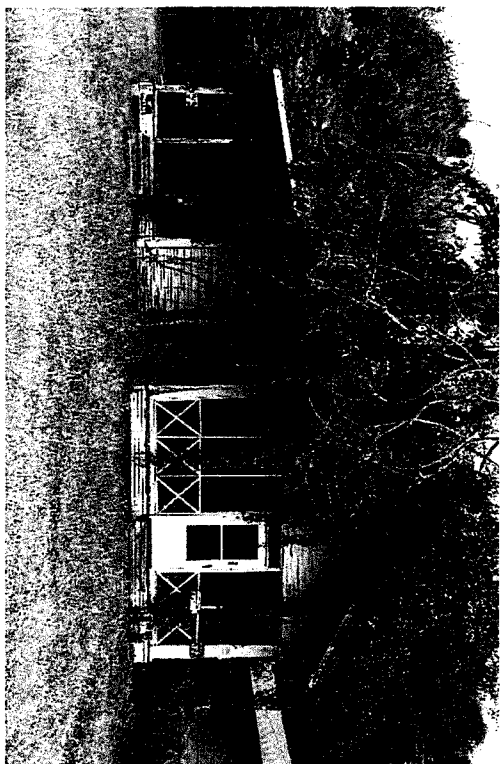


Address: 1212 Broadway Ave.
MPN #: CD-13755

Date Original Complaint was filed: 07/23/21

Community Development Department
Properties for consideration of condemnation and demolition:

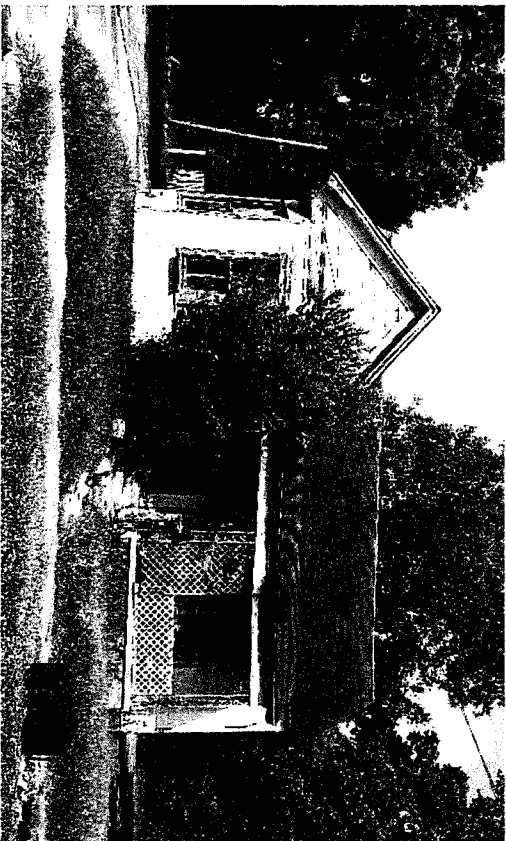
EXHIBIT B



Address: 36 Chester St.
MPN #: CD-12575



Date Original Complaint was filed: 10/20/23



Address: 74 Chester St.
MPN #: CD-15734



Date Original Complaint was filed: 07/24/25

Community Development Department
Properties for consideration of condemnation and demolition:

EXHIBIT B



Address: 124 Chester St.
MPN #: CD-14863



Date Original Complaint was filed: 01/23/24



Address: 1410 Fenner St.
MPN #: CD-14203



Date Original Complaint was filed: 08/16/22

Community Development Department

Properties for consideration of condemnation and demolition:

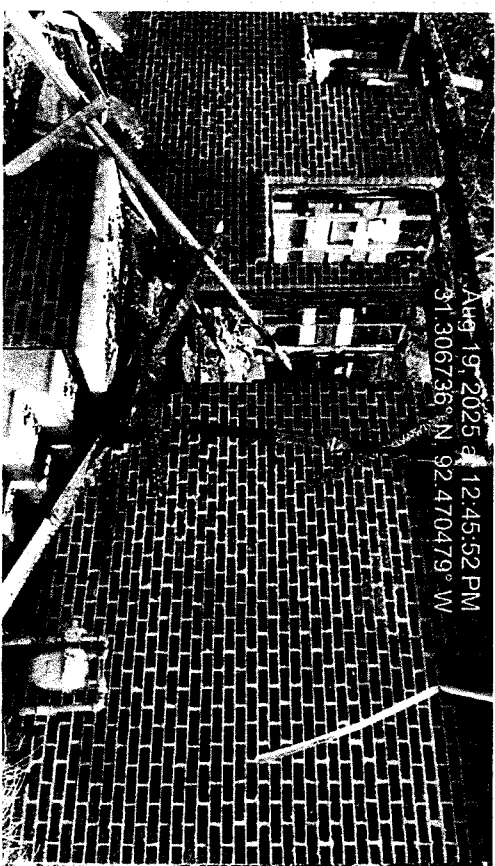
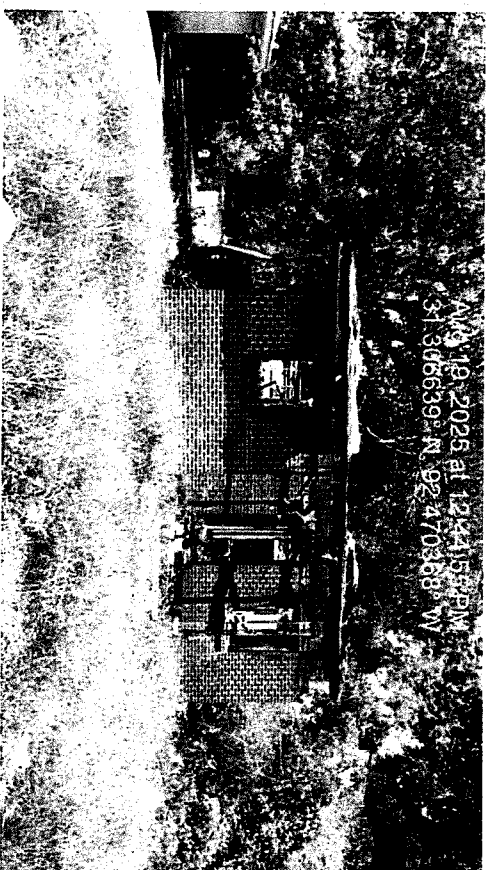
EXHIBIT B

