

ALEXANDRIA CITY COUNCIL

TUESDAY NOVEMBER 18, 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 NOVEMBER 4, 2025.**

F. CONSENT CALENDAR

- 1) Introduction of an ordinance authorizing the mayor to accept the low bid submitted for petroleum products and chemicals additives for Wartsila Engines at DG Hunter Power Plant.
- 2) Introduction of an ordinance authorizing the mayor to renew the existing contract for Underground Electric Construction Unit Pricing.
- 3) Introduction of an ordinance authorizing the mayor to enter into a Cooperative Endeavor Agreement and co-sponsor the Manna House ProAM Coca Cola, Dr. Pepper Open ANNIKA Women's All Pro Golf Tournament scheduled for April 13, 2026.
- 4) Introduction of an ordinance authorizing the mayor to promote the City of Alexandria by entering into all contracts with bands and vendors for 2026 events and other matters with respect thereto.
- 5) Introduction of an ordinance relative to the Alexandria Healthcare initiative LSUA to authorize the mayor to execute on behalf of the City those necessary or desirable Intergovernmental, Cooperative

Endeavor, and Joint Service Agreements and other Contracts related to the Jackson Street Allied Health Downtown Health Services Central Capital Improvements; more particularly described as local or other Non-State Capital Project matches to authorized the project, LSUA Downtown Health, No. 19-602-23-01, F. 19002498, authorizing the expenditure and encumbrance of budgeted and prioritized funds, authorizing agreements, commitments and draw downs with the State of Louisiana, through the Division of Administration, and/or through the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College ("LSU"), and/or through and with LSU Alexandria or its Foundations and other related parties and contracts, and otherwise providing with respect thereto.

- 6) Introduction of an ordinance authorizing annexation of 6.896+/- acres tract of land located at 2711 North MacArthur Drive in part of lots 54 and 55 of Experiment Plantation situated in Sections 18 and 19 of Township 4 North, Range 1 West, Rapides Parish, Louisiana, AC-1 (Limited Commercial District) / MFO (Multi-family Overlay District zoning classification is requested upon annexation for the development of a nursing home facility.

G. RESOLUTION

- 7) **RESOLUTION** to co-sponsor Zeta Phi Zeta Finer Community Foundation Scholarship Workshop at the Bolton Avenue Community Center.

H. ORDINANCES FOR FINAL ADOPTION SUBJECT TO PUBLIC HEARING

- 8) To consider final adoption of an ordinance authorizing the mayor to accept the low bid submitted for treated wood poles.

- 9) To consider final adoption of an ordinance authorizing the mayor to accept the low bid submitted for a minimum of one rear loading refuse truck 25 cubic yard capacity.
- 10) To consider final adoption of an ordinance authorizing the mayor to accept the low bid submitted for a minimum of one grapple truck for the Sanitation Department.
- 11) To consider final adoption of an ordinance authorizing the mayor to accept the low bid submitted for a minimum of one shuttle truck for the Sanitation Department.
- 12) To consider final adoption of an ordinance authorizing the mayor to accept the low bid submitted for Masonic Court Sports.
- 13) To consider final adoption of an ordinance authorizing the City Attorney to settle and compromise the dispute in the matter at the 9th Judicial District Court entitled, "Terry Holmes v. City of Alexandria," Docket No. 273,418 and other matters related thereto.
- 14) To consider final adoption of an ordinance authorizing the mayor to accept the proposal received from Utiliserve, LLC for Water Distribution Flushing Program.
- 15) To consider final adoption of an ordinance authorizing the mayor to award the Engine Overhaul Service Contract for DG Hunter Units, 5, 6, 7 and 8 to Motor Service Hugo Stamp, Inc., as backup service provider.
- 16) To consider final adoption of an ordinance authorizing the rezoning of property at 3220 MacArthur Drive, Alexandria, Parish of Rapides, Louisiana from C-2 (General Commercial) to I-2 (General Industrial District) to allow heavy industrial retail sales.
- 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 NOVEMBER 18, 2025

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

A. CALL TO ORDER

B. INVOCATION

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D. ROLL CALL

**E. APPROVAL OF MINUTES TAKEN FROM A REGULAR MEETING
HELD ON NOVEMBER 4, 2025.**

PROCEEDINGS OF THE COUNCIL OF THE CITY OF ALEXANDRIA,
STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING HELD ON
NOVEMBER 4, 2025

The Council of the City of Alexandria, Louisiana, met in a regularly scheduled meeting session in the City Council Chambers, on Tuesday, October 21, 2025 at 5:00 P.M. Those present were the Honorable Cynthia Perry, Gary Johnson, Lizzie Felter, Jules Green, Chuck Fowler, Jim Villard and Malcolm Larvadain. Also present were Mayor Roy, Michael Caffery, 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 Ms. Davis and the Pledge of Allegiance was led by Mr. Gist.

On a motion of Mr. Green and seconded by Mr. Fowler the minutes taken from a regular Council Meeting held on October 21, 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 settling the dispute in the matter at the 9th Judicial District Court entitled, "Terry Holmes v. City of Alexandria," Docket No. 273,418 and other matters related thereto.

On a motion of Mr. Villard and seconded by Mr. Johnson with a unanimous vote the executive session was entered at 5:03 p.m.

On a motion of Mr. Fowler and seconded by Mr. Larvadain with a unanimous vote, the executive session was exited at 5:15 p.m.

PUBLIC HEARING

- a) To hold a public hearing concerning amending and reenacting 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.

On a motion of Mr. Larvadain and seconded by Mr. Johnson the public hearing was opened at 5:16 p.m.

On a motion of Mr. Fowler and seconded by Mr. Villard the public hearing was closed at 5:40 p.m.

CONSENT CALENDAR

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

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

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

Bids were received for treated wood poles.

Name of Bidders

M&K Imports, LLC.

Stella Jones

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

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR TREATED WOOD POLES AND OTHER MATTERS WITH RESPECT THERETO.

Bids were received for a minimum of one rear loading refuse truck 25 yard capacity.

Name of Bidders

Capitol Freightliner
Timmons Truck Center
Haulmac/Pacmac

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

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR A MINIMUM OF ONE REAR LOADING REFUSE TRUCK 25 CUBIC YARD CAPACITY AND OTHER MATTERS WITH RESPECT THERETO.

Bids were received for minimum of one grapple truck for Sanitation Department.

Name of Bidders

Capitol Freightliner
Timmons Truck Center
Haulmac/Pacmac

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

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR A MINIMUM OF ONE GRAPPLE TRUCK FOR THE SANITATION DEPARTMENT AND OTHER MATTERS WITH RESPECT THERETO.

Bids were received for minimum of one shuttle truck for the Sanitation Department.

Name of Bidders

Capitol Freightliner
Timmons Truck Center

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

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR A MINIMUM OF ONE SHUTTLE TRUCK FOR THE SANITATION DEPARTMENT AND OTHER MATTERS WITH RESPECT THERETO.

Bids were received for Jackson Street gas main replacement for the Gas Department.

Name of Bidders

No bids were received.

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

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR JACKSON STREET GAS MAIN REPLACEMENT FOR THE GAS DEPARTMENT AND OTHER MATTERS WITH RESPECT THERETO.

Bids were received for Masonic Court Sports.

Name of Bidders

T & L Construction
Bayou Rapides Corporation

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

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR MASONIC COURT SPORTS AND OTHER MATTERS WITH RESPECT THERETO.

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

AN ORDINANCE AUTHORIZING THE CITY ATTORNEY TO SETTLE AND COMPROMISE THE DISPUTE IN THE MATTER AT THE 9TH JUDICIAL DISTRICT COURT ENTITLED, "TERRY HOLMES V. CITY OF ALEXANDRIA," DOCKET NO. 273,418 AND OTHER MATTERS WITH RESPECT THERETO.

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

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE PROPOSAL RECEIVED FROM UTILISERVE, LLC FOR WATER DISTRIBUTION FLUSHING PROGRAM AND OTHER MATTERS WITH RESPECT THERETO.

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

AN ORDINANCE AUTHORIZING THE MAYOR TO AWARD THE ENGINE OVERHAUL SERVICE CONTRACT FOR DG HUNTER UNITS, 5, 6, 7 AND 8 TO MOTOR SERVICE HUGO STAMP, INC., AS BACKUP SERVICE PROVIDER AND OTHER MATTERS WITH RESPECT THERETO.

RESOLUTIONS

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

RESOLUTION NO. 0711-2025

RESOLUTION CONFIRMING DANIEL T. SMITH AS DIRECTOR OF PLANNING.

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

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

NAYS: Green.

ABSENT: None.

ABSTAIN: Larvadain.

This resolution was thereupon declared adopted on this the 4th day of November, 2025.

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

RESOLUTION NO. 0712-2025

RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR
PLAYGROUND IMPROVEMENTS PROJECT.

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 4th day of November, 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. Fowler and seconded by Mr. Johnson.

ORDINANCE NO. 117-2025

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR WIRE AND CABLE 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 4th day of November, 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. 118-2025

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.

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 4th day of November, 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 Ms. Felter.

ORDINANCE NO. 119-2025

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 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 4th day of November, 2025.

The President adjourned the meeting at 6:16 p.m.

/S/ Cynthia Perry
President

ATTEST:

/S/ Donna P. Jones
City Clerk

CONSENT CALENDAR

Introduction of an ordinance authorizing the mayor to accept the low bid submitted for petroleum products and chemicals additives for Wartsila Engines at DG Hunter Power Plant.



AGENDA ITEM FACT SHEET

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

Division/Department: **FINANCE**

Date: **9/17/25**

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

Explanation of Proposal:

Additional Information Attached ☒

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

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number:

Expense Amount: NA

Account Line Item: NA

Remaining Amount: NA

Authorization:

1. Mayor

2. Chief Operating Officer

3. City Attorney

4. Finance Director

5. Division Director

6. Department Head

7. Purchasing Agent

Council Staff

Form

☐

Review:

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

RECEIVED

SEP 22 2025

OWN CLERK

ADVERTISEMENT FOR BID

**CITY OF ALEXANDRIA, LOUISIANA
PURCHASING DEPARTMENT**

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

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

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

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

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

Address for Postal Delivery:

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

**Address for Courier or
Overnight Delivery:**

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

**Address for Electronic
Bid Submission:**

www.centralbidding.com
Phone: 225-810-4814

PLEASE PUBLISH THREE (3) TIMES:

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

RESOLUTION NO.

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

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

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

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

/s/ Donna P. Jones, MMC
City Clerk

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR PETROLEUM PRODUCTS AND CHEMICALS ADDITIVES FOR WARTSILA ENGINES AT DG HUNTER POWER PLANT 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 Petroleum Products and Chemical Additives for Wartsila engines at DG Hunter Power Plant.

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 18th day of November, 2025.

NOTICE PUBLISHED on the 21st day of November, 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

Introduction of an ordinance authorizing the mayor to renew the existing contract for Underground Electric Construction Unit Pricing.



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: November 6, 2025

Title: Request to renew existing contract for Underground Electric Construction Unit Pricing

Explanation of Proposal:

Additional Information Attached ☒

For an Ordinance authorizing the Mayor to renew the existing contract with Preferred Electric, Inc., for the Underground Electric Construction Unit and Hourly Pricing, at the hourly manhour and equipment rates with 2.31% CPI increase. This service was originally awarded by Ordinance #179-2024. Contingent upon the availability of funds and the Contractor's ability to honor hourly rates as bid, the City reserves the right to renew the existing contract another 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

Form

☐

Review:

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

ORDINANCE NO. 179-2024

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR UNDERGROUND ELECTRIC CONSTRUCTION UNIT AND HOURLY PRICING FOR THE ELECTRIC DISTRIBUTION DEPARTMENT AND OTHER MATTERS WITH RESPECT THERETO.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the mayor to accept the low bid submitted from Preferred Electric, Inc. for Underground Electric Construction Unit and Hourly Pricing.

SECTION II: BE IT FURTHER ORDAINED, etc. that the Mayor of the City of Alexandria be authorized to pay said low bidder 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 12th day of November, 2024

NOTICE PUBLISHED on the 15th day of November, 2024.

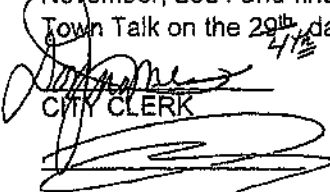
THIS ORDINANCE having been submitted in writing, introduced and published, was then submitted to a final vote as a whole, the vote thereon being as follows:

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

NAYS: None

ABSENT: None

AND THE ORDINANCE was declared adopted on this the 26th day of November, 2024 and final publication was made in the Alexandria Daily Town Talk on the 29th day of November, 2024.


CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/~~VETO~~

DELIVERED NOV 27 2024

City of Alexandria
 PO Box 71 (915 3rd Street)
 Alexandria, LA 71309-0071
 Bid 2501 Underground Electric Construction Unit & Hourly Pricing
 Open Date: Tuesday, November 12, 2024 @ 10:00 AM CDT

Preferred Electric, Inc LA #25666

Section 1 - Primary Risers						
Drawing	Evaluation Qty.		Hourly Price		Extended Price	
	Install	Retire	Install	Retire	Install	Retire
UA1	9	2	4,000.00	2,500.00	36,000.00	5,000.00
UC1	1	1	6,500.00	3,250.00	6,500.00	3,250.00
M2-1U	10		100.00		1,000.00	
Totals:					43,500.00	8,250.00
Total, Section 1:					\$	51,750.00

Section 2 - Trenching and Boring						
Drawing	Evaluation Qty.		Hourly Price		Extended Price	
	Install	Retire	Install	Retire	Install	Retire
UR2	1,000		7.50		7,500.00	
UR2B	1,200		16.00		19,200.00	
UR4	500		9.00		4,500.00	
UR4B	1,750		20.00		35,000.00	
Totals:					66,200.00	
Total, Section 2:					\$	66,200.00

Section 3 - Hourly Pricing			
Drawing	Evaluation Hours	Hourly Price	Extended Price
URD Foreman	1,040	74.00	76,960.00
URD Lineman	1,040	68.00	70,720.00
Operator	1,040	62.00	64,480.00
Laborer	1,040	48.00	49,920.00
Pickup w/Trailer	1,040	26.00	27,040.00
Mini Excavator	1,040	50.00	52,000.00
Digger Derrick	520	50.00	26,000.00
URD Puller	416	50.00	20,800.00
Total, Section 3:			\$ 387,920.00

Bid Evaluation

Total, Section 1:	\$ 51,750.00
Total, Section 2:	\$ 66,200.00
Total, Section 3:	\$ 387,920.00
Total Evaluted Base Bid:	\$ 505,870.00

CITY OF ALEXANDRIA			DESCRIPTION HERE		2026 PROPOSED RATES	
ESTIMATE			PEI JOB NO.		W/ 2.31% CPI INFLATION	
			PERIOD ENDING		5/5/2025	
SECTION 1 - PRIMARY RISERS		INSTALL QTY	REMOVE QTY	INSTALL	RETIRE	TOTALS
UA1				\$ 4,092.40	\$ 2,557.75	\$ -
UC1				\$ 6,650.15	\$ 3,325.08	\$ -
M2-1U				\$ 102.31		\$ -
						\$ -
						\$ -
			TOTAL	SECTION 1		\$ -
SECTION 2 - TRENCHING & BORING		INSTALL QTY	REMOVE QTY	INSTALL	RETIRE	TOTALS
UR2				\$ 7.67		\$ -
UR2B				\$ 16.37		\$ -
UR4				\$ 9.21		\$ -
UR4B				\$ 20.46		\$ -
						\$ -
			TOTAL	SECTION 2		\$ -
SECTION 3 - HOURLY PRICING		HOURS		HOURLY PRICE		TOTALS
URD FOREMAN				\$ 75.71		\$ -
URD LINEMAN				\$ 69.57		\$ -
OPERATOR				\$ 63.43		\$ -
LABORER				\$ 49.11		\$ -
PICKUP W/ TRAILER				\$ 26.60		\$ -
MINI EXCAVATOR				\$ 51.16		\$ -
DIGGER DERRICK/BUCKET				\$ 51.16		\$ -
URD PULLER				\$ 51.16		\$ -
						\$ -
						\$ -
		TOTAL		SECTION 3		\$ -
TOTAL ESTIMATE AMOUNT						\$ -

% Increase
9/15/2021

[illegible]

JoAnn Swain

From: Jeff Reed
Sent: Tuesday, September 16, 2025 2:10 PM
To: 'Jeff Riemann'; JoAnn Swain
Cc: Judd Thibodeaux; Marcus Connella; Curtis Fogleman
Subject: RE: Bid 2501 Underground Electric Unit & Hourly Pricing

I agree with the increase.