Alexandria
Louisiana



Address: 2415 Hynson St.
MPN #: CD-14633

Date Original Complaint was filed: 04/17/23



Address: 2416 Hynson St.
MPN #: CD-15771

Date Original Complaint was filed: 08/20/25

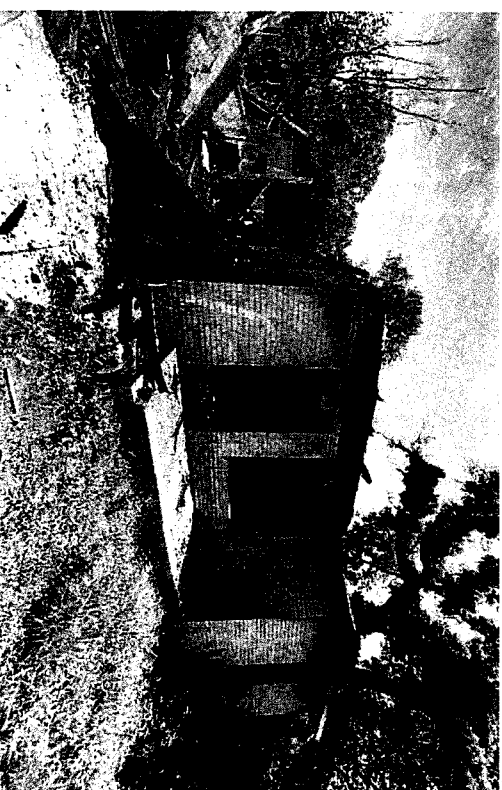
Community Development Department
Properties for consideration of condemnation and demolition:

EXHIBIT B



Address: 1527 Kelly St.
MPN #: CD-12371

Date Original Complaint was filed: 06/09/13

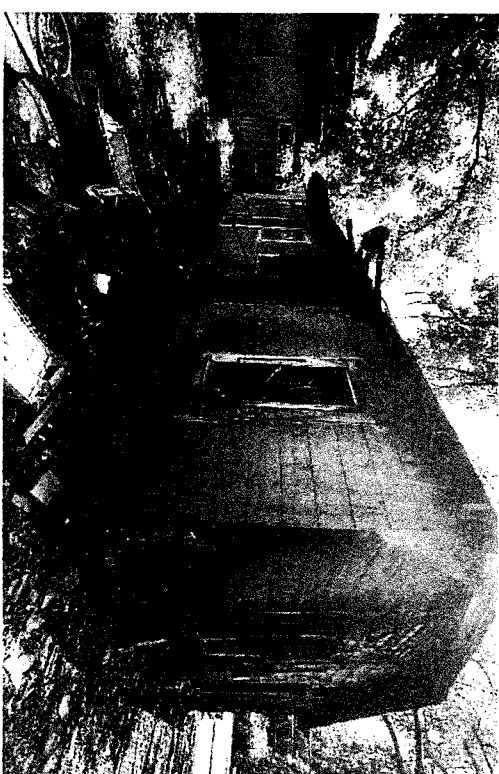
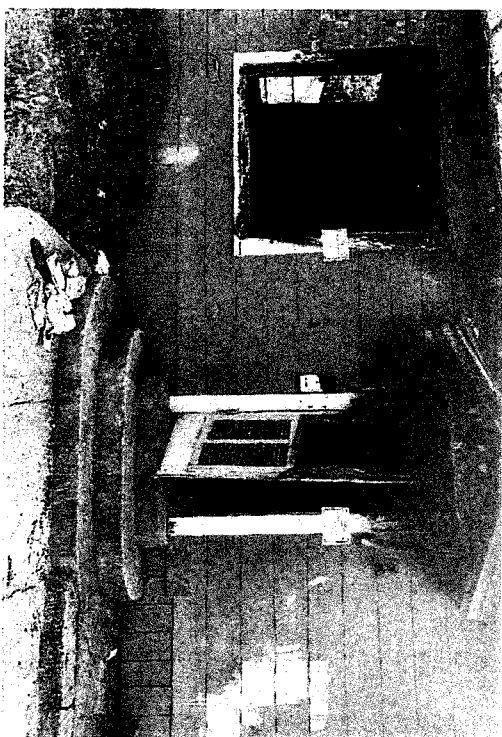