Thanks
Jeff Reed

From: Jeff Riemann <jeff@preferredelectric.net>
Sent: Monday, September 15, 2025 8:02 AM
To: JoAnn Swain <JoAnn.Swain@cityofalex.com>; Jeff Reed <Jeff.Reed@cityofalex.com>
Cc: Judd Thibodeaux <judd@preferredelectric.net>
Subject: [EXTERNAL] Re: Bid 2501 Underground Electric Unit & Hourly Pricing

It states in the contract "2.3.2 At the time of renewal, the Contractor may request an escalation of the contract prices in the amount equal to the change in the most recently published Consumer Price Increase..." do you want me to calculate from December 2024 to today for the increase?

Jeff Riemann
Preferred Electric Inc.
(228) 697-1420 cell

From: JoAnn Swain <JoAnn.Swain@cityofalex.com>
Sent: Monday, September 15, 2025 7:55 AM
To: Jeff Riemann <jeff@preferredelectric.net>; Jeff Reed <Jeff.Reed@cityofalex.com>
Cc: Judd Thibodeaux <judd@preferredelectric.net>
Subject: RE: Bid 2501 Underground Electric Unit & Hourly Pricing

Thanks. The bid prices stays the same only if it states it anywhere in the bid packet about an escalation.

Thanks

Joann Swain
Senior buyer-Purchasing Department
2021 Industrial Park Rd-Building WH
PO Box 71, Alexandria, LA 71309-3412
Tel (318) 441-6182 Fax (318) 619-3412
Email: joann.swain@cityofalex.com

From: Jeff Riemann <jeff@preferredelectric.net>
Sent: Thursday, September 11, 2025 4:54 PM
To: JoAnn Swain <JoAnn.Swain@cityofalex.com>; Jeff Reed <jeff.reed@cityofalex.com>
Cc: Judd Thibodeaux <judd@preferredelectric.net>
Subject: [EXTERNAL] Re: Bid 2501 Underground Electric Unit & Hourly Pricing

Hi JoAnn,

Please accept this email as notice that we'd like to renew our contract with the City of Alexandria for Underground Electric Unit and Hourly Pricing for another year. We would also like to request an escalation of the current contract prices in line with the most recently published Consumer Price Index. Do you typically calculate this adjustment, or would you like me to provide the figures?

Please let me know if you need anything further from me to complete the renewal.

Thank you,
Jeff

Jeff Riemann
Preferred Electric, Inc.
Cell (228) 697-1420



From: JoAnn Swain <JoAnn.Swain@cityofalex.com>
Sent: Thursday, September 11, 2025 1:47 PM
To: Jeff Riemann <jeff@preferredelectric.net>
Subject: FW: Bid 2501 Underground Electric Unit & Hourly Pricing

Please find attached the above Bid #2501 documents which will be up for renewal November 26, 2025.

Please advise if you will renew for another year.

Please Advise.

Thanks

Joann Swain
Senior buyer-Purchasing Department
2021 Industrial Park Rd-Building WH
PO Box 71, Alexandria, LA 71309-3412
Tel (318) 441-6182 Fax (318) 619-3412
Email: joann.swain@cityofalex.com

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO RENEW THE EXISTING CONTRACT FOR UNDERGROUND ELECTRIC CONSTRUCTION UNIT PRICING 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 renew the existing contract for Underground Electric Construction Unit Pricing.

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

SECTION III: BE IT FURTHER ORDAINED, etc., that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this ordinance which can be given effect without the invalid provisions, items, or applications, and to this end the provisions of this ordinance or hereby declared severable.

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

THIS ORDINANCE was introduced on the 18th day of November, 2025.

NOTICE PUBLISHED on the 21st day of November, 2025.

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

YEAS:

NAYS:

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

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

- 3) Introduction of an ordinance authorizing the mayor to enter into a Cooperative Endeavor Agreement and co-sponsor the Manna House ProAM Coca Cola, Dr. Pepper Open ANNIKA Women's All Pro Golf Tournament scheduled for April 13, 2026.



AGENDA ITEM FACT SHEET

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

Division/Department: Community Services

Date: November 4, 2025

Title: Ordinance to enter into a Cooperative Endeavor Agreement and co-sponsor the Manna House ProAM Coca Cola Dr. Pepper Open ANNIKA Women's All Pro Golf Tournament scheduled for April 13, 2026.

Explanation of Proposal:

Additional Information Attached ☐

Ordinance to enter into a Cooperative Endeavor Agreement and co-sponsor the Manna House ProAM Coca Cola Dr. Pepper Open ANNIKA Women's All Pro Golf Tournament scheduled for April 13, 2026.

In-kind: Up to \$12,500 to help defray cost to cover the expenses to bring the Manna House ProAM Coca Cola Dr. Pepper Open ANNIKA Women's All Pro Golf Tournament benefiting the Manna House.

Budget:

☐

Neutral

☐

Within
Existing

☐

Requires
Amendment

Account Number: 101-101000-646009

Expense Amount: Up to \$ 12,500.00

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:

Cynthia Graham

From: no-reply@cityofalexandria.com on behalf of City of Alexandria, LA via City of Alexandria, LA <no-reply@cityofalexandria.com>
Sent: Tuesday, October 21, 2025 11:21 AM
To: Community Services
Subject: [EXTERNAL] Form submission from: Community Partnership Request

Submitted on Tuesday, October 21, 2025 - 11:20am Submitted by anonymous user: 12.74.54.86 Submitted values are:

==Section I.==

Name/Organization: Manna House
Address: PO Box 6011
City: Alexandria
State: LA
Zip: 71307
Phone: 3187946840
Fax:
Contact Name: Jessica Viator
Contact Email: cenlamannahouse@gmail.com
Non-profit? Yes
Are you a Governmental Entity? No
Event: 2026 ProAM / Coca-Cola Dr. Pepper ANNIKA Women's All Pro Tour Golf Tournament
Date of Event: April 13, 2026
Organization's Mission: The mission of Manna House is to alleviate hunger in our community.
Type of Program/Activity: Manna House is a place of nourishment, dignity, and hope for people of all ages and backgrounds. For 35 years, we've served hot, nutritious meals 365 days a year in a clean, welcoming environment—no questions asked. While many of our patrons are experiencing homelessness, others are simply facing hard times: living on limited incomes, managing high medical expenses, or recovering from the loss of a paycheck.
Event Sponsors: Currently: Coca-Cola \$5,000 & \$10,000 In-kind
Other Funding:

==Section II.==

Amount Requested: 12,500
Property Requested:
In-Kind Service Requested:

==Section III.==

Funding Category: Economic Development

==Section IV.==

If you are a for-profit applicant, what is the expected private

benefit to you, your partners, or members of a club if any part of any fundraising goes to an organization and part to some charitable cause? What is percentage breakdown shown in actual projections? : N/A

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

Provide a feeding program for those in need 365 days a year.

Utilize all proceeds from the 2026 ProAM / Coca-Cola Dr. Pepper ANNIKA Women's All Pro Tour to fund the meals program located at 2655 Lee St. Alexandria, La. 71301

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

If the use of public funds or property is for social welfare for the aid and support of the needy, how are targeted candidates screened? If not screened, how are they targeted for participation? : Manna House is available to serve those in need 365 days a year to all who are in need.

==Section V==

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

This premier event is not only our largest annual fundraiser, but also a powerful economic and community catalyst. Here's how the benefits align:

Economic Impact: The tournament attracts visitors, sponsors, and media attention from across the region and beyond, generating revenue for local hotels, restaurants, transportation services, and small businesses. This infusion of tourism dollars directly supports the city's economy and tax base.

Brand and Visibility: Hosting a tournament featuring ANNIKA Sorenstam WAPT, one of golf's most iconic figures, elevates the city's profile nationally and internationally. This visibility can attract future events, partnerships, and investment opportunities.

If you cannot show a fair market value dollar-for-dollar match, does your plan or request involve a continuing program or relationship which has a future value attached? How so? : While a dollar-for-dollar match may not be feasible, the enduring nature of this event — and its expanding ripple effects — represent a high-return investment in the city's social, economic, and cultural future.

What are your real and substantial obligations to achieve the proportionate return to the City of Alexandria at some point in the future? : Our organization is fully committed to delivering a proportionate and meaningful return to the City of Alexandria through a series of real and substantial obligations tied to the ANNIKA Sorenstam Pro Golf Tournament and its long-term community

impact. Annual Tourism Revenue: We will continue to host the tournament annually, drawing visitors who contribute to Alexandria's hospitality, retail, and service sectors.

Volunteer Engagement: We will maintain and grow our volunteer program, offering Alexandria citizens meaningful roles in event execution and community service. Marketing the City: We will actively promote Alexandria as the host city in all tournament marketing, media coverage, and sponsorship materials, enhancing its national and international profile.

What is (are) the expected outcome(s) or benefit(s) to the public from the event to be funded? Specify the number of persons anticipated to be served and the service(s) to be provided. : The ANNIKA Sorenstam Pro Golf Tournament is designed to deliver a wide range of tangible benefits to the public, with outcomes that extend well beyond the event itself. Economic Stimulation: The tournament is projected to attract over 250 attendees, including out-of-town visitors, generating substantial revenue for Alexandria's hotels, restaurants, retail shops, and service providers. Additionally, 100% of the proceeds from the tournament will support Manna House to feed women, men and children suffering for food insecurity in our community 365 days a year.

Describe the history of this program and its success. :

This year marks the 10th anniversary of Manna House hosting a professional golf tournament in Alexandria, Louisiana, a milestone that reflects a decade of excellence, community impact, and growing prestige. What began as a bold initiative to raise funds for Manna House's mission of feeding and supporting those in need has evolved into one of the region's most anticipated annual events. Over the past nine years, the tournament has:

- Featured elite professional golfers, drawing national attention and elevating Alexandria's profile as a host city.
- Raised hundreds of thousands of dollars to support Manna House's programs, directly benefiting thousands of local families facing food insecurity.
- Engaged the community through the ProAM Tournament, volunteer opportunities, and public activities, with participation growing year after year.
- Boosted the local economy, attracting visitors, sponsors, and media coverage that support Alexandria's hospitality and retail sectors.
- Built lasting partnerships with local businesses, civic leaders, and sponsors, ensuring the event's sustainability and growth.

The tournament's success is measured not only in dollars raised or attendance numbers, but in the lives touched, the community strengthened, and the pride it instills in Alexandria. As we celebrate the 10th year, we look forward to expanding its reach, deepening its impact, and continuing this legacy of excellence.

==Economic Development Projections==

Projected number of out-of-town participants and guests: 250

Identify broadcast, web and regional print promotions to be utilized: K&G Sports website; Radio; Television; Social Media
Average number of days stay by out-of-town guests to this event:

5

Number of People: 250

Number of Days: 5

Signature: Jessica Viator

Date: October 20, 2025

The results of this submission may be viewed at:

[https://urldefense.com/v3/__https://www.cityofalexandria.com/node/6740/submission/3662__;!!CluDejhSHLMa!dYHJI3IjivI0c8XpyCig1De6cqzZGz9qlhsIBHiEI0IEOKPvRJkf6lhv8-h-ENu5aCAQHfJmI96VeGS3emZfkNaPBgjGUIEP5CKzTw\\$](https://urldefense.com/v3/__https://www.cityofalexandria.com/node/6740/submission/3662__;!!CluDejhSHLMa!dYHJI3IjivI0c8XpyCig1De6cqzZGz9qlhsIBHiEI0IEOKPvRJkf6lhv8-h-ENu5aCAQHfJmI96VeGS3emZfkNaPBgjGUIEP5CKzTw$)

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A COOPERATIVE ENDEAVOR AGREEMENT AND CO-SPONSOR THE MANNA HOUSE PROAM COCA COLA, DR. PEPPER OPEN ANNKA WOMEN'S ALL PRO GOLF TOURNAMENT SCHEDULED FOR APRIL 13, 2026.

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 and Co-sponsor the Manna House PROAM Coco Cola, Dr. Pepper open ANNKA Women's All Pro Golf Tournament scheduled for April 13 ,2026.

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

SECTION III: BE IT FURTHER ORDAINED, etc., that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this ordinance which can be given effect without the invalid provisions, items, or applications, and to this end the provisions of this ordinance or hereby declared severable.

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

THIS ORDINANCE was introduced on the 18th day of November, 2025.

NOTICE PUBLISHED on the 21st day of November, 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

Introduction of an ordinance authorizing the mayor to promote the City of Alexandria by entering into all contracts with bands and vendors for 2026 events and other matters with respect thereto.



AGENDA ITEM FACT SHEET

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

Division/Department: Community Services

Date: November 6, 2025

Title: An Ordinance authorizing the Mayor to promote the City of Alexandria by entering into all contracts with bands and vendors for 2026 events and other matters with respect thereto.

Explanation of Proposal:

Additional Information Attached ☐

An Ordinance authorizing the Mayor to promote the City of Alexandria by entering into all contracts with bands and vendors for 2026 events and other matters with respect thereto.

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:

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO PROMOTE THE CITY OF ALEXANDRIA BY ENTERING INTO ALL CONTRACTS WITH BANDS AND VENDORS FOR 2026 EVENTS 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 promote the City of Alexandria by entering into all contracts with bands and vendors for 2026 events.

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 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 18th day of November, 2025.

NOTICE PUBLISHED on the 21st day of November, 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

Introduction of an ordinance relative to the Alexandria Healthcare initiative LSUA to authorize the mayor to execute on behalf of the City those necessary or desirable Intergovernmental, Cooperative Endeavor, and Joint Service Agreements and other Contracts related to the Jackson Street Allied Health Downtown Health Services Central Capital Improvements; more particularly described as local or other Non-State Capital Project matches to authorized the project, LSUA Downtown Health, No. 19-602-23-01, F. 19002498, authorizing the expenditure and encumbrance of budgeted and prioritized funds, authorizing agreements, commitments and draw downs with the State of Louisiana, through the Division of Administration, and/or through the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College ("LSU"), and/or through and with LSU Alexandria or its Foundations and other related parties and contracts, and otherwise providing 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.

AGENDA ITEM FACT SHEET

Date: 11/10/25

TITLE: AN ORDINANCE RELATIVE TO THE "ALEXANDRIA HEALTHCARE INITIATIVE LSUA" TO AUTHORIZE THE MAYOR TO EXECUTE ON BEHALF OF THE CITY THOSE NECESSARY OR DESIRABLE INTERGOVERNMENTAL, COOPERATIVE ENDEAVOR, AND JOINT SERVICE AGREEMENTS AND OTHER CONTRACTS RELATED TO THE JACKSON STREET ALLIED HEALTH DOWNTOWN HEALTH SERVICES CENTER CAPITAL IMPROVEMENTS; MORE PARTICULARLY DESCRIBED AS LOCAL OR OTHER NON-STATE CAPITAL PROJECT MATCHES TO AUTHORIZE THE PROJECT, LSUA DOWNTOWN HEALTH, NO. 19-602-23-01, F. 19002498; AUTHORIZING THE EXPENDITURE AND ENCUMBRANCE OF BUDGETED AND PRIORITIZED FUNDS; AUTHORIZING AGREEMENTS, COMMITMENTS, AND DRAW DOWNS WITH THE STATE OF LOUISIANA, THROUGH THE DIVISION OF ADMINISTRATION, AND/OR THROUGH THE BOARD OF SUPERVISORS OF LOUISIANA STATE UNIVERSITY AND AGRICULTURAL AND MECHANICAL COLLEGE ("LSU"), AND/OR THROUGH AND WITH LSU ALEXANDRIA OR ITS FOUNDATIONS AND OTHER RELATED PARTIES AND CONTRACTS; AND OTHERWISE PROVIDING WITH RESPECT THERETO.

EXPLANATION OF PROPOSAL

The City will enter into a Cooperative Endeavor Agreement, and other joint services agreements and contracts related to the City's contribution to the local match for the LSUA Downtown Allied Health Services Center Capital Improvements project which funds have been committed and budgeted.

COST/BUDGET

ACCOUNT NUMBER 052402

AMOUNT IN LINE ITEM \$3,000,000

AMOUNT OF EXPENSE \$3,000,000

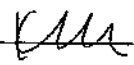
AMOUNT REMAINING -0-

TIME DEADLINE:

COUNCIL DISTRICT -

APPROVED BY:

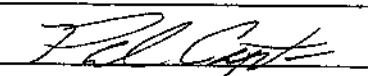
1. Mayor 

5. Chief Operating Officer  

2. Division Director _____

6. Department Head _____

3. City Attorney 

4. Director of Finance 

Review by: Form _____ Content _____
Council Staff

Information is:
Sufficient _____ Insufficient _____

Introduction of an ordinance authorizing annexation of 6.896+/- acres tract of land located at 2711 North MacArthur Drive in part of lots 54 and 55 of Experiment Plantation situated in Sections 18 and 19 of Township 4 North, Range 1 West, Rapides Parish, Louisiana, AC-1 (Limited Commercial District) / MFO (Multi-family Overlay District zoning classification is requested upon annexation for the development of a nursing home facility.



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 Division / Zoning Department

Date: November 7, 2025

Title: Annexation of 6.896 +/- acres located at 2711 North MacArthur Drive as shown on attached documents and maps.

Explanation of Proposal:

Additional Information Attached



The First Pentecostal Church of Alexandria has requested the annexation of a 6.896 +/- acre tract of land located in part of Lots 54 & 55 of Experiment Plantation situated in Sections 18 & 19 of Township 4 North, Range 1 West, Rapides Parish, Louisiana. A C-1 (Limited Commercial District) / MFO (Multi-family Overlay District) zoning classification is requested upon annexation for the development of a nursing home facility. It is requested that the City Council pass an ordinance annexing the 6.896 +/- acre tract into the City of Alexandria Corporate Limits as described.

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:



REQUEST FOR ANNEXATION

Date 7/25/2025

To: City of Alexandria -- Director of Planning
625 Murray St., Second Floor - Alexandria, LA 71301

Name of Property Owner(s): FIRST PENTECOSTAL CHURCH OF ALEXANDRIA
c/o MR: GARY MAXWELL, EXECUTIVE PASTOR

Address : MAILING: 2817 RAPIDES AVENUE, ALEXANDRIA LA 71301

PROPERTY ADDRESS: 2711 MACARTHUR DRIVE NORTH, ALEXANDRIA, LA 71301

Email Address jtucker@commcaremgt.com

Office Number 318 487-8976

Cell Number (318) 613-8869

Description of Property (Attach legal description and/or plat)
SEE THE ATTACHED

Requested Zoning Classification: C1/MFO

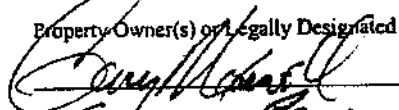
Executed Certificate from Rapides Parish Tax Assessor _____

Executed Certificate from Rapides Parish Registrar of Voters N/A
(Residents living on Property or no residents)

Copy of Deed indicating current ownership (attached hereto)

I/We/Legally Designated Representative, the undersigned, do hereby request that the above-described property be annexed into the Corporate Limits of the City of Alexandria, Louisiana.

Property Owner(s) or Legally Designated Representative Signature


EXECUTIVE PASTOR

Description for Annexation of 6.896 acres

Annexation of the following described property:

One certain 6.896 +/- acre tract of land located in part of Lots 54 & 55 of Experiment Plantation situated in Sections 18 & 19 of Township 4 North, Range 1 West, Rapides Parish, Louisiana, being more particularly described as follows:

Beginning at a point on the southerly right of way line of North MacArthur Drive, said point being the northeast corner of the 0.881 acre tract of land now or formerly owned by Bit Happens, LLC and the northwest corner of the 6.896 acre tract of land now or formerly owned by the First Pentecostal Church of Alexandria, proceed North 43 degrees 41 minutes 11 seconds East a distance of 662.38 feet along southerly right of line of said North MacArthur Drive to a corner; thence South 45 degrees 19 minutes 42 seconds East a distance of 249.40 feet; thence South 57 degrees 12 minutes 31 seconds West a distance of 316.28 feet; thence South 33 degrees 47 minutes 54 seconds East a distance of 164.23 feet; thence South 33 degrees 19 minutes 42 seconds East a distance of 180.76 feet; thence South 56 degrees 46 minutes 59 seconds West a distance of 50.03 feet; thence South 56 degrees 53 minutes 31 seconds West a distance of 630.06 feet; thence North 33 degrees 04 minutes 15 seconds West a distance of 183.17 feet; thence North 57 degrees 10 minutes 12 seconds East a distance of 298.44 feet; thence North 32 degrees 57 minutes 50 seconds West a distance of 254.05 to the point of beginning, containing 6.896 acres. Said tract is shown highlighted in yellow on plat by Pan American Engineers, LLC, prepared for Commcare Corporation.

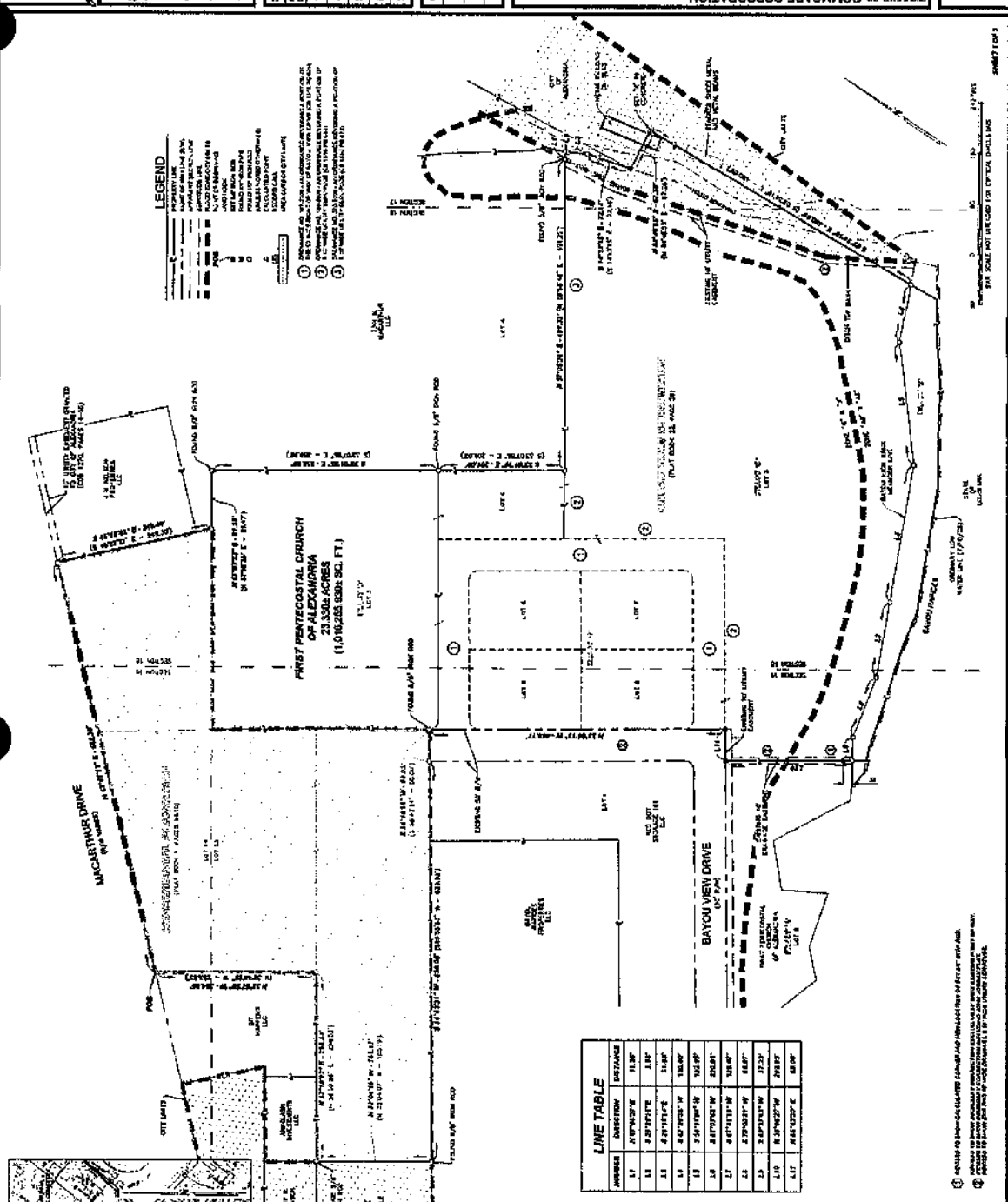


ORDER BY	P.A.E.
FIELD NO.	5/2/25
COMPLETED	7.6.3
JOB NO.	13286
DRAW NO.	14767-1
FILE NO.	2015-04
SCALE	1"=80'

REVISION	DATE
①	2/18/24
②	8/12/25

BOUNDARY SURVEY TO INDICATE A 23.330% ACRE TRACT BEING PART OF LOTS 3, 4 & 55 OF EXPERIMENTAL PLANTATION AND A PART OF LOTS 3, 4 & 55 OF SUBDIVISION, SECTION 17, 18 & 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, RAPIDES PARISH, LOUISIANA.

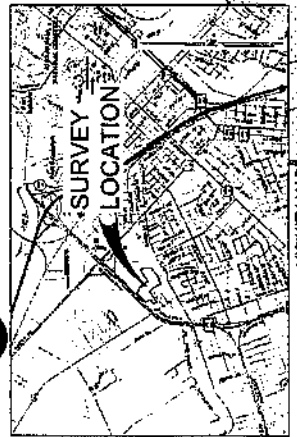
SHEET NUMBER
1
OF 2



LINE TABLE		
NUMBER	DIRECTION	DISTANCE
1.1	N 87° 44.52' W	11.80'
1.2	S 70° 15' 17" E	1.84'
1.3	S 70° 15' 17" E	11.80'
1.4	E 42° 39' 52" W	13.80'
1.5	S 54° 11' 34" W	13.80'
1.6	N 87° 44.52' W	128.61'
1.7	E 47° 11' 34" W	23.61'
1.8	E 79° 03' 11" W	64.00'
1.9	E 46° 33' 11" W	17.23'
1.10	N 33° 46' 21" W	29.83'
1.11	N 64° 52' 00" E	64.00'

① The following information is for the use of the public. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.

② The following information is for the use of the public. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.



SURVEY REFERENCE:

- PLAT BY JOHN C. JOHNSON FOR THE CITY OF ALEXANDRIA DATED SEPTEMBER 1, 1901
- PLAT BY FRANK WALKER FOR CHARLES COOPER DATED APRIL 8, 1905
- PLAT BY FRANK WALKER FOR THE CITY OF ALEXANDRIA DATED MAY 1, 1905
- PLAT BY FRANK WALKER FOR MARY MEDICAL AID SOCIETY DATED MAY 1, 1905
- PLAT BY JOHN C. JOHNSON FOR LARRY CROSBY DATED SEPTEMBER 24, 1901
- PLAT BY THOMAS C. DAVIS FOR MARY MEDICAL AID SOCIETY DATED AUGUST 12, 1904
- ALTA LARRY FARM FOR C. COOPER DATED FOR WALKER-HOTEL GROUP, L. 1901
- PLAT BY FRANK WALKER FOR THE CITY OF ALEXANDRIA DATED SEPTEMBER 1, 1901
- PLAT BY FRANK WALKER FOR DONALD VALENTI DATED NOVEMBER 21, 1901
- SUBSIDIARY PLAT FOR PATRICK NEW SUBDIVISION BY DONALD VALENTI IN FURBY DATED JUNE 28, 1906

BASIS OF BEARINGS:
 * THE BEARINGS INDICATED HEREON ARE
 RELATIVE TO THE NORTH AMERICAN

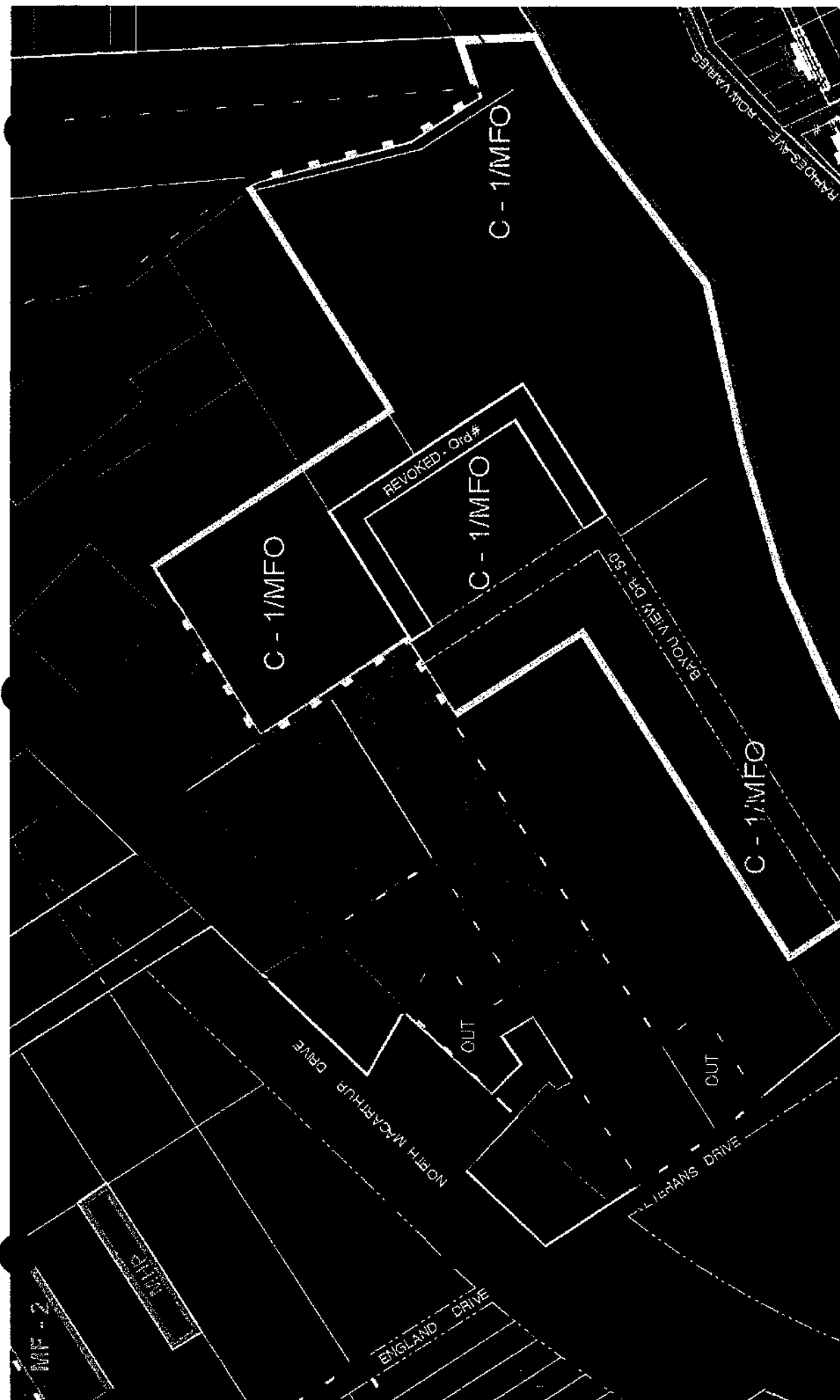
[illegible]

◆ THIS SUBJECT
WAS COVERED IN
DRAWING NO. 11

SURVEYOR'S CERTIFICATION:
 • I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE,
 THAT THE ABOVE STATEMENTS ARE ACTUAL CHARGES AND ARE NOT

UPPER LIMB PROTECTION AND SUPERVISION AND CONFORMS TO THE APPLICABLE STANDARDS OF PRACTICE FOR PROPERTY SECURITY GUARDS AS PUBLISHED IN THE NATIONAL ASSOCIATIVE CODE FOR CLASS "B" GUARDS.