Address: 67 Louisiana Ave.
MPN #: CD-14841

Date Original Complaint was filed: 01/18/24

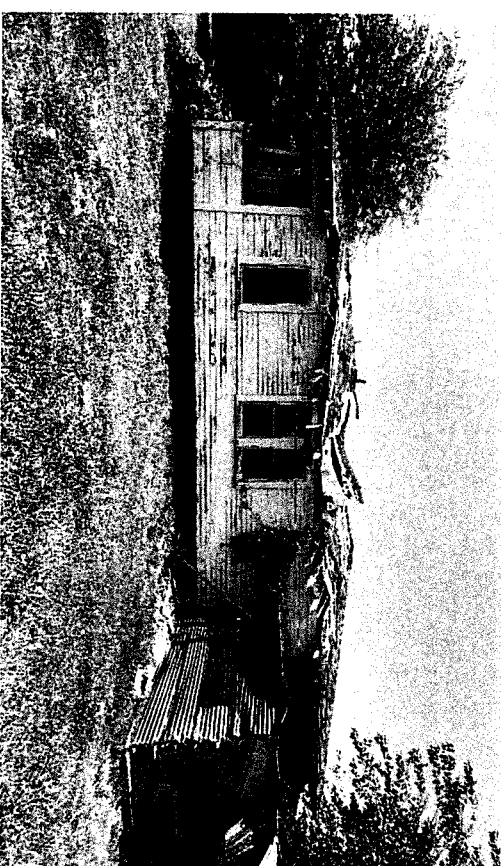
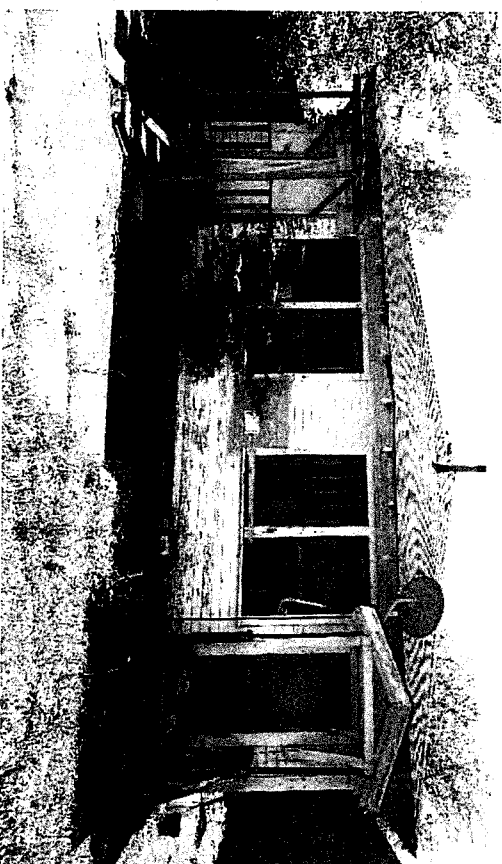
Community Development Department
Properties for consideration of condemnation and demolition:

EXHIBIT B



Address: 89 Louisiana Ave.
MPN #: CD-15209

Date Original Complaint was filed: 07/30/24

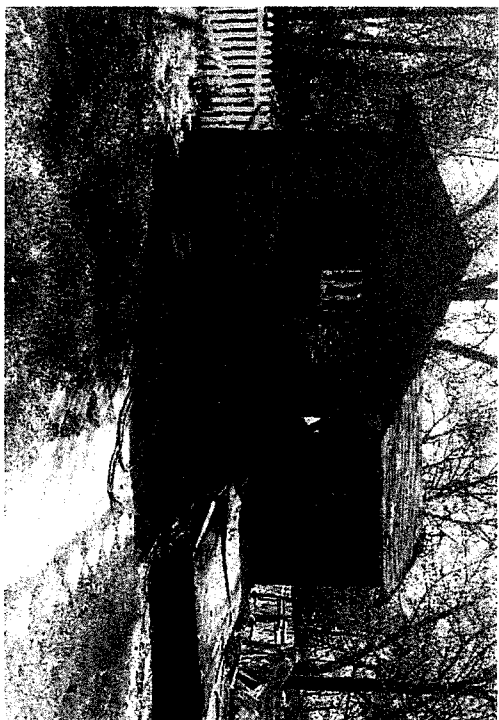


Address: 1906 & 1908 Main St.
MPN #: CD-14763

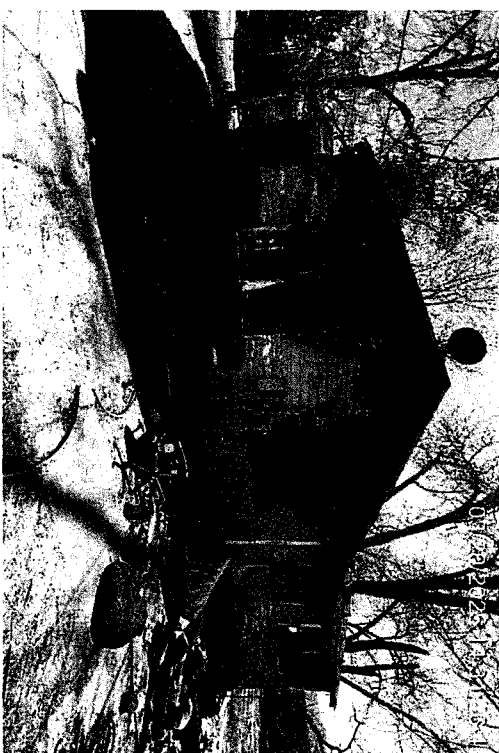
Date Original Complaint was filed: 10/20/23

Community Development Department
Properties for consideration of condemnation and demolition:

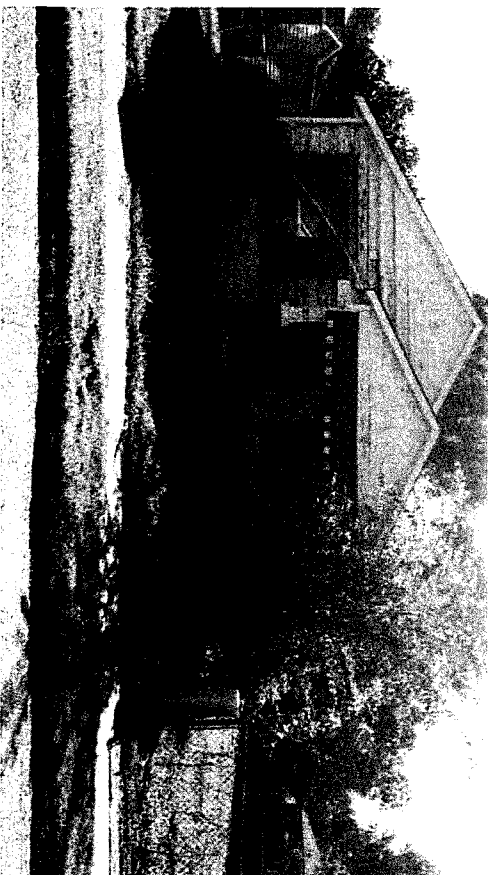
EXHIBIT B



Address: 1208 Maryland Ave.
MPN #: CD-15583



Date Original Complaint was filed: 03/20/25



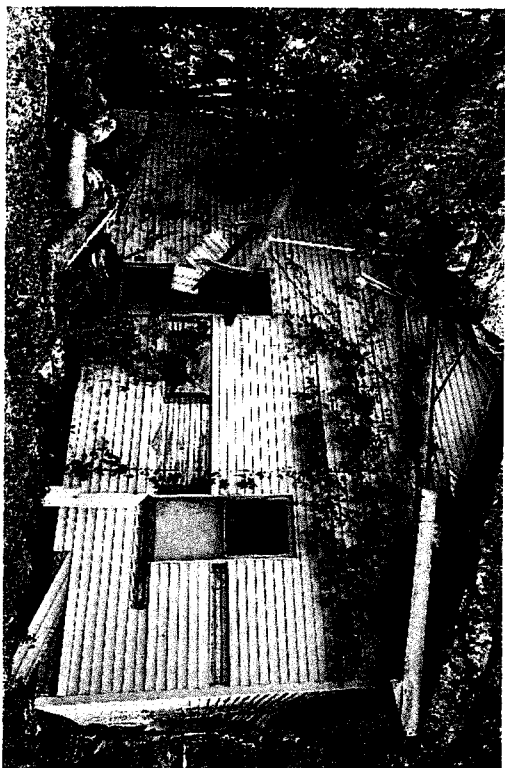
Address: 2717 Overton St.
MPN #: CD-14944



Date Original Complaint was filed: 02/20/24

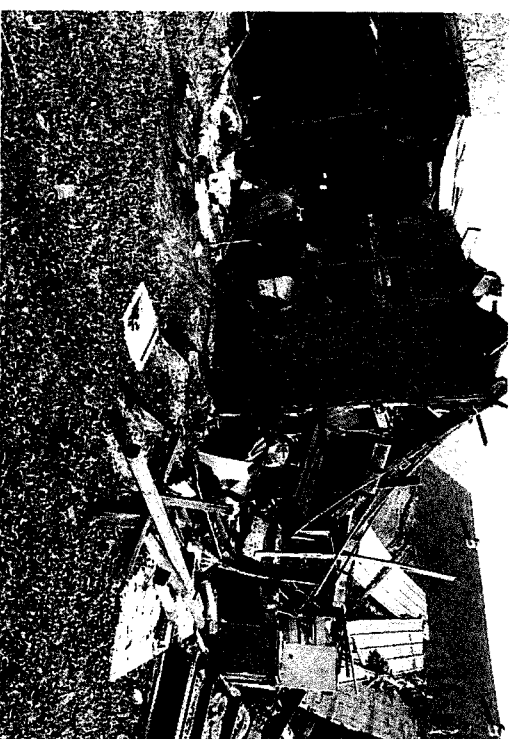
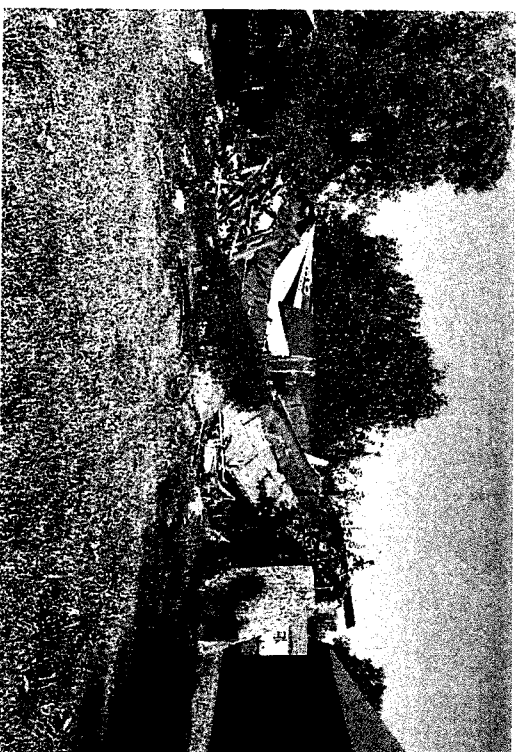
Community Development Department
Properties for consideration of condemnation and demolition:

EXHIBIT B



Address: 44 Prospect St.
MPN #: CD-14773

Date Original Complaint was filed: 10/26/23



Address: 1424 Shirland Ave.
MPN #: 10895

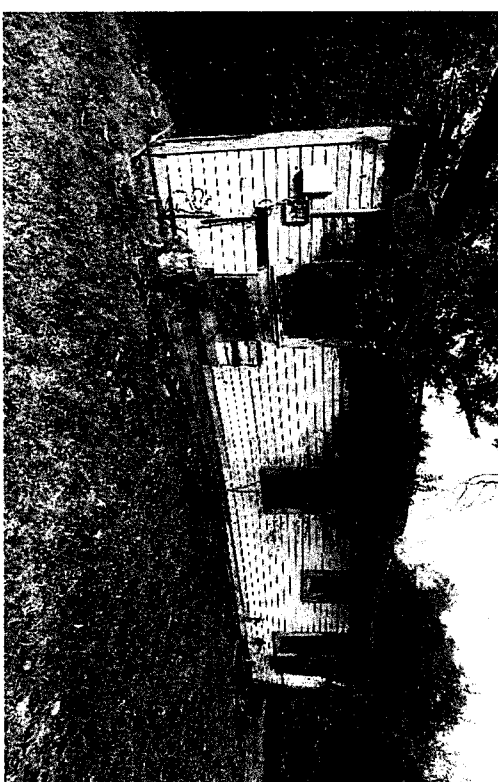
Date Original Complaint was filed: 04/29/11

Community Development Department
Properties for consideration of condemnation and demolition:

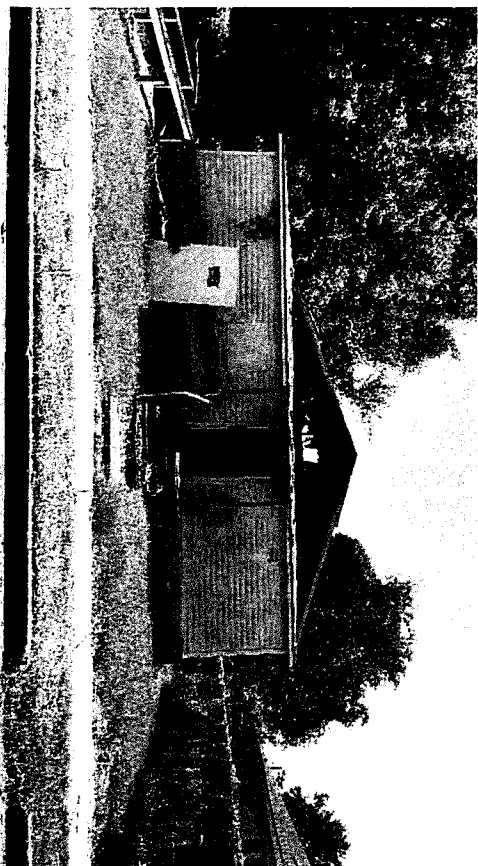
EXHIBIT B



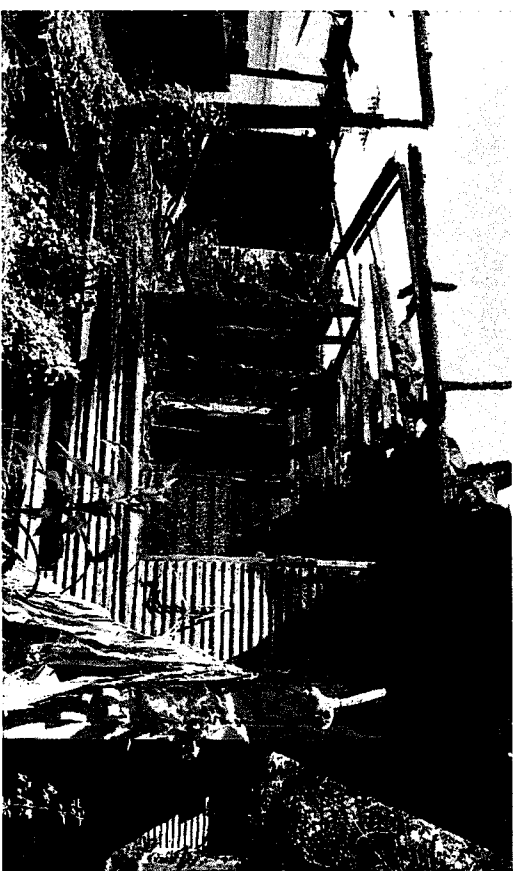
Address: 1518 Shirland Ave.
MPN #: CD10686



Date Original Complaint was filed: 09/13/23



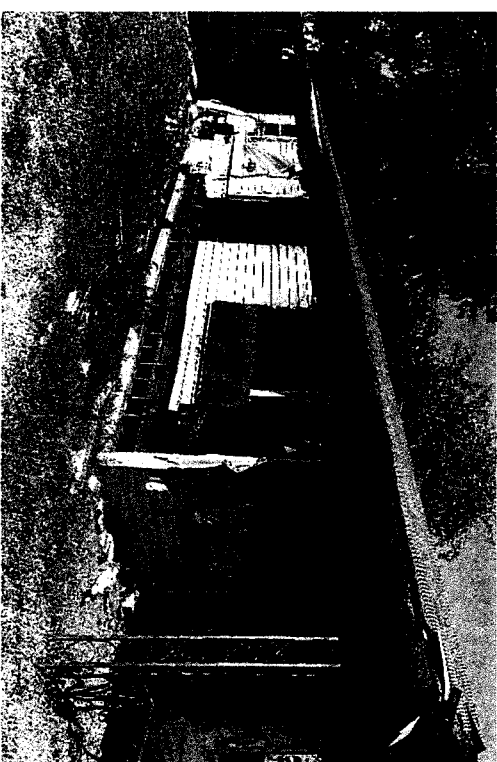
Address: 1615 Shirland Ave.
MPN #: CD-15773



Date Original Complaint was filed: 08/20/25

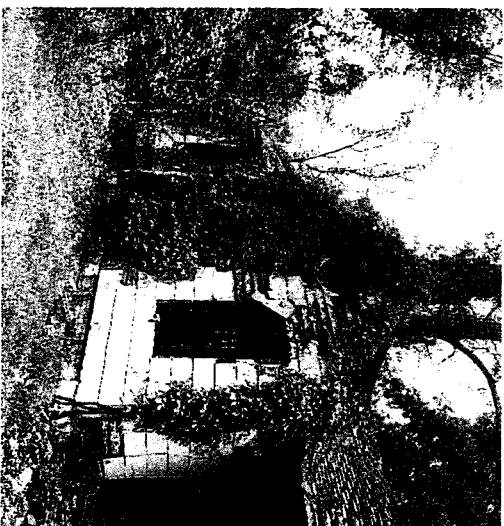
Community Development Department
Properties for consideration of condemnation and demolition:

EXHIBIT B



Address: 1009 South St.
MPN #: CD-14746

Date Original Complaint was filed: 10/16/23

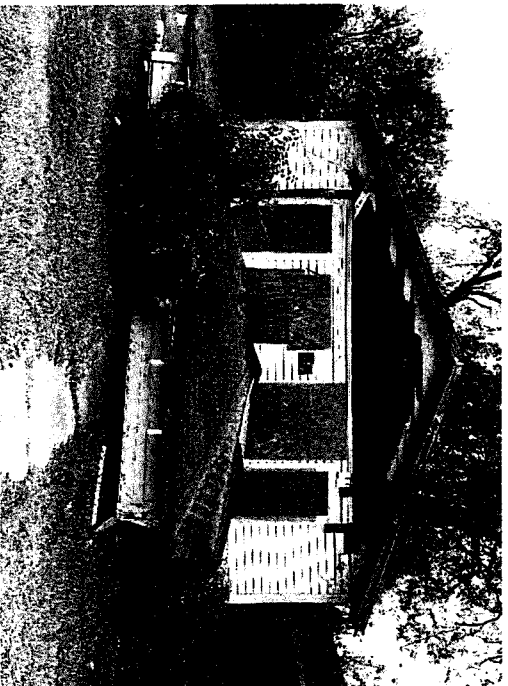


Address: 35 Tennessee Ave
MPN #: CD-14055

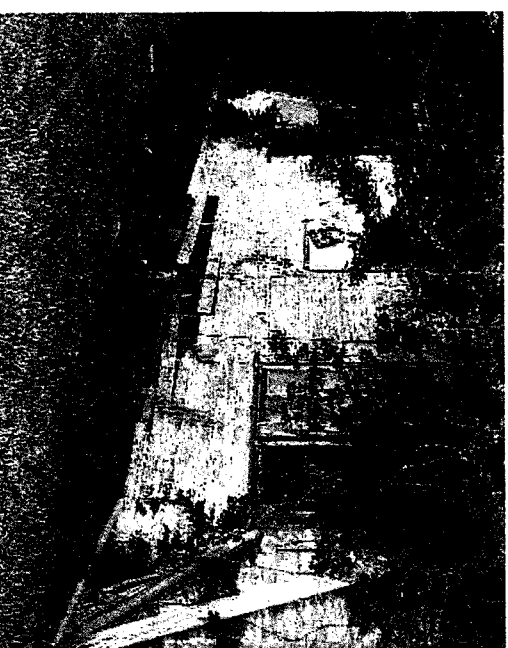
Date Original Complaint was filed: 03/02/22

Community Development Department
Properties for consideration of condemnation and demolition:

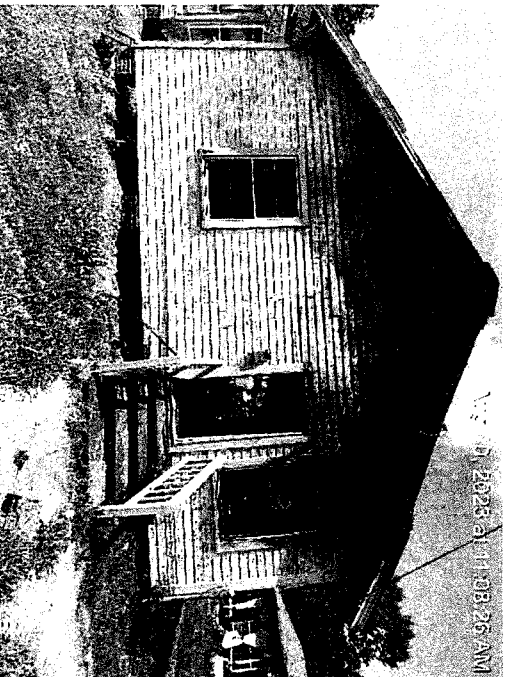
EXHIBIT B



Address: 2715 Third St.
MPN #: CD-13596



Date Original Complaint was filed: 09/21/23



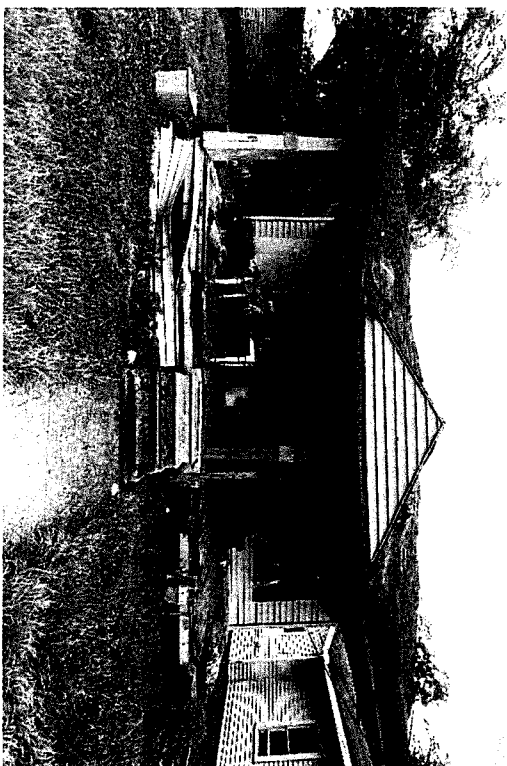
Address: 3710 Third St.
MPN #: CD-14707



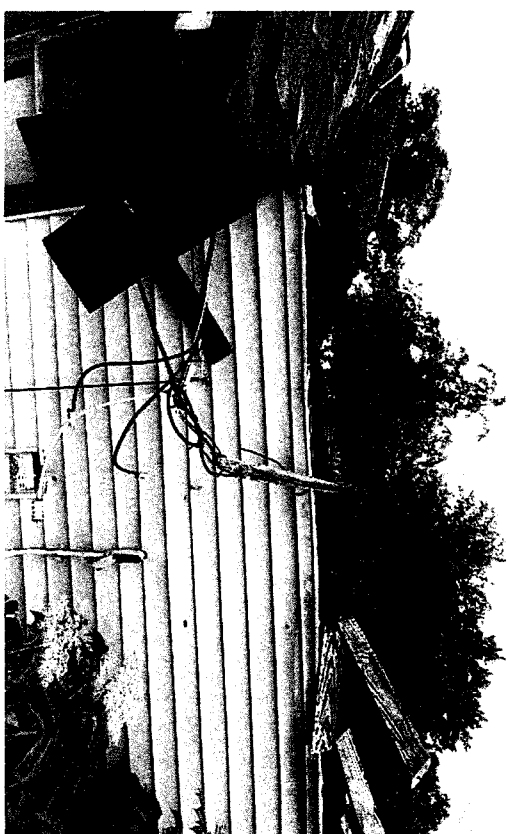
Date Original Complaint was filed: 07/12/23

Community Development Department
Properties for consideration of condemnation and demolition:

EXHIBIT B



Address: 2227 Webster St.
MPN #: 11930



Date Original Complaint was filed: 05/22/24

Address:
MPN #:

Date Original Complaint was filed:

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE:

PROPERTY ADDRESS: 124 NORTH 16th STREET Alexandria, LA 71301 CD-13562

OWNER NAME & ADDRESS: SWANSON ENTERPRISES
Bryce Evans 17 Main St.
FairHaven, MA 02719

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 **304.13.1 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 **304.10 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 **305.3 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: 126 NORTH 16th STREET Alexandria, LA 71301 CD-13563

OWNER NAME & ADDRESS: SWANSON ENTERPRISES
Bryce Evans 17 Main St.
FairHaven, MA 02719

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.