ΔΔΔ
PAN AMERICAN ENGINEERS, LLC
 P.O. BOX 8690 / 9717 JACKSON STREET
 ALEXANDRIA, LA. 71303 / 518-479-2100



C-1/MFO

C-1/MFO

C-1/MFO

C-1/MFO

REVOKED - Ord #

NORTH MCARTHUR DRIVE

OUT

OUT

LIERANS DRIVE

ENGLAND DRIVE

BAYOU VIEW DR - 50

PAPERBARK AVE - 300

MAP - 2

§4.3.2 Nonresidential districts

B. B-1, Neighborhood Business District

The B-1, Neighborhood Business District is intended to implement the Mixed Use Residential Land Use Classification of the THINKAlex Plan. The B-1 district commercial classification designates areas of low intensity development that serves the need for neighborhood shopping. Intended for small scale retail and office development that serves the daily or frequent trade or service needs of adjacent residential neighborhoods, these areas should be restricted to development of integrated clusters of retail and office facilities with shared access and parking.

C. Regional business/general commercial districts

The regional business/general commercial districts are intended to implement the Regional Business/General Commercial Land Use Classification of the THINKAlex Plan. The Regional Business/General Commercial Land Use Classification designates areas of moderate to high intensity retail and commercial development. Intended for medium to large scale retail and office development that serves several neighborhoods as well as areas outside the city. These areas should be restricted to development of integrated grouping of retail and office facilities with shared access and parking, and limited to properties with access to arterial class roadways or be required to upgrade existing roadways to arterial classification if it does not exist. There are four types of regional business/general commercial districts:

1. B-2, Community business district

The B-2 community business district, as distinguished from the B-1 neighborhood business district, contains uses of a more varied nature and is intended to serve a larger population than the immediate surrounding neighborhood. To prevent the sporadic proliferation of commercial or business uses into surrounding residential uses, no rezoning petition shall be approved for the B-2 district to be located other than adjacent to an existing commercial or business district.

2. B-3, General Business District

The B-3, General business district, as distinguished from the B-2, Community business district, contains uses of a heavier commercial nature, usually involving larger property requirements, heavier traffic volume, or other annoying factor not generally associated with a Community Service. To prevent the sporadic proliferation of commercial or business uses into surrounding residential uses, no rezoning petition shall be approved for the B-3 district to be located other than adjacent to an existing commercial or general business district.

3. C-1, Limited Commercial District

The purpose of the C-1 district, as distinguished from the business districts, is to allow the establishment of a commercial district that includes the sale of commodities or performance of services for a larger segment of population than the local community, without the sale of alcoholic beverages. To prevent the sporadic proliferation of commercial or business uses into surrounding residential uses, no rezoning petition shall be approved for the C-1 district to be located other than adjacent to the C-1 or C-2 district.

§4.3.3 Overlay and special purpose districts

4. C-2, General Commercial District

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

D. CBD, Central Business District

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

E. Industry districts

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

1. I-1, Light Industrial District
2. I-2, General industrial district

§4.3.3. Overlay and special purpose districts**A. MHP, Mobile home park district**

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

B. MFO, Multifamily overlay district

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

C. MHO, Mobile home overlay district

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

D. OO, Office overlay district

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

Parcel: 2401935206001001
Assessment #: 6020001474

ID: 105971

Rapides Parish Report

Tax Year 2026
(Uncertified)

Please be aware that all values are subject to change until the tax roll has been certified.

Property Owner

Name: FIRST PENTECOSTAL CHURCH OF ALEXANDRIA LOUISIANA INC

Mailing Address: 2817 RAPIDES AVENUE
ALEXANDRIA, LA 71301

Type: (RI) Res. Improv.

Tax District: (01RC) 01R_GD1_RRL_FD2

Ward: 01

Millage Rate: 122.73

Homestead Pct: 0.00

Special Assessment
Freeze: No

Millage Rates do not include Special Assessments.

Property Information

Physical Address: 2711 N MACARTHUR DR, 71301 0 BAYOU VIEW DR,

Subdivision:

Block/Lot: N/A / N/A

S-T-R: 19-04N-01W

Size (Acres):

Homestead Code: No

Legal: See *Extended Legal*

Extended Legal

--- 6.896 ACS (+/-): IN SEC. 19, T4N-R1W: LOTS 54-55 EXPERIMENT PLANTATION
(336-345)(CB 401-127)(CB 486-91 DEVILLE)(CB 1111-521 DON; PRINGLE)(CB 1492-573 THOMPSON)(CB 1601-555 JIMMIE
THOMPSON ENT)(CB 1617-242 THOMPSON)(CB 1640-451 CORR) (CB 1641-313 EXCHANGE INT;) (CB 1707-947 PRINGLE) (CB
1784-859 2006 3RD PARTY PARISH TAX SALE) (CB 1797-259 REDEMPTION 2006 3RD PARTY PARISH TAX SALE) (CB 1973-380 JOP:
G. THOMPSON) (CB 1973-730 THOMPSON)

PARCEL I.D. # 24-19-35206-10

Assessment Summary:

Status: (EX) Exempt **Note:** Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Parcel Owner Information:

Name

FIRST PENTECOSTAL CHURCH OF ALEXANDRIA

Map



Not a Legal Document

Subject to terms and conditions
www.actDataScout.com

CERTIFICATE

I, the undersigned **Assessor** for the Parish of Rapides, State of Louisiana, do hereby certify that I have examined the petition to annex the following described property into the Corporate Limits of the City of Alexandria, to wit:

One certain 6.896 +/- acre tract of land located in part of Lots 54 & 55 of Experiment Plantation situated in Sections 18 & 19 of Township 4 North, Range 1 West, Rapides Parish, Louisiana, being more particularly described as follows:

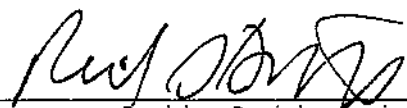
Beginning at a point on the southerly right of way line of North MacArthur Drive, said point being the northeast corner of the 0.881 acre tract of land now or formerly owned by Bit Happens, LLC and the northwest corner of the 6.896 acre tract of land now or formerly owned by the First Pentecostal Church of Alexandria, proceed North 43 degrees 41 minutes 11 seconds East a distance of 662.38 feet along southerly right of line of said North MacArthur Drive to a corner; thence South 45 degrees 19 minutes 42 seconds East a distance of 249.40 feet; thence South 57 degrees 12 minutes 31 seconds West a distance of 316.28 feet; thence South 33 degrees 47 minutes 54 seconds East a distance of 164.23 feet; thence South 33 degrees 19 minutes 42 seconds East a distance of 180.76 feet; thence South 56 degrees 46 minutes 59 seconds West a distance of 50.03 feet; thence South 56 degrees 53 minutes 31 seconds West a distance of 630.06 feet; thence North 33 degrees 04 minutes 15 seconds West a distance of 183.17 feet; thence North 57 degrees 10 minutes 12 seconds East a distance of 298.44 feet; thence North 32 degrees 57 minutes 50 seconds West a distance of 254.05 to the point of beginning, containing 6.896 acres. Said tract is shown highlighted in yellow on plat by Pan American Engineers, LLC, prepared for Commcare Corporation.

I further certify:

- (1) The total number of **RESIDENT PROPERTY OWNERS** within said area is 0.
- (2) The total number of **RESIDENT PROPERTY OWNERS** signing the petition is 0.
- (3) The total assessed valuation of the property within said area is \$ 82,700.

I further certify that there are no **RESIDENT PROPERTY OWNERS** within the above-described area to be annexed.

IN WITNESS WHEREOF, witness my hand and seal of office at Alexandria, Louisiana, on this the 1st day of, November, 2025.



Assessor, Rapides Parish, Louisiana

CERTIFICATE

I, the undersigned Registrar of Voters for Rapides Parish, Louisiana, certify that there are no REGISTERED VOTERS residing within the below-described area.

One certain 6.896 +/- acre tract of land located in part of Lots 54 & 55 of Experiment Plantation situated in Sections 18 & 19 of Township 4 North, Range 1 West, Rapides Parish, Louisiana, being more particularly described as follows:

Beginning at a point on the southerly right of way line of North MacArthur Drive, said point being the northeast corner of the 0.881 acre tract of land now or formerly owned by Bit Happens, LLC and the northwest corner of the 6.896 acre tract of land now or formerly owned by the First Pentecostal Church of Alexandria, proceed North 43 degrees 41 minutes 11 seconds East a distance of 662.38 feet along southerly right of line of said North MacArthur Drive to a corner; thence South 45 degrees 19 minutes 42 seconds East a distance of 249.40 feet; thence South 57 degrees 12 minutes 31 seconds West a distance of 316.28 feet; thence South 33 degrees 47 minutes 54 seconds East a distance of 164.23 feet; thence South 33 degrees 19 minutes 42 seconds East a distance of 180.76 feet; thence South 56 degrees 46 minutes 59 seconds West a distance of 50.03 feet; thence South 56 degrees 53 minutes 31 seconds West a distance of 630.06 feet; thence North 33 degrees 04 minutes 15 seconds West a distance of 183.17 feet; thence North 57 degrees 10 minutes 12 seconds East a distance of 298.44 feet; thence North 32 degrees 57 minutes 50 seconds West a distance of 254.05 to the point of beginning, containing 6.896 acres. Said tract is shown highlighted in yellow on plat by Pan American Engineers, LLC, prepared for Commcare Corporation.

WITNESS MY HAND AND SEAL OF OFFICE at Alexandria, Louisiana, on this the 7th day of November, 2025.


Registrar of Voters
Rapides Parish, Louisiana

ORDINANCENO.

AN ORDINANCE AUTHORIZING ANNEXATION OF 6.896+/- ACRES TRACT OF LAND LOCATED AT 2711 NORTH MACARTHUR DRIVE IN PART OF LOTS 54 AND 55 OF EXPERIMENT PLANTATION SITUATED IN SECTIONS 18 AND 19 OF TOWNSHIP 4 NORTH, RANGE 1 WEST, RAPIDES PARISH, LOUISIANA, AC-1 (LIMITED COMMERCIAL DISTRICT) / MFO (MULTI-FAMILY OVERLAY DISTRICT ZONING CLASSIFICATION IS REQUESTED UPON ANNEXATION FOR THE DEVELOPMENT OF A NURSING HOME FACILITY 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 annexation of 6.896+/- acres tract of land located at 2711 North Macarthur Drive in part of lots 54 and 55 of Experiment Plantation situated in sections 18 and 19 of Township 4 North, Range 1 West, Rapides Parish, Louisiana, AC-1 (limited commercial district) / MFO (multi-family overlay district zoning classification is requested upon annexation for the development of a nursing home facility

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 18th day of November, 2025.

NOTICE PUBLISHED on the 21st day of November, 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

RESOLUTION

RESOLUTION to co-sponsor Zeta Phi Zeta Finer Community Foundation Scholarship Workshop at the Bolton Avenue Community Center.



AGENDA ITEM FACT SHEET

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

Division/Department: Community Services

Date: November 4, 2025

Title: Resolution to co-sponsor Zeta Phi Zeta Finer Community Foundation Scholarship Workshop at The Bolton Avenue Community Center.

Explanation of Proposal:

Additional Information Attached ☐

Resolution to co-sponsor Zeta Phi Zeta Finer Community Foundation Scholarship Workshop at The Bolton Avenue Community Center.

In-kind services requested: Bolton Avenue Community Center, tables, chairs, internet access.

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:

Cynthia Graham

From: no-reply@cityofalexandria.com on behalf of City of Alexandria, LA via City of Alexandria, LA <no-reply@cityofalexandria.com>
Sent: Sunday, October 26, 2025 1:24 PM
To: Community Services
Subject: [EXTERNAL] Form submission from: Community Partnership Request

Submitted on Sunday, October 26, 2025 - 1:23pm Submitted by anonymous user: 47.211.42.179 Submitted values are:

==Section I.==

Name/Organization: Zeta Phi Zeta Finer Community Foundation

Address: 123 Colonial Dr.

City: Alexandria

State: LA

Zip: 71401

Phone: 3187924180

Fax:

Contact Name: Kimberly N. Blade

Contact Email: zpzscholarship@gmail.com

Non-profit? Yes

Are you a Governmental Entity? No

Event: Zeta Phi Zeta Scholarship Workshop

Date of Event: January 31, 2026

Organization's Mission: The Zeta Phi Zeta Finer Community Foundation is dedicated to empowering individuals and organizations in Alexandria, Pineville, Marksville, Bunkie, and the surrounding areas of Central Louisiana. Our mission is to support students, elders, and need-based organizations through services. Focused on education, wellness, and life skills development, we deliver our programs through a variety of platforms, including mobile applications, virtual resources, and in-person engagements. The workshop ensures that our services are accessible and inclusive to all students in the community.
Type of Program/Activity: A workshop designed to provide guidance to high school and college bound students' guidance on successfully applying and achieving scholarships to attend college.

Event Sponsors: Zeta Phi Beta Sorority, Incorporation, Zeta Phi Zeta Chapter of Alexandria LA., Phi Beta Sigma Fraternity, Incorporated Delta Chi Chapter of Alexandria, LA., Red River Bank, Louisiana Office of Student Assistance (LOSFA), Various State Colleges and Universities.

Other Funding: NA

==Section II.==

Amount Requested: 955

Property Requested:

Bolton Ave Community Center

315 Bolton Ave.
Alexandria, LA 71301

In-Kind Service Requested:

The Whole Hall at \$600.00 for a four 4-hour event, which includes 2 hours for decorating only and 1 hour after for clean-up.
Use of kitchen to serve is an additional \$75.00.
APD security is mandatory. Two Security Personnel for a 4-hour event \$280.00.

==Section III.==

Funding Category: Educational

==Section IV.==

If you are a for-profit applicant, what is the expected private benefit to you, your partners, or members of a club if any part of any fundraising goes to an organization and part to some charitable cause? What is percentage breakdown shown in actual projections? : Not-for profit

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

To provide high school students with the guidance and support needed to complete scholarship applications to boost their chances of success.

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

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

==Section V.==

Does your request or endeavor involve a nearly equal benefit to the citizens you seek to serve when compared to the money or property expended or sought to be used by the public entity? If so, how? : The workshop aims to enrich students through a coordination of the workshop that meets the City of Alexandria's mission of education advocacy. The Scholarship Workshop is an event open to the public that aims to provide guidance equally to benefit high school and college bound students seeking additional assistance to attend college.

If you cannot show a fair market value dollar-for-dollar match, does your plan or request involve a continuing program or relationship which has a future value attached? How so? : NA

What are your real and substantial obligations to achieve the proportionate return to the City of Alexandria at some point in the future? : Zeta Phi Zeta Finer Foundations' commitment to

education enables students to achieve their academic goals, fostering a brighter future for individuals and the community at large. Whether you are a high school graduate or a continuing student, this service provides the tools and opportunities you need to succeed in your educational journey.

What is (are) the expected outcome(s) or benefits(s) to the public from the event to be funded? Specify the number of persons anticipated to be served and the service(s) to be provided. : To enrich high school and college students in the Alexandria and surrounding area through the provision of services concentrating on Education Advocacy. The workshop will provide students with professionals to share the complete Financial Aid Process through financial aid training and success budgeting.

Describe the history of this program and its success. : The Zeta Phi Zeta Scholarship Workshop, now in its third year, has consistently achieved great success. The high school students who participated in the workshops, utilized the provided resources, are all currently enrolled in college, and were awarded scholarships, a testament to the effectiveness of our program.

==Economic Development Projections==

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

Identify broadcast, web and regional print promotions to be utilized: NA

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

NA

Number of People: 50

Number of Days: 1

Signature: Kimberly N. Blade

Date: October 26, 2025

The results of this submission may be viewed at:

[https://urldefense.com/v3/__https://www.cityofalexandria.com/node/6740/submission/3664__!!CluDejhSHLMa!bjRkhyYFVyVVN_wAqjmTV-xYBywpN7JA4SN2VJzukdjwJMOB7EMxjtDYhoQhrsa1bK7-E1LTmvHowD09NIDPiSmfJViuFMfy3Xpdlw\\$](https://urldefense.com/v3/__https://www.cityofalexandria.com/node/6740/submission/3664__!!CluDejhSHLMa!bjRkhyYFVyVVN_wAqjmTV-xYBywpN7JA4SN2VJzukdjwJMOB7EMxjtDYhoQhrsa1bK7-E1LTmvHowD09NIDPiSmfJViuFMfy3Xpdlw$)

ORDINANCES FOR FINAL ADOPTION
SUBJECT TO PUBLIC HEARING

To consider final adoption of an ordinance authorizing the mayor to accept the low bid submitted for treated wood poles.



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: **November 4, 2025**

Title: **ORDINANCE Authorizing the Mayor to Accept the Low Bid for Treated Wood Poles**

Explanation of Proposal:

Additional Information Attached ☒

On Tuesday, November 4, 2025, two (2) bids were opened and read aloud for Treated Wood Poles. Said material is to be inventoried by the Electric Distribution Warehouse and issued on an "as needed" basis. We recommend award be made to Stella-Jones Corporation.

See attached:

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 401-0-141720-00000
Electric Distribution Warehouse

Expense Amount: N/A

Account Line Item: N/A

Remaining Amount: N/A

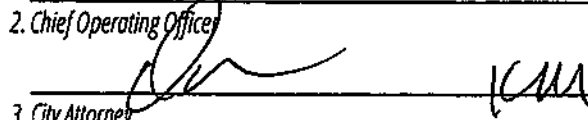
Authorization:

1. Mayor 

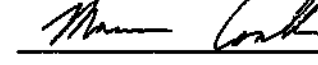
4. Finance Director



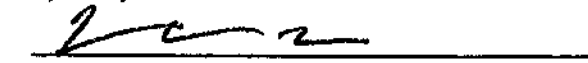
2. Chief Operating Officer



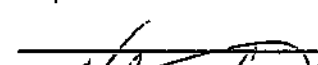
5. Division Director



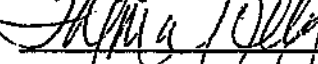
3. City Attorney



6. Department Head



7. Purchasing Agent



Council Staff

Form

☐

Review:

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

Bid # 2535 Treated Wood Poles

Recommend award be made as follows:

Transmission Class Creosote – Stella Jones

Distribution Class DCOI – Stella Jones

Transmission Class DCOI– Stella Jones

Bid# 2535 Opening Date: November 4, 2025

Treated Wood Poles for the Electric Distribution Department - Annual Bid

Transmission Class - Creosote			STELLA JONES CORPORATION			M & K IMPORTS		
Length	Class	Qty.	Price	Delivery	Extension	Price	Delivery	Extension
70	2	2	3,273.74	42 ARO	6,547.48	3,169.68	110 DAYS	6,339.37
75	2	0	3,660.19	42 ARO		7,455.00	110 DAYS	-
80	1	0	5,224.24	42 ARO		8,606.85	110 DAYS	-
85	1	1	5,786.21	42 ARO	5,786.21			-
90	1	10	7,639.81	56 ARO	76,398.10			-
95	1	3	8,332.64	56 ARO	24,997.92			-
100	1	0	9,083.27	56 ARO				-
100	H2	5	10,495.18	56 ARO	52,475.90			-
100	H4	0	13,312.70	56 ARO	-			-
Total:			66,787.98		186,185.61	19,231.53		6,339.37

Bid# 2535 Opening Date: November 4, 2025

Treated Wood Poles for the Electric Distribution Department - Annual Bid

Distribution Class - DCOI			STELLA JONES CORPORATION			M & K IMPORTS		
Length	Class	Qty.	Price	Delivery	Extension	Price	Delivery	Extension
30	5	58	233.47	14 ARO	13,541.26	275.00	14 DAYS	15,950.00
35	3	25	396.18	14 ARO	9,904.50	441.00	14 DAYS	11,025.00
40	3	90	490.85	14 ARO	44,176.50	545.00	14 DAYS	49,050.00
40	1	0	653.07	14 ARO	-	740.00	14 DAYS	-
45	3	88	590.93	14 ARO	52,001.84	654.00	14 DAYS	57,552.00
45	1	0	786.67	14 ARO	-	895.00	14 DAYS	-
50	2	24	848.98	14 ARO	20,375.52	905.00	14 DAYS	21,720.00
55	2	13	989.78	14 ARO	12,867.14	1,160.00	14 DAYS	15,080.00
60	2	3	1,138.98	14 ARO	3,416.94	1,277.00	14 DAYS	3,831.00
65	2	3	1,294.49	14 ARO	3,883.47	1,459.00	14 DAYS	4,377.00
Total: \$			7,423.40		160,167.17	8,351.00		178,585.00

Transmission Class - DCOI			STELLA JONES CORPORATION			M & K Imports		
Length	Class	Qty.	Price	Delivery	Extension	Price	Delivery	Extension
70	2	2	2,710.49	42 ARO	5,420.98	5,235.00	110 DAYS	10,470.00
75	2	0	3,031.08	42 ARO	-	6,100.00	110 DAYS	-
80	1	0	3,890.75	42 ARO	-	7,100.00	110 DAYS	-
85	1	1	4,294.50	42 ARO	4,294.50	8,420.00	110 DAYS	8,420.00
90	1	10	4,945.88	56 ARO	49,458.90	10,545.00	110 DAYS	105,450.00
95	1	3	6,704.55	56 ARO	20,113.85	11,291.00	110 DAYS	33,873.00
100	1	0	7,594.07	56 ARO	-	14,037.00	110 DAYS	-
100	H2	5	8,791.66	56 ARO	43,958.30	16,450.00	110 DAYS	82,250.00
100	H4	0	11,151.53	56 ARO	-	20,800.00	110 DAYS	-
Total:			53,114.52		123,246.33	99,978.00		240,463.00



AGENDA ITEM FACT SHEET

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

Division/Department: **FINANCE/PURCHASING**

Date: **09/03/2025**

Title: **Resolution Authorizing Permission to Advertise for Treated Wood Poles**

Explanation of Proposal:

Additional Information Attached ☒

Request permission to advertise for Treated Wood Poles. Said material to be inventoried by the Electric Distribution Warehouse Department. Material to be ordered on an "as-need" basis.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 401-0-141720-00000

Expense Amount: N/A

Account Line Item: INVENTORY

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:

ADVERTISEMENT FOR BID

CITY OF ALEXANDRIA, LOUISIANA
PURCHASING DEPARTMENT

BID # 2535 Treated Wood Poles

Separate sealed bids for, TREATED WOOD POLES, will be received by the CITY OF ALEXANDRIA at the CITY COUNCIL MEETING CHAMBERS, ALEXANDRIA CITY HALL, ALEXANDRIA, LOUISIANA, until 10:00 AM CST CDT, TUESDAY, November 04, 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, October 30, 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, September 26, 2025
Friday, October 3, 2025
Friday, October 10, 2025

RESOLUTION NO. 0693-2025

**RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR
TREATED WOOD POLES.**

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 treated Wood Poles.

BE IT FURTHER RESOLVED, etc., that the City Clerk proceed with the advertisement according to law, with bids to be opened on November 4 2025.

PASSED AND ADOPTED at Alexandria, Louisiana, this 23rd day of September, 2025.

/s/ Donna P. Jones, MMC
City Clerk

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR TREATED WOOD POLES 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 bids submitted for treated wood poles.

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 4th day of November, 2025.

NOTICE PUBLISHED on the 7th day of November, 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 November, 2025 and final publication was made in the Alexandria Daily Town Talk on the ____ day of November, 2025.

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

To consider final adoption of an ordinance authorizing the mayor to accept the low bid submitted for a minimum of one rear loading refuse truck 25 cubic yard capacity.



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: **NOVEMBER 10, 2025**

Title: ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID FOR A MINIMUM OF ONE (1) REAR LOADING REFUSE TRUCK - 25 CUBIC YARDS

Explanation of Proposal:

Additional Information Attached ☒

Ordinance authorizing the Mayor to accept the low bid for a minimum of one (1) Rear Loading Refuse Truck - 25 Cubic Yards for use by the Sanitation Department. On Tuesday, November 4, 2025 @ 10:00 AM, three (3) bids were opened and read aloud. It is our recommendation that award be made to Capitol Freightliner at price (s) as bid.

Bid price shall remain in effect for a period of 90 days from bid award date. Please see attached.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 402-043001-707500

Expense Amount: \$299,634.72

Account Line Item: VEHICLES

Remaining Amount: \$7,081.28

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:

[illegible]



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:

Title: RESOLUTION AUTHORIZING PERMISSION TO ADVERTISE FOR A MINIMUM OF ONE (1) REAR LOADING REFUSE TRUCK - 25 CUBIC YARD CAPACITY

Explanation of Proposal:

Additional Information Attached ☒

We request permission to advertise for a minimum of one (1) Rear Loading Refuse Truck, 25 Cubic Yard Capacity.

Mandatory pre-bid conference shall be held on Wednesday, October 22, 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: 402-043001-707500

Expense Amount: \$306,716.00

Account Line Item: Vehicles

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:

ADVERTISEMENT FOR BID

CITY OF ALEXANDRIA, LOUISIANA
PURCHASING DEPARTMENT

BID #2538– Rear Loading Refuse Truck, 25 Cubic Yard Capacity

Separate sealed bids for a minimum of (1) one Rear Loading Refuse Truck – 25 Cubic Yard Capacity, will be received by the CITY OF ALEXANDRIA at the CITY COUNCIL MEETING CHAMBERS, ALEXANDRIA CITY HALL, ALEXANDRIA, LOUISIANA, until 10:00 AM CST CDT, TUESDAY, November 4, 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.

A mandatory pre-bid conference shall be held on Wednesday, October 22, 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, September 26, 2025
Friday, October 3, 2025
Friday, October 10, 2025

RESOLUTION NO. 0694-2025

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

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 minimum of one rear loading refuse truck 25 cubic yard capacity.

BE IT FURTHER RESOLVED, etc., that the City Clerk proceed with the advertisement according to law, with bids to be opened on November 4, 2025.

PASSED AND ADOPTED at Alexandria, Louisiana, this 23rd day of September, 2025.

/s/ Donna P. Jones, MMC
City Clerk

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR A MINIMUM OF ONE REAR LOADING REFUSE TRUCK 25 CUBIC YARD CAPACITY 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 bids submitted for a minimum of one rear loading refuse truck 25 cubic yard capacity.

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 4th day of November, 2025.

NOTICE PUBLISHED on the 7th day of November, 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 November, 2025 and final publication was made in the Alexandria Daily Town Talk on the ____ day of November, 2025.

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

To consider final adoption of an ordinance authorizing the mayor to accept the low bid submitted for a minimum of one grapple truck for the Sanitation 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: **NOVEMBER 10, 2025**

Title: ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID FOR A MINIMUM OF ONE (1) GRAPPLE TRUCK

Explanation of Proposal:

Additional Information Attached ☒

Ordinance authorizing the Mayor to accept the low bid for a minimum of one (1) Grapple Truck for use by the Sanitation Department. On Tuesday, November 4, 2025 @ 10:00 AM, three (3) bids were opened and read aloud. It is our recommendation that award be made to Capitol Freightliner at price (s) as bid.

Bid price shall remain in effect until March 31, 2026. Please see attached.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 402-043001-707500

Expense Amount: \$286,435.31

Account Line Item: VEHICLES

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:

[illegible]



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 5, 2025**

Title: **RESOLUTION AUTHORIZING PERMISSION TO ADVERTISE FOR A MINIMUM OF ONE (1)
GRAPPLE TRUCK**

Explanation of Proposal:

Additional Information Attached ☒

We request permission to advertise for a minimum of one (1) Grapple Truck for use by the Sanitation Department.

Mandatory pre-bid conference shall be held on Wednesday, October 22, 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: 402-043001-707500

Expense Amount: \$240,025.00

Account Line Item: Vehicles

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:

ADVERTISEMENT FOR BID

**CITY OF ALEXANDRIA, LOUISIANA
PURCHASING DEPARTMENT**

BID #2540 – GRAPPLE TRUCK

Separate sealed bids for a minimum of one (1) Grapple Truck, will be received by the CITY OF ALEXANDRIA at the CITY COUNCIL MEETING CHAMBERS, ALEXANDRIA CITY HALL, ALEXANDRIA, LOUISIANA, until 10:00 AM CST CDT, TUESDAY, November 4, 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.

A mandatory pre-bid conference shall be held on Wednesday, October 22, 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, September 26, 2025
Friday, October 3, 2025
Friday, October 10, 2025**

RESOLUTION NO. 0695-2025

**RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR A
MINIMUM OF ONE GRAPPLE TRUCK FOR THE SANITATION
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 grapple truck for the Sanitation Department.

BE IT FURTHER RESOLVED, etc., that the City Clerk proceed with the advertisement according to law, with bids to be opened on November 4, 2025.

PASSED AND ADOPTED at Alexandria, Louisiana, this 23rd day of September, 2025.

/s/ Donna P. Jones, MMC
City Clerk

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR A MINIMUM OF ONE GRAPPLE TRUCK FOR THE SANITATION DEPARTMENT.

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 bids submitted for a minimum of one grapple truck for the Sanitation Department.

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

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

SECTION IV: BE IT FURTHER ORDAINED, etc., that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this ordinance which can be given effect without the invalid provisions, items, or applications, and to this end the provisions of this ordinance or hereby declared severable.

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

THIS ORDINANCE was introduced on the 4th day of November, 2025.

NOTICE PUBLISHED on the 7th day of November, 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 November, 2025 and final publication was made in the Alexandria Daily Town Talk on the ____ day of November, 2025.

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

To consider final adoption of an ordinance authorizing the mayor to accept the low bid submitted for a minimum of one shuttle truck for the Sanitation 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: **NOVEMBER 10, 2025**

Title: ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID FOR A MINIMUM OF ONE (1) SHUTTLE TRUCK

Explanation of Proposal:

Additional Information Attached ☒

Ordinance authorizing the Mayor to accept the low bid for a minimum of one (1) Shuttle Truck for use by the Sanitation Department. On Tuesday, November 4, 2025 @ 10:00 AM, two (2) bids were opened and read aloud. It is our recommendation that award be made to Capitol Freightliner at price (s) as bid.

Bid price shall remain in effect for a period of 90 days from bid award date. Please see attached.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 402-043001-707500

Expense Amount: \$102,748.46

Account Line Item: VEHICLES

Remaining Amount: \$1,266.54

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:

[illegible]



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 5, 2025**

Title: **RESOLUTION AUTHORIZING PERMISSION TO ADVERTISE FOR A MINIMUM OF ONE (1)
SHUTTLE TRUCK**

Explanation of Proposal:

Additional Information Attached ☒

We request permission to advertise for a minimum of one (1) Shuttle Truck for use by the Sanitation Department.

Mandatory pre-bid conference shall be held on Wednesday, October 22, 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: 402-043001-707500

Expense Amount: \$104,015.00

Account Line Item: Vehicles

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:

ADVERTISEMENT FOR BID

CITY OF ALEXANDRIA, LOUISIANA
PURCHASING DEPARTMENT

BID #2539 – SHUTTLE TRUCK

Separate sealed bids for a minimum of one (1) Shuttle Truck, will be received by the CITY OF ALEXANDRIA at the CITY COUNCIL MEETING CHAMBERS, ALEXANDRIA CITY HALL, ALEXANDRIA, LOUISIANA, until 10:00 AM CST CDT, TUESDAY, November 4, 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.