- 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.
- 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 **304.10 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.

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 **305.3 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.

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

CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE:

PROPERTY ADDRESS: 99 Bertie Alexandria, LA 71301 11675

OWNER NAME & ADDRESS: Lynda Lewis 6011 Benjamin St.
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 **302.6 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 **304.13.1 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 **304.14 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 **304.4 Structural Members** - All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
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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.

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: 1212 BROADWAY AVENUE Alexandria, LA 71302 CD-13755

OWNER NAME & ADDRESS: Marion Gene Peterson 1212 Broadway Ave.
Alexandria, LA 71302

ADDITIONAL OWNERS: N/A

TYPE OF STRUCTURE: Residential Mobile Home

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.
- 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 **304.10 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.

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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 **304.18 & 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 **304.13.1 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.
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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.
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CODE ENFORCEMENT DEFICIENCY ASSESSMENT

DATE:

PROPERTY ADDRESS: 36 CHESTER STREET Alexandria, LA 71301 CD-12575

OWNER NAME & ADDRESS: CHERILYN ANN DEAN Morris, ET AL c/o KORLISS R. FOSTER
6265 CLARK CIRCLE
Pineville, LA 71360

ADDITIONAL OWNERS: Grady Morris Dean 1620 East Ave
Olla, LA 71465

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.
- 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 **304.8 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 **304.14 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 **304.5 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 **304.2 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 **305.2 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: 74 Chester St. Alexandria, LA 71301 CD-15734

OWNER NAME & ADDRESS: D MCMANUS PROPERTIES LLC
Douglas David McManus 303 Milton St.
Pineville, LA 71360

ADDITIONAL OWNERS: Douglas David McManus 303 Milton St.
Pineville, LA 71360

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 **302.5 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 **302.4 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 **304.18 & 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 **304.5 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.

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 **305.2 Structural members** - All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.
- 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: 124 CHESTER STREET Alexandria, LA 71301 CD-14863

OWNER NAME & ADDRESS: Larwood Properties, LLC
Kylie Larwood Jerry Larwood
125 Fred's Lane
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 **302.6 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 **304.14 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 **304.10 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 **304.8 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 **305.5 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 **305.4 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.

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: 1410 FENNER STREET Alexandria, LA 71301 CD-14203

OWNER NAME & ADDRESS: Melecia A. Scott 1406 N Dye Rd.
Flint, MI 48532

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.

- 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 **305.2 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: 2415 Hynson St Alexandria, LA 71301 CD-14633

OWNER NAME & ADDRESS: Jose Nelson Garrido Alba Castro
5801 Joyce 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 **302.1 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.

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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 **304.18 & 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 **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.

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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- 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: 2416 Hynson St. Alexandria, LA CD-15771

OWNER NAME & ADDRESS: Jamane M. 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 **302.6 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.
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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.
- 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.

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- 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 **305.3 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.
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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: 1527 KELLY STREET Alexandria, LA 71301 CD-12371

OWNER NAME & ADDRESS: Kenneth Singleton 405 19th Street
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 **302.6 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.
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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 **304.13.1 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 **304.3 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 **304.14 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.

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: 67 Louisiana Ave. Alexandria, LA 71301 CD-14841

OWNER NAME & ADDRESS: Eula T. Reynolds 67 Louisiana 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 **302.5 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 **304.5 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 **304.18 & 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.
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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.
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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 **305.4 Stairs and walking surfaces** - Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
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- 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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- 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: 89 Louisiana Avenue Alexandria , LA 71301 CD-15209

OWNER NAME & ADDRESS: Lionel Dewain Washington 2813 Woodlawn Dr.
Alexandria, LA 71303

ADDITIONAL OWNERS: Calvin Alsoton 2813 Woodlawn Dr.
Alexandria, LA 71303

TYPE OF STRUCTURE: Residential Duplex

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 **304.14 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.
- 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 **305.4 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: 1906 Main St. Alexandria, LA 71301 and 1908 Main Street Alexandria, LA 71301 CD-14763

OWNER NAME & ADDRESS: Freezer Fillers, LLC
Gary Moreau 4807 Whitefield Blvd.
Alexandria, LA 71301

ADDITIONAL OWNERS: N/A

TYPE OF STRUCTURE: Residential Duplex

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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 **302.6 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.

- 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 **304.3 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 **304.14 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 **305.4 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 **305.2 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: 1208 Maryland Ave. Alexandria, LA 71301 CD-15583

OWNER NAME & ADDRESS: Brock Peterman 3019 Dawkins St.
Alexandria, LA 71301

ADDITIONAL OWNERS: N/A

TYPE OF STRUCTURE: Residential Single Family House

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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.
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 - 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 **304.13.1 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 **304.12 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.

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 **305.5 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.
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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: 2717 Overton St. Alexandria, LA 71302 CD-14944

OWNER NAME & ADDRESS: Alex A. Brown 2717 Overton St.
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

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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.

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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 **304.18 & 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 **304.12 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 **305.4 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: 44 PROSPECT STREET Alexandria, LA 71301 CD-14773

OWNER NAME & ADDRESS: William R. Silver 11907 Hwy 71 N.
Colfax, LA 71417

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 **302.3 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 **304.18 & 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 **304.14 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.