A mandatory pre-bid conference shall be held on Wednesday, October 22, 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, September 26, 2025
Friday, October 3, 2025
Friday, October 10, 2025

RESOLUTION NO. 0696-2025

**RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR A
MINIMUM OF ONE SHUTTLE TRUCK FOR THE SANITATION
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 shuttle truck for the Sanitation Department.

BE IT FURTHER RESOLVED, etc., that the City Clerk proceed with the advertisement according to law, with bids to be opened on November 4, 2025.

PASSED AND ADOPTED at Alexandria, Louisiana, this 23rd day of September, 2025.

/s/ Donna P. Jones, MMC
City Clerk

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR A MINIMUM OF ONE SHUTTLE TRUCK FOR THE SANITATION DEPARTMENT.

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 bids submitted for a minimum of one shuttle truck for the Sanitation Department.

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

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

SECTION IV: BE IT FURTHER ORDAINED, etc., that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this ordinance which can be given effect without the invalid provisions, items, or applications, and to this end the provisions of this ordinance or hereby declared severable.

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

THIS ORDINANCE was introduced on the 4th day of November, 2025.

NOTICE PUBLISHED on the 7th day of November, 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 November, 2025 and final publication was made in the Alexandria Daily Town Talk on the ____ day of November, 2025.

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

To consider final adoption of an ordinance authorizing the mayor to accept the low bid submitted for Masonic Court Sports.



AGENDA ITEM FACT SHEET

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

Division/Department: **Community Service/Parks and Recreation**

Date: **November 5, 2025**

Title: **Final adoption of Ordinance to Award - Masonic Sports Court**

Explanation of Proposal:

Additional Information Attached ☒

This project is designated REIGNITE project, which means the project is part of catalytic actions creating value-added development opportunities. REIGNITE optimizes drainage and transportation infrastructure, creating the opportunity to grow our tax base. REIGNITE is a large coordinated Project program with specific attributes, primarily focused on retail, healthcare, service industries, recreation, and sports and public facilities management. Seal bids were received on November 4, 2025 for Masonic Sports Court. The lowest responsive bidder is Bayou Rapides Corporation with a Base Bid of \$811,094.00 and Alternate No. 1 of \$111,622.00. The City of Alexandria Engineering Department has reviewed the bids received and recommend that the Contract be awarded to Bayou Rapides Corporation in the amount of the Base Bid, \$811,094.00 and Alternate No. 1, \$111,622.00, for a total amount of \$922,716.00.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 442501

Expense Amount: \$922,716.00

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:

MASONIC SPORTS COURT
Bld Tabulation

Item No.	Description	Quantity	UT	Bayou Rapides Corp		TL Construction	
				Unit Price	Extension	Unit Price	Extension
210-01	Construction Layout		1 LS	\$ 3,700.00	\$ 3,700.00	\$ 4,000.00	\$ 4,000.00
220-01	Mobilization		1 LS	\$ 18,500.00	\$ 18,500.00	\$ 10,000.00	\$ 10,000.00
310--01	Rem. Ex. Conc. Slabs,, Sidewalks and Paving		550 SY	\$ 11.30	\$ 6,215.00	\$ 14.50	\$ 7,975.00
330-02	Rem. Ex. Asphalt and Base (Parking Lot)		1500 SY	\$ 10.08	\$ 15,120.00	\$ 6.50	\$ 9,750.00
310-03	Rem. Ex. Block Wall		1 LS	\$ 600.00	\$ 600.00	\$ 4,600.00	\$ 4,600.00
310-04	Misc. Prep for PCCP		1 LS	\$ 1,700.00	\$ 1,700.00	\$ 5,400.00	\$ 5,400.00
320-01	Sawcutting Joints (1" Depth)		3000 LF	\$ 2.24	\$ 6,720.00	\$ 4.25	\$ 12,750.00
330-02	Grading Parking Lot Area to Rec. Base and Paving		1500 SY	\$ 5.04	\$ 7,560.00	\$ 2.50	\$ 3,750.00
330-03	Grade Area W of Ex. Paving to Receive Base and Pav		510 SY	\$ 6.80	\$ 3,468.00	\$ 13.00	\$ 6,630.00
330-04	Grade Area to Receive Seeding to Drain		1200 SY	\$ 5.05	\$ 6,060.00	\$ 4.00	\$ 4,800.00
410-01-06	Grushed Limestone Base (6" Thick)		510 SY	\$ 16.80	\$ 8,568.00	\$ 35.00	\$ 17,850.00
410-01-08	Crushed Limestone Base (8" Thick)		1500 SY	\$ 22.40	\$ 33,600.00	\$ 41.00	\$ 61,500.00
510-01-02	Asphalt Wearing Course (2" Thick)		1500 SY	\$ 24.11	\$ 36,165.00	\$ 24.50	\$ 36,750.00
810-01	Seeding and Fertilizer		1200 SY	\$ 1.30	\$ 1,560.00	\$ 4.00	\$ 4,800.00
910-06	Portland Cement Conc. Pve't (6" +/-)		3900 SY	\$ 81.87	\$ 319,293.00	\$ 56.00	\$ 218,400.00
930-01-04	Conc. Sidewalks and Swales		250 SY	\$ 112.00	\$ 28,000.00	\$ 65.00	\$ 16,250.00
930-02-04	Curb Cuts for Swales		2 EA	\$ 560.00	\$ 1,120.00	\$ 3,550.00	\$ 7,100.00
1110-01-04	Vinyl Coated Chain Link Fence (4' H)		264 LF	\$ 35.00	\$ 9,240.00	\$ 65.00	\$ 17,160.00
1110-01-06	Vinyl Coated Chain Link Fence (6' H)		288 LF	\$ 39.00	\$ 11,232.00	\$ 65.00	\$ 18,720.00
1110-02-08-06	Vinyl Coated Chain Link Fence (8' H)(w/mow Strip		870 LF	\$ 79.50	\$ 69,165.00	\$ 107.00	\$ 93,090.00
1110-02-08-12	Vinyl Coaste Chain Link Gate (8' H)(6' W) w/Mow St.		3 EA	\$ 1,690.00	\$ 5,070.00	\$ 1,100.00	\$ 3,300.00
1110-02-08-12	Vinyl Coated Chain Link Gate (8' H)(12' W) w/Mow s		1 EA	\$ 2,720.00	\$ 2,720.00	\$ 2,200.00	\$ 2,200.00
1320-01-04A	Parking Lot Striping		1 LS	\$ 1,120.00	\$ 1,120.00	\$ 1,600.00	\$ 1,600.00
1320-01-04B	Parking Bumpers		26 EA	\$ 212.00	\$ 5,512.00	\$ 170.00	\$ 4,420.00
S-001	Seal Joints w/Crack Filler		3000 LF	\$ 2.85	\$ 8,550.00	\$ 1.25	\$ 3,750.00
S-001A	Clean Surface by Acid Etching and Pressure Wash.		3900 SY	\$ 2.31	\$ 9,009.00	\$ 1.20	\$ 4,680.00
S-001B	Court Leveling w/ Acrylic Patch Binder		200 SY	\$ 56.00	\$ 11,200.00	\$ 42.00	\$ 8,400.00
S-001C	Apply Acrylic Adhesion Promoter		3900 SY	\$ 4.61	\$ 17,979.00	\$ 2.00	\$ 7,800.00

S-001D	Install 2 Coats of Acrytech Color (4 Colors)	3900 SY	\$	10.64	\$	41,496.00	\$	17.00	\$	66,300.00
S-001E	Paint Lines (2"W)(White Paint	3000 LF	\$	4.11	\$	12,330.00	\$	4.00	\$	12,000.00
S-002	Basketball Goal System	2 EA	\$	10,585.00	\$	21,170.00	\$	13,000.00	\$	26,000.00
S-003	Pickleball Net, Post and Sleeve	6 EA	\$	2,317.00	\$	13,902.00	\$	2,200.00	\$	13,200.00
S-004	Corn Hole Sets	4 EA	\$	2,095.00	\$	8,380.00	\$	2,400.00	\$	9,600.00
S-005	Ping Pong Tables	2 EA	\$	8,200.00	\$	16,400.00	\$	9,200.00	\$	18,400.00
S-006	Chess Tables	3 EA	\$	2,690.00	\$	8,070.00	\$	3,000.00	\$	9,000.00
E-001	Electrical and Lighting per Plan	1 LS	\$	110,600.00	\$	110,600.00	\$	200,000.00	\$	200,000.00
	TOTAL BASE BID				\$	881,094.00			\$	951,925.00
Alternate No. 1										
Alt No. 1 S-001	Seal Cracks with Crack filler	2000 LF		10	\$	20,000.00	\$	5.50	\$	11,000.00
Alt No. 1 S-001A	Court Leveling with Acrylic Patch Binder	1000 SY		13.67	\$	13,670.00	\$	25.00	\$	25,000.00
Alt No. 1 S-001B	Acrylic Resurfacer (one Coat)	5440 SY		3.8	\$	20,672.00	\$	5.00	\$	27,200.00
Alt No. 1 S-001C	Tennis Court Coloring	5440 SY		8.2	\$	44,608.00	\$	6.00	\$	32,640.00
Alt No. 1 S001D	Tennis Court Striping	3840 LF		3.3	\$	12,672.00	\$	7.00	\$	26,880.00
	TOTAL ALTERNATE NO. 1				\$	111,622.00			\$	122,720.00



AGENDA ITEM FACT SHEET

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

Division/Department: Community Service/Parks and Recreation

Date: September 9, 2025

Title: Resolution Authorizing Advertisement for Bids for Masonic Court Sports

Explanation of Proposal:

Additional Information Attached



This project is designated REIGNITE project, which means the project is part of catalytic actions creating value-added development opportunities. REIGNITE optimizes drainage and transportation infrastructure, creating the opportunity to grow our tax base. REIGNITE is a large coordinated Project program with specific attributes, primarily focused on retail, healthcare, service industries, recreation, and sports and public facilities management.

The City of Alexandria Engineering Dept has prepared Plans & Specification for Advertisement of Bids for Masonic Court Sports. The City Council is requested to authorize Advertisement of Bids for this project with bids to be received Tuesday, November 4, 2025 at 10:00am at the Council Chambers where they will be publicly opened and read aloud. The Engineer's estimate for this project is \$980,000.00.

Budget:



Neutral



Within
Existing



Requires
Amendment

Account Number:

442501

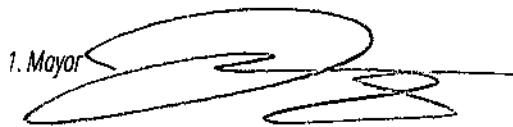
Expense Amount:

Account Line Item:

Remaining Amount: \$

Authorization:

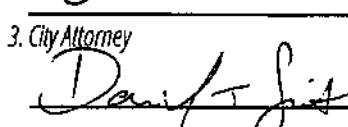
1. Mayor



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:

7/24/2025

SEP 13 2025

07/11/2025

ADVERTISEMENT FOR BIDS

Sealed bids will be received for the City of Alexandria, Louisiana, by the City Clerk, at the City Council Chambers, City Hall, 915 Third Street, Alexandria, Louisiana, 71301, until 10:00 a.m. on Tuesday, the 4 day of November, 2025, and then at said office publically opened and read aloud.

Any person requiring special accommodation shall notify the City Clerk of the type(s) of accommodations required not less than seven (7) days before the bid opening.

For:

MASONIC SPORTS COURT

Complete Bidding Documents may be obtained from:

City Engineers Office
625 Murray Street, Second Floor
Alexandria, LA 71301
318-473-1170 (P)
318-441-6377 (F)

A Compact Disk (CD) with a complete set of bid documents will be given to licensed contractors.

Pursuant to LA R.S. 38:2212 A.(1)(f) and R.S. 38:2212 A.(1)(f)(vii), vendors/contractors have the option to submit bids and bonds electronically. Bids and bonds to be filed electronically shall be posted with **Central Bidding** at www.centralauctionhouse.com (1-225-810-4814). Registration will need to be completed prior to posting of bid. Plans, specifications and bid documents shall be obtained from the consultant listed above and posted with Central Bidding.

All bids must be accompanied by a bid security equal to five percent (5%) of the sum of the Base Bid, and must be in the form of a certified check, cashier's check or Bid Bond written by a surety or insurance company complying with R.S. 38.2218 C. The Bid Bond shall be in the favor of the Owner, and shall be accompanied by appropriate power of attorney.

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 R.S. 38.2219 A.(1)(a), (b) and (c).

Bids shall be accepted from Contractors who are licensed under R.S. 37.2150-2163 for the classification of Highway, Street and Bridge Construction. Project work shall consist of the following major items – Concrete Paving, Acrylic Sports surfacing and colors,

Fencing, Sporting Equipment, Lighting etc. The contract duration shall be Ninty (90) working days. The engineer's estimated cost of construction is \$980,000.00

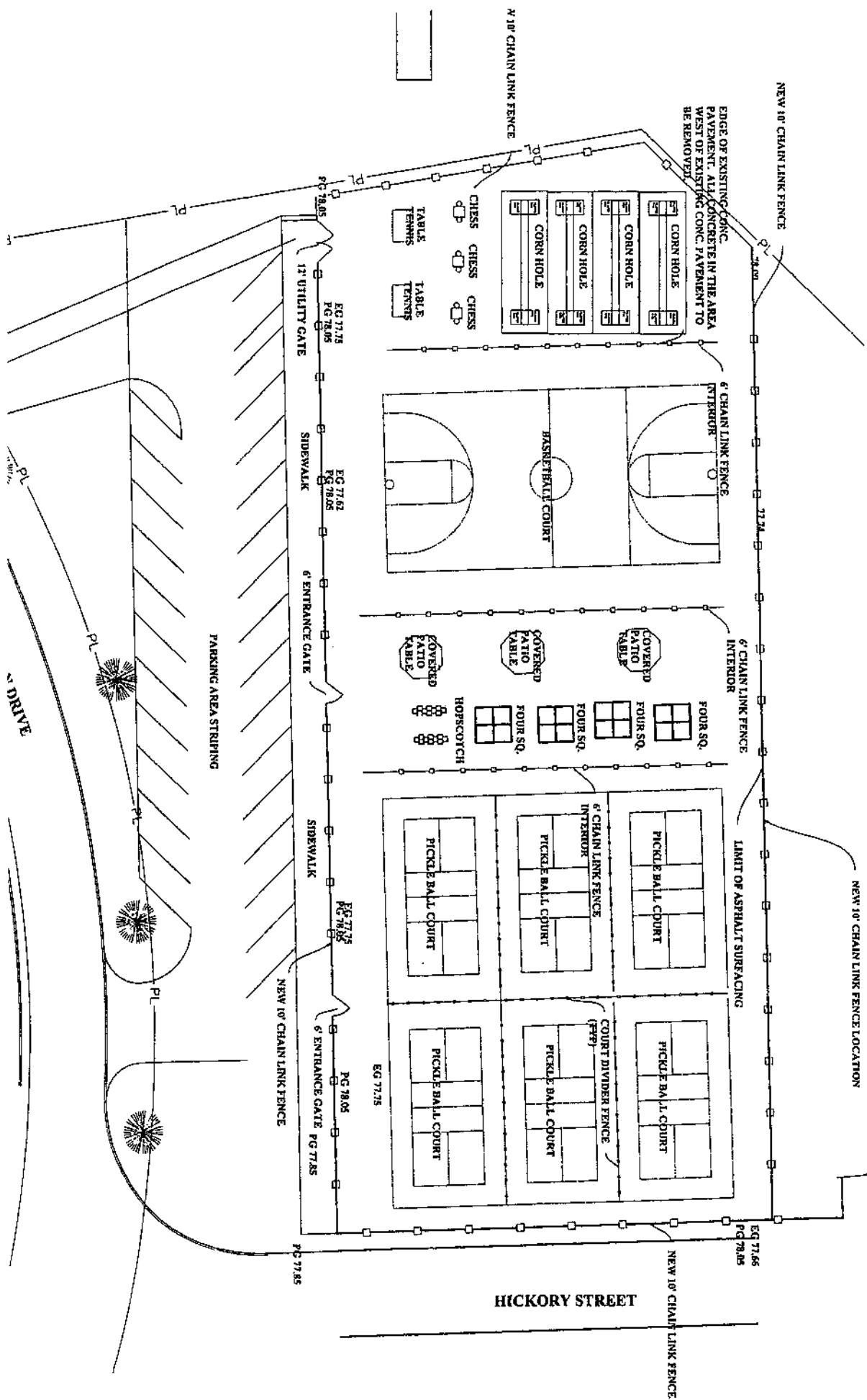
In accordance with 38.2212.(A)(1)(b)(ii)(bb) and 38.2227, the apparent low bidder will submit the CONTRACTOR'S AFFIDAVIT (AFF-1), CONTRACTOR'S ATTESTION (AC 1-2) and ATTESTATION CLAUSE REGARDING VERIFICATION OF EMPLOYEES (AV-1) within ten (10) days of the bid opening or they will be declared non-responsive.

No bid may be withdrawn for a period of forty-five (45) days after receipt of bids, except under the provisions of R.S. 38.2214.

The Owner reserves the right to reject any and all bids for just cause. In accordance with R.S. 38.2212.(A)(1)(b), the provisions and requirements of this section, and those stated in the Advertisement Bids, and those required on the Bid Form shall not be considered as informalities and shall not be waived.

Donna Jones
City Clerk
September 10, 2025

Please Publish, *Sept 26, Oct. 3, and Oct. 10, 2025*



MASONIC SPORT COURTS
REVISED COST ESTIMATE 8-28-2025

ITEM	DISCRIPTION	QUANTITY	UT	UT COST	AMOUNT
1	Joint Sawcutting	3500 LF		\$ 5.00	\$ 17,500.00
2	Portland Cement Concrete Paving 6" thick	3877 SY		\$ 70.00	\$ 271,390.00
3	6" CRUSHED STONE BASE	510 SY		\$ 40.00	\$ 20,400.00
4	REMOVE EXISTING CONC. BASE AND PAVING	510 SY		\$ 20.00	\$ 10,200.00
5	SEEDING AND FERTILIZER	1200 SY		\$ 2.00	\$ 2,400.00
6	REMOVE EXISTING BLOCK WALL	1 LS		\$ 750.00	\$ 750.00
7	CONSTRUCTION LAYOUT	1 LS		\$ 5,000.00	\$ 5,000.00
8	ACRYLIC SURFACER AND PAINT	3877 SY		\$ 25.00	\$ 96,925.00
9	MISC. PREPARATING FOR PAVING	1 LS		\$ 1,500.00	\$ 1,500.00
10	GRADE TREE REMOVAL AREA TO DRAIN	1 LS		\$ 8,000.00	\$ 8,000.00
11	MOBILIZATION	1 LS		\$ 10,000.00	\$ 10,000.00
12	COURT PATCHING	300 SY		\$ 10.00	\$ 3,000.00
13	8' CHAIN LINK FENCE/W MOW STRIP	870 LF		\$ 120.00	\$ 104,400.00
14	6' CHAIN LINK FENCE COURT DIVIDERS	330 LF		\$ 75.00	\$ 24,750.00
15	8' CHAIN LINK FENCE GATE 12' WIDE	1 EA		\$ 1,800.00	\$ 1,800.00
16	8' CHAIN LINK FENCE GATE 6' WIDE	3 EA		\$ 1,200.00	\$ 3,600.00
17	4' Chain Link Fence Pickleball Court	264 LF		\$ 75.00	\$ 19,800.00
18	BASKET BALL GOAL	2 EA		\$ 9,000.00	\$ 18,000.00
19	PICKLE BALL NETS	6 EA		\$ 1,764.00	\$ 10,584.00
20	CORN HOLE SETS	4 EA		\$ 2,231.00	\$ 8,924.00
21	TENNIS TABLES	2 EA		\$ 7,480.00	\$ 14,960.00
22	CHESS TABLES	3 EA		\$ 1,477.00	\$ 4,431.00
					\$ 658,314.00
	PLUS 5% CONTENGENCY				\$ 32,915.70
	ESTIMATED COST				\$ 691,229.70

ADD FOR PARKING LOT AND SIDEWALK

1	REMOVE EXISTING ASPHALT AND BASE	1500 SY		\$ 15.00	\$ 22,500.00
2	GRADE AREA TO RECEIVE BASE AND PAVE	1500 SY		\$ 5.00	\$ 7,500.00
3	CRUSHED STONE BASE (8" THICK)	1500 SY		\$ 30.00	\$ 45,000.00
4	ASPHALT SURFACE COURSE 2" TK	1500 SY		\$ 40.00	\$ 60,000.00
5	STRIPING AND SIGNAGE	1 LS		\$ 5,000.00	\$ 5,000.00
6	4" SIDEWALK	220 SY		\$ 60.00	\$ 13,200.00
7	PARKING BUMPERS	26 EA		\$ 150.00	\$ 3,900.00
	TOTAL ADD FOR PARKING LOT AND SIDEWALK				\$ 157,100.00
	PLUS 5% CONTINGENCY				\$ 7,855.00
	ESTIMATED COST				\$ 164,955.00

TOTAL ESTIMATED COST

1 MULTI-USE COURT	\$	691,229.70
2 PARKING LOT	\$	164,955.00
3 Lighting	\$	133,000.00

TOTAL ESTIMATED COST	\$	989,184.70
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RESOLUTION NO. 0698-2025

**RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR
MASONIC COURT SPORTS.**

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 Masonic Court Sports.

BE IT FURTHER RESOLVED, etc., that the City Clerk proceed with the advertisement according to law, with bids to be opened on November 4, 2025.

PASSED AND ADOPTED at Alexandria, Louisiana, this 23rd day of September, 2025.

/s/ Donna P. Jones, MMC
City Clerk

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR MASONIC COURT SPORTS 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 bids submitted for Masonic Court Sports.

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 4th day of November, 2025.

NOTICE PUBLISHED on the 7th day of November, 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 November, 2025 and final publication was made in the Alexandria Daily Town Talk on the ____ day of November, 2025.

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

To consider final adoption of an ordinance authorizing the City Attorney to settle and compromise the dispute in the matter at the 9th Judicial District Court entitled, "Terry Holmes v. City of Alexandria," Docket No. 273,418 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: October 27, 2025

Title: An ordinance authorizing the City Attorney to settle and compromise the dispute in the matter at the 9th Judicial District Court entitled "Terry Holmes v. City of Alexandria", Docket No. 273,418 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: 551-020000-531605

Expense Amount:

Account Line Item: Claims - General Liability

Remaining Amount: \$1,986,988.91

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 ☐

Information:

Sufficient ☐

Review:

Content ☐

Insufficient ☐

Remarks:

EXHIBIT

OCT 27 2025

ORDINANCE NO. _____-2025

AN ORDINANCE TO ACCEPT THE RECOMMENDATION OF THE CITY ATTORNEY AND TO AUTHORIZE THE CITY ATTORNEY TO SETTLE AND COMPROMISE THE MATTER "TERRY HOLMES V. CITY OF ALEXANDRIA", DOCKET NO. 273,418, 9th JUDICIAL DISTRICT COURT AND OTHER MATTERS RELATED THERETO.

WHEREAS, the City Attorney has recommended to the City Council the city satisfy, resolve and settle all claims against its interest and the claims against the city and others associated therewith for liability and damages in the matter entitled "Terry Holmes v. City of Alexandria", Docket No. 273,418, 9th Judicial District Court; and,

WHEREAS, the City Council has considered the recommendation of the City Attorney and the special legal counsel and concurs in the recommendation to satisfy and settle all such disputes and agrees the City Attorney should compromise and settle and resolve all disputes; and,

WHEREAS, Alexandria Code of Ordinances Section 2-32(d)(2) provides in any matter in which the matter in dispute exceeds One Hundred Thousand Dollars (\$100,000.00) the city attorney or the special legal counsel shall give reasonable notice of any decision or circumstance to the city council through the president or the chair of the legal committee with respect to which the city's consent is required under the attorney's Rules of Professional Conduct and no claim or judgment exceeding One Hundred Thousand Dollars (\$100,000.00) may be paid or satisfied with city funds without the appropriation of funds by the city council which above recommendation is hereby accepted and approved.

BE IT ORDAINED by the Council of the City of Alexandria, Louisiana:

SECTION I. BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the City Council under the authority of Section 2-32(d)(2) approves the recommendation of the City Attorney and authorizes the Mayor and the City Attorney to compromise and settle and conclude all related matters concerning the

matter entitled ""Terry Holmes v. City of Alexandria", Docket No. 273,418 for the consideration of Three Hundred Seven Thousand Six Hundred and Forty Seven and no/100 (\$307,647.21) Dollars and otherwise such additional sums for cost or expense as the City Attorney deems reasonable and necessary to conclude the matter;

SECTION II. BE IT FURTHER ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, the sum of Three Hundred Seven Thousand Six Hundred and Forty Seven and no/100 (\$307,647.21) Dollars is hereby appropriated out of the Risk Management Fund Account Number 551-020000-531605 of the city of Alexandria for Fiscal Year 2025-2026 to be used to fund the settlement of the case and claim. The City Attorney is also authorized to pay such reasonable cost and expense as he deems necessary which additional expense associated therewith is authorized herein.

SECTION III. BE IT FURTHER ORDAINED 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 the signature by the Mayor.

THIS ORDINANCE WAS INTRODUCED on the 4th day of November, 2025.

THIS ORDINANCE having been submitted in writing, introduced and published on the 7th day of November, 2025 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 18th day of November, 2025 and final publication was made in the Alexandria Town Talk on the 21st day of November, 2025.

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

DELIVERED: DATE: _____ TIME: _____

RECEIVED: DATE: _____ TIME: _____

To consider final adoption of an ordinance authorizing the mayor to accept the proposal received from Utiliserve, LLC for Water Distribution Flushing Program.



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 Proposal for Water Distribution Flushing Program.**

Explanation of Proposal:

Additional Information Attached ☒

Proposals for RFP #1933 for Water Distribution Flushing Program were received on August 25, 2025. The highest graded proposal was received from Utiliserve, LLC for the work to be performed with an anticipated quarterly cost of \$60,425. The bidder has performed similar work in the past. The bid has been examined by the Engineer, and a letter recommending award is attached.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 401-605117-237502

Expense Amount: ~~\$0.00~~ \$241,700

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:

10/10/25
3:11 PM



Meyer, Meyer, LaCroix & Hixson, Inc.
Engineers and Land Surveyors

100 Engineer Place
Alexandria, Louisiana 71303
Ph: (318) 448-0888
Fax: (318) 448-0887
www.mmlh.com
mmlh@mmlh.com

September 26, 2025

Mr. Barrett Dezendorf, Superintendent of Water Operations
City of Alexandria
2021 Industrial Park Site Road, Bldg. A
Alexandria, LA 71302

Re: RFP# 1933 Water Distribution Flushing Program
City of Alexandria, Louisiana
Contract Award
MMLH File No.: 010-7907

Dear Mr. Dezendorf:

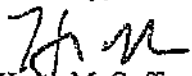
The proposals received in connection with the Water Distribution Flushing Program, have been reviewed and checked for accuracy and scored in accordance with the weighted criteria as published in the RFP. A certified tabulation of all proposals received is enclosed. The lowest responsive and highest scoring proposal was submitted by Utiliserve, LLC.

The proposer appears to be responsible and to have adequate resources to perform the work. Subject to the concurrence of the City, we recommend award of the Water Distribution Flushing Program contract to Utiliserve, LLC. Enclosed is an Agenda Item Fact Sheet for contract award.

If you concur with this recommendation, please forward the Agenda Item Fact Sheet with attachments to the administration for Council action. Once the award has passed and been signed and approved by the Mayor, please return one copy of the City Ordinance to our office so that we may process the contract documents.

Should you have any questions or require any additional information, please contact me at 318-448-0888 or by email to heath.mcguffee@mmlh.com.

Sincerely,


Heath McGuffee, P.E.

Enclosures

Alexandria, La. • Ruston, La.

**CITY OF ALEXANDRIA
FLUSHING PROGRAM
MONDAY, SEPTEMBER 15, 2025 @ 10:00 A.M.
TABULATION OF PROPOSALS RECEIVED**

MML&H File No. 009-7907 Flushing Program

Project Estimate: N/A

REQUIREMENTS:

Contractor's License Number

Acknowledgement of Addendum No. N/A

Bid Bond with Power of Attorney

Corporate Resolution (if applicable)

Ref. No.	Description	Qty.	Unit	Unit Price	Total
1	Mobilization	1	LS	\$3,500.00	\$3,500.00
2	Daily Rate for Crew Truck (Includes Flushing Equipment for 1 Crew (Hoses, Velocity Braks, etc.)	45	8 Hr. Day	\$65.00	\$2,925.00
3	Daily Rate for Flushing Supervisor	45	8 Hr. Day	\$1,200.00	\$54,000.00
4	Daily Rate for Flushing Laborer	0	8 Hr. Day	\$0.00	\$0.00
Total Base Proposals (Item Nos. 1 through 4)					\$60,425.00

Utiliserve, LLC
60591
N/A
N/A
N/A

MML&H File No. 009-7907 Flushing Program

Project Estimate: N/A

REQUIREMENTS:

Contractor's License Number

Acknowledgement of Addendum No. N/A

Bid Bond with Power of Attorney

Corporate Resolution (if applicable)

Ref. No.	Description	Qty.	Unit	Unit Price	Total
1	Mobilization	1	LS	\$2,500.00	\$2,500.00
2	Daily Rate for Crew Truck (Includes Flushing Equipment for 1 Crew (Hoses, Velocity Braks, etc.)	125	8 Hr. Day	\$520.00	\$65,000.00
3	Daily Rate for Flushing Supervisor	125	8 Hr. Day	\$1,000.00	\$125,000.00
4	Daily Rate for Flushing Laborer	125	8 Hr. Day	\$680.00	\$85,000.00
Total Base Proposals (Item Nos. 1 through 4)					\$277,500.00

Hydromax USA
47714
N/A
N/A
N/A

Certified Correct:

Meyer, Meyer, LaCroix & Hixson, Inc.

[Signature]

By:

Heath McGuffee, P.E.

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE PROPOSAL RECEIVED FROM UTILISERVE, LLC FOR WATER DISTRIBUTION FLUSHING PROGRAM AND OTHER MATTERS WITH RESPECT THERETO.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the mayor to accept the proposal received from Utiliserve, LLC for Water Distribution Flushing Program.

SECTION II: BE IT FURTHER ORDAINED, etc. that the Mayor of the City of Alexandria be authorized to pay said 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 4th day of November, 2025.

NOTICE PUBLISHED on the 7th day of November, 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 November, 2025 and final publication was made in the Alexandria Daily Town Talk on the ____ day of November, 2025.

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO



Meter, Meyer, LaCroix & Hinson, Inc.
Engineers and Land Surveyors

100 Engineer Place
Alexandria, Louisiana 71304
Ph: (318) 448-0888
Fax: (318) 448-0888
www.mmlh.com
mmlh@mmlh.com

September 26, 2025

Mr. Barrett Dezendorf, Superintendent of Water Operations
City of Alexandria
2021 Industrial Park Site Road, Bldg. A
Alexandria, LA 71302

Re: RFP# 1933 Water Distribution Flushing Program
City of Alexandria, Louisiana
Contract Award
MMLH File No.: 010-7907

Dear Mr. Dezendorf:

The proposals received in connection with the Water Distribution Flushing Program, have been reviewed and checked for accuracy and scored in accordance with the weighted criteria as published in the RFP. A certified tabulation of all proposals received is enclosed. The lowest responsive and highest scoring proposal was submitted by Utiliserve, LLC.

The proposer appears to be responsible and to have adequate resources to perform the work. Subject to the concurrence of the City, we recommend award of the Water Distribution Flushing Program contract to Utiliserve, LLC. Enclosed is an Agenda Item Fact Sheet for contract award.

If you concur with this recommendation, please forward the Agenda Item Fact Sheet with attachments to the administration for Council action. Once the award has passed and been signed and approved by the Mayor, please return one copy of the City Ordinance to our office so that we may process the contract documents.