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 **305.2 Structural members** - All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.
- 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: 1424 Shirland Ave Alexandria, LA 71301 10895

OWNER NAME & ADDRESS: Bobby R Blake 5405 Hideaway Dr.
Alexandria, LA 71303

ADDITIONAL OWNERS: Estate of F. Ray & Gracie Moreau 1344 Melody Drive
Metairie, LA 70002

TYPE OF STRUCTURE: Residential Private 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 404.4.1 Living Room Requirements (120 sq feet minimum) -
- X 602.5 Residential measured 3 ft above floor & 2 ft inward from ext wall -
- X 606.1 Elevators -
- X 306 Component Serviceability -
- X 404.4.1 Bedroom Requirements (70 sq feet minimum) -
- X 404.3 Minimum Ceiling Heights (7 feet clear - see exceptions) -
- X 404.4.3 Water Closet Accessibility -
- X 602.2 Residential Heating capable of maintaining 68 degrees F -
- X 404.1 Privacy -
- X 404.2 Minimum Room Widths (7 feet in any plan dimension - except kitchen) -

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 **304.18 & 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 **304.12 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.
- 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 **304.13.1 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 **305.4 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.

SECTION 402 - LIGHT

- 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.
- 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.

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
- X **403.1 Habitable Spaces Ventilation** - Every habitable space shall have at least one openable window. The total openable area of the window in every room shall be equal to at least 45 percent of the minimum glazed area required in Section 402.1.

SECTION 404 - OCCUPANCY LIMITATIONS

- X **404.5 Overcrowding** - The number of persons occupying a dwelling unit shall not create conditions that, in the opinion of the Housing Inspector, endanger the life, health, safety or welfare of the occupants.
- X **404.4.4 Prohibited Occupancy** - Kitchens and non-habitable spaces shall not be used for sleeping purposes.
- X **404.7 Food Preparation** - All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.

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 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.
- X **505.4 Water Heating Facilities** - Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110F (43C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

SECTION 506 - SANITARY DRAINAGE SYSTEM

- X **506.1 Sanitary Drainage System** - All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system. Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.

SECTION 507 - STORM DRAINAGE

- X **507.1 General Storm Drain System** - Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance.

SECTION 603 - MECHANICAL EQUIPMENT

- X **603.3 Clearances & 603.4 Safety controls** - All required clearances to combustible materials shall be maintained. All safety controls for fuel-burning equipment shall be maintained in effective operation.
- X **603.5 Combustion air** - A supply of air for complete combustion of the fuel for ventilation of the space containing the fuel-burning equipment shall be provided for the fuel-burning equipment.
- X **603.2 Removal of combustion products** - All fuel-burning equipment and appliances shall be connected to an approved chimney or vent. Exception: Fuel-burning equipment and appliances which are labeled for unvented operation.
- X **607.1 General Duct Systems (ADD)** - Duct systems shall be maintained free of obstruction and shall be capable of performing the required function.
- X **603.1 Mechanical appliances** - All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

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.
- 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 **605.3 Luminaires** - Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain at least one electric luminaire.
- 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.

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.
- X **703.1 Fire-resistance-rated assemblies** - Required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

SECTION 704 - FIRE PROTECTION SYSTEMS

- 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 **NEC 704.3 Power source Batter Back-up and Direct Wire** - Single-station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection. Exception: Smoke alarms are permitted to be solely battery operated in buildings where no construction is taking place, buildings that are not served from a commercial power source and in existing areas of buildings undergoing alteration or repairs that 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 building wiring without the removal of interior finishes.
- 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.

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: 1518 Shirland Ave Alexandria, LA 71301 10686

OWNER NAME & ADDRESS: Leotina Dauzat 3160 Military Hwy
Pineville, LA 71360

ADDITIONAL OWNERS: Felicia Dauzat 6155 Third St.
Alexandria, LA 71301

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 **302.1 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.

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 **304.12 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 **304.14 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 **304.10 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.

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: 1615 Shirland Ave. Alexandria, LA 71301 CD-15773

OWNER NAME & ADDRESS: ELLIS & RHOAD LLC 3750 GOVERNMENT ST STE 1
STE 1
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 **302.3 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 **304.14 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.
- 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 **305.3 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.
- 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.
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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: 1009 South St. Alexandria, LA 71301 CD-14746

OWNER NAME & ADDRESS: Jules Brydels c/o Tina Brydels
PO Box 8172
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 **302.6 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.

- 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 **304.10 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 **305.3 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.
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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: 35 TENNESSEE AVENUE Alexandria, LA 71301 CD-14055

OWNER NAME & ADDRESS: Rapides Habitat for Humanity
Connie R. Cooper 1320 Monroe 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.
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SECTION 304 - EXTERIOR STRUCTURE

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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.
- 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.

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: 2715 3RD STREET Alexandria, LA 71301 CD-13596

OWNER NAME & ADDRESS: Rosa Williams c/o Jake Harris
10400 Harvest Time LN
Oklahoma City, OK 73162

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 **304.13.1 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 **304.14 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 **304.12 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.
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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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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: 3710 3rd St Alexandria, LA 71301 CD-14707

OWNER NAME & ADDRESS: Alice Hammond P O BOX 8552
Alexandria, LA 71306-8552

ADDITIONAL OWNERS: Robert Hammond C/O
Alice Hammond 1529 Old Chatham Dr.
Bloomington Hills, MI 48034

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.

- 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 **304.8 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.
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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.

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 **305.6 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 **305.2 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: 2227 Webster St. Alexandria, LA 71301 11930

OWNER NAME & ADDRESS: Mary Ann Pantallion 2227 Webster
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 **302.5 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 **304.14 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 **304.12 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.

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.

RESOLUTION NO.

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

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 October 21, 2025 to consider condemnation of twenty-five (25) structures.

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 23rd day of September, 2025.

/s/ Donna P. Jones, MMC
City Clerk

17) 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