Should you have any questions or require any additional information, please contact me at 318-448-0888 or by email to heath.mcguffee@mmlh.com.

Sincerely,


Heath McGuffee, P.E.

Enclosures

**CITY OF ALEXANDRIA
FLUSHING PROGRAM
MONDAY, SEPTEMBER 15, 2025 @ 10:00 A.M.
TABULATION OF PROPOSALS RECEIVED**

MML&H File No. 009-7907 Flushing Program

Project Estimate: N/A

REQUIREMENTS:

Contractor's License Number

Acknowledgement of Addendum No. N/A

Bid Bond with Power of Attorney

Corporate Resolution (if applicable)

Ref. No.	Description	Qty.	Unit	Unit Price	Total
1	Mobilization	1	LS	\$3,500.00	\$3,500.00
2	Daily Rate for Crew Truck (Includes Flushing Equipment for 1 Crew (Hoses, Velocity Braks, etc.)	45	8 Hr. Day	\$65.00	\$2,925.00
3	Daily Rate for Flushing Supervisor	45	8 Hr. Day	\$1,200.00	\$54,000.00
4	Daily Rate for Flushing Laborer	0	8 Hr. Day	\$0.00	\$0.00
Total Base Proposals (Item Nos. 1 through 4)					\$60,425.00

Utiliserve, LLC

60591

N/A

N/A

N/A

MML&H File No. 009-7907 Flushing Program

Project Estimate: N/A

REQUIREMENTS:

Contractor's License Number

Acknowledgement of Addendum No. N/A

Bid Bond with Power of Attorney

Corporate Resolution (if applicable)

Ref. No.	Description	Qty.	Unit	Unit Price	Total
1	Mobilization	1	LS	\$2,500.00	\$2,500.00
2	Daily Rate for Crew Truck (Includes Flushing Equipment for 1 Crew (Hoses, Velocity Braks, etc.)	125	8 Hr. Day	\$520.00	\$65,000.00
3	Daily Rate for Flushing Supervisor	125	8 Hr. Day	\$1,000.00	\$125,000.00
4	Daily Rate for Flushing Laborer	125	8 Hr. Day	\$680.00	\$85,000.00
Total Base Proposals (Item Nos. 1 through 4)					\$277,500.00

Hydromax USA

47714

N/A

N/A

N/A

Certified Correct:

Meyer, Meyer, LaCroix & Hixson, Inc.

By:

Heath McGuffee, P.E.

To consider final adoption of an ordinance authorizing the mayor to award the Engine Overhaul Service Contract for DG Hunter Units, 5, 6, 7 and 8 to Motor Service Hugo Stamp, Inc., as backup service provider.



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/ Electric Production

Date: October 23, 2025

Title: Ordinance Authorizing Award of Engine Overhaul Service Contract for DG Hunter Units 5, 6, 7 & 8 to Motor Service Hugo Stamp, Inc. as Backup Service Provider

Explanation of Proposal:

Additional Information Attached ☒

Service Overhaul Contract awarded to Wartsila NA, Inc. is currently in dispute over utilization of low bid non-OEM (Original Equipment Manufacturer) parts. MISO timeline is critical to place units into service after overhaul. Under RFP process Motor Service Hugo Stamp, Inc. (MSHS) is the second lowest proposer (having regional service center) with a proposal price totaling \$2,980,000. Utility Director requesting authorization to award contract to MSHS as backup overhaul service provider. Wartsila contract totaled \$2,645,300.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 411-721902-707000

Expense Amount: \$2,980,000

Account Line Item: DG Hunter #5-11 Major Maintenance

Remaining Amount: \$59,904

Authorization:

4. Finance Director

5. Division Director

6. Department Head

7. Purchasing Agent

1. Mayor

2. Chief Operating Officer

3. City Attorney

Council Staff

Review:

Form

☐

Content

☐

Information: Sufficient

☐

Insufficient

☐

Remarks:

RECEIVED

OCT 23 2025

CITY COUNCIL

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO AWARD THE ENGINE OVERHAUL SERVICE CONTRACT FOR DG HUNTER UNITS, 5, 6, 7 AND 8 TO MOTOR SERVICE HUGO STAMP, INC., AS BACKUP SERVICE PROVIDER 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 award the Engine Overhaul Service Contract for DG Hunter Units, 5, 6, 7, and 8 to Motor Service Hugo Stamp, Inc., as backup service provider.

SECTION II: BE IT FURTHER ORDAINED, etc. that the Mayor of the City of Alexandria be authorized to pay said 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 4th day of November, 2025.

NOTICE PUBLISHED on the 7th day of November, 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 November, 2025 and final publication was made in the Alexandria Daily Town Talk on the ____ day of November, 2025.

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

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



AGENDA ITEM FACT SHEET

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

Division/Department: **PLANNING**

Date: **September 30, 2025**

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

Explanation of Proposal:

Additional Information Attached ☒

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

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

Budget:



Neutral



Within
Existing



Requires
Amendment

Account Number: N/A

Expense Amount: N/A

Account Line Item: N/A

Remaining Amount: N/A

Authorization:

1. Mayor

4. Finance Director

5. Division Director

2. Chief Operating Officer

6. Department Head

3. City Attorney

Purchasing Agent

Council Staff

Form

☐

Review:

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

SEP 30 2025
CITY OF ALEXANDRIA

DECLARATION OF RESTRICTIVE
COVENANTS

BY

PROGRESSIVE TRACTOR
HOLDINGS, LLC

UNITED STATES OF AMERICA

STATE OF LOUISIANA

PARISH OF RAPIDES

BE IT KNOWN, that on this ____ day of October, 2025, before me, the undersigned Notary Public, duly commissioned and qualified in and for the aforesaid Parish and State, and in the presence of the undersigned competent witnesses, personally came and appeared:

PROGRESSIVE TRACTOR HOLDINGS, LLC, a Louisiana limited liability company (hereinafter referred to as "**Owner**"), appearing herein through its duly authorized Member-Manager, Thomas L. Soileau,

who declared that it does hereby make and establish this Declaration of Restrictive Covenants (the "**Declaration**") for the benefit of the City of Alexandria, Louisiana (the "**City**"), as follows:

RECITALS

WHEREAS, Owner holds title to the property more particularly described in Exhibit A attached hereto and incorporated herein by reference, bearing the municipal address of 3220 MacArthur Drive, Alexandria, Louisiana 71301 (the "**Land**"); and

WHEREAS, the Owner operates agricultural, construction and sports equipment dealerships and intends to provide maintenance, sales and service of these types of products; and

WHEREAS, the City, pursuant to its land use and zoning authority, has recommended approval of the rezoning request for the Land conditioned upon the imposition of certain use restrictions intended to safeguard adjacent land uses and promote compatible, long-term development consistent with the City's Land Use Code; and

WHEREAS, Owner desires to impose such restrictions upon the Land and to bind itself and its successors and assigns to the same in favor of the City;

NOW, THEREFORE, for and in consideration of the foregoing, Owner does hereby declare and impose upon the Land the following restrictive covenants:

1. Restrictive Covenants. Owner hereby imposes the following restrictive covenants (the "**Restrictive Covenants**") upon the Land, for itself, its successors and assigns, and grants to the City of Alexandria and to contiguous land owners the right to enforce these covenants.

The Land shall **not** be used for any of the following purposes:

- a. Correctional facilities or detention centers;
- b. Manufactured home sales;
- c. Mortuaries;
- d. Auto and truck salvage or wrecking yards;
- e. Medical laboratories;
- f. Research, testing, and development laboratories;
- g. Concrete batching plants, concrete products manufacturing, or asphalt mixing facilities;
- h. Food processing plants;
- i. Truck or airlift terminals;
- j. Cold storage plants;
- k. Transfer and storage businesses;
- l. Recycling centers;
- m. Solid or liquid composting facilities;
- n. Mining or resource extraction operations;
- o. Assembly of previously manufactured furniture or electronic components;

- p. Hazardous materials storage facilities; and
- q. Railroads and appurtenances, right-of-way and tracks.

2. Duration and Biding Effect. The Restrictive Covenants herein shall run with the Land and remain in full force and effect in perpetuity, binding upon Owner and all successors in title and assigns.

3. Amendment, Modification or Release. This Declaration may not be amended, modified, or released without the prior written consent of the City of Alexandria. Any such amendment or release shall be executed by the City and recorded in the Conveyance Records of Rapides Parish.

4. Covenants Running with the Land. These Restrictive Covenants are declared to be servitudes by declaration of the owner under Article 741 of the Louisiana Civil Code. In the event of any sale, transfer, or conveyance of all or any portion of the Land, this Declaration shall remain in full force and effect and continue to encumber the Land for the benefit of the City of Alexandria and contiguous land owners until released in accordance with Paragraph 3 above.

IN WITNESS WHEREOF, the undersigned Owner has executed this instrument on the date first written above, in the presence of the undersigned competent witnesses and me, Notary, after due reading of the whole.

WITNESSES:

OWNER:

PROGRESSIVE TRACTOR HOLDINGS, LLC

By: _____
Thomas L. Soileau, Member-Manager

Print Name

Print Name

NOTARY PUBLIC

Eric LaFleur
Bar Roll # 20910

EXHIBIT A

LEGAL DESCRIPTION

ITEM 1:

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

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

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

And

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

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

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

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

FOR INFORMATIONAL PURPOSES ONLY:

For title derivation, see Act of Sale by M & M Dodge, Inc. from Ettie Ball Scallan, James Lawless Scallan, Florence Swain Scallan, Patsy Ruth Scallan Crane and Gerald D. Crane dated February 14, 1979 and filed under Entry No. 699086, Book 956, Page 200, and act of Cash Sale from James Lawless Scallan and Florence Swain Scallan dated February 14, 1979 and filed under Entry No. 699087, Book 946, Page 204, both of the records of Rapides Parish, Louisiana.

ITEM 2:

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

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

FOR INFORMATIONAL PURPOSES ONLY:

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

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

AGENDA

MEETING OF THE ALEXANDRIA ZONING COMMISSION

September 29, 2025

A. Call to Order

B. Roll Call

C. Item(s) to be discussed

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

---2.2472 ACS: PT LT 14 EVERGREEN PLANT SEC 47, T3NRIW
(CB 1222-672 M & M DODGE, INC) (INST 1776034 M & M DODGE
INC)

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

D. Adoption of the Minutes

E. Any Other Business

F. Adjournment



NOTICE

MEETING OF THE ALEXANDRIA ZONING COMMISSION

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

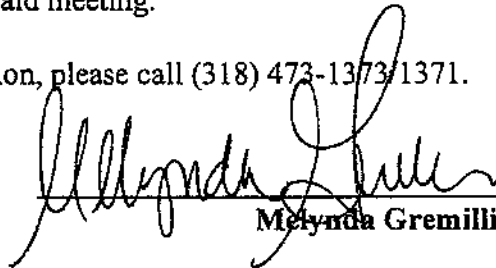
(ITEM #1)

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

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

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

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



Melinda Gremillion

ALEXANDRIA ZONING COMMISSION





APPLICATION
City of Alexandria ZONING COMMISSION

Planning Division

625 Murray Street – 2nd Floor, Alexandria, Louisiana 71301-8022
(318) 473-1371

www.cityofalexandria.com

CONTACT INFORMATION

APPLICANT(S) NAME Progressive Tractor & Implement Co., LLC
MAILING ADDRESS 5017 I-49 SOUTH Opelousas, LA 70570
TELEPHONE # 504-754-2905 EMAIL ericl@ptieq.com
PROPERTY OWNER'S NAME Progressive Tractor Holdings, LLC
LETTER AUTHORIZING AGENT, if applicable _____

PROPERTY DESCRIPTION

ADDRESS OF PROPERTY 3220 MacArthur Drive
LEGAL DESCRIPTION
See attached Act of Cash Sale.

ZONING CLASSIFICATION

PRESENT ZONING CLASSIFICATION C2
DESIRED ZONING CLASSIFICATION I2

REASON(S) FOR APPLICATION

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

ADDITIONAL REQUIREMENTS

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

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

SIGNATURE OF APPLICANT  DATE 2025-08-08

SIGNATURE OF OTHER OWNERS _____ DATE _____

STATE OF LOUISIANA
PARISH OF ST. LANDRY

AFFIDAVIT OF REPRESENTATION

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

THOMAS L. SOILEAU

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

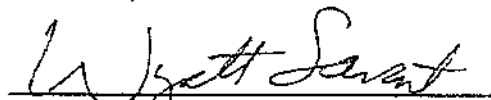
That **ERIC LAFLEUR** is an attorney representing Progressive Tractor & Implement Co., LLC ("PTI") and is authorized to represent PTI before the Alexandria Zoning Commission in connection with any and all matters relating to PTI's interests before said commission.

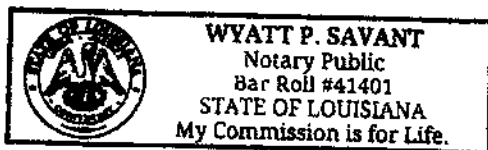
APPEARER:



THOMAS L. SOILEAU
OWNER/MANAGER

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



NOTARY PUBLIC

MORTGAGE

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

PROGRESSIVE TRACTOR HOLDINGS LLC (TIN XX-XXX8006), a Louisiana limited liability company, organized under the laws of the State of Louisiana, whose present mailing address is 5012 I-49 South, Opelousas Louisiana 70570 herein represented by its Member, **Thomas L. Seileau**, pursuant to that Certificate of Authority dated December 12, 2023, a copy of which is attached hereto, hereinafter referred to as "Borrower" or "Mortgagor".

WITNESSETH

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

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

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

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

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

The Property is currently known as 3220 MacArthur Drive, Alexandria, Louisiana 71303 ("Property Address").

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

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



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

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

Borrower hereby expressly waives: (a) the benefit of appraisement as provided in LSA - C.C.P. Articles 2332, 2336, 2723 and 2725 and all other laws conferring the same; (b) the demand for payment and the delay of three days accorded by LSA - C.C.P. Articles 2639 and 2731; (c) the delay of three days accorded by LSA - C.C.P. Articles 2331 and 2722 and (d) the benefit of any other articles of the Louisiana Code of Civil Procedure or law relating to the rights of appraisement, notice or delay and Borrower expressly agrees to the immediate seizure of the property in the event of suit hereon.

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

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

Borrower agrees

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



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

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

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

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

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



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10. To execute and deliver or cause to be executed and delivered to Lender such further documents and statements as Lender may require to perfect and protect the lien of this mortgage, and pay all costs of recording such documents in such public offices as may be required by law.
11. That any amount paid by Lender on Borrower's behalf as authorized by this mortgage, together with interest at the rate set forth on the promissory note described above, from the date of such payment until Borrower reimburses Lender therefor, shall be added to the indebtedness secured by this mortgage, and such additional debt in principal and interest shall be collectible by Lender on demand.
12. To indemnify, defend and hold the Mortgagee and its officers, directors, shareholders, employees, and agents (the "Indemnified Parties") harmless from and against any and all liens, damages, losses, liabilities, obligations, judgments, penalties, fees or disbursements (including, without limitation, attorney's and expert's fees) which may at any time be imposed upon, incurred by, or awarded against any of the Indemnified Parties arising directly or indirectly from the release, disposal, storage or handling of any hazardous materials on or under the Property, or the violation of any environmental laws, rules or regulations relating to or affecting the Property. The Mortgagor shall comply fully with all environmental laws, rules or regulations relating to or affecting the Property. The indemnity of this Section 12.1 shall survive the satisfaction of the Secured Obligations and the release of this Mortgage.
13. If a default occurs any one or more of the following events shall occur ("Events of Default"):
- (a) If default be made in the payment when due (whether by the mere passage of time or acceleration as permitted herein or under any Secured Obligations) of any interest on or principal of any Secured Obligations, or any other sums due under any Secured Obligations;
 - (b) If default should be made in the due observance or performance of any covenant or agreement on the part of the Mortgagor contained herein;
 - (c) If the Mortgagor or any guarantor of the Mortgagor's obligations hereunder should die;
 - (d) If the Mortgagor or any guarantor of the Mortgagor's obligations hereunder shall generally not pay its debts as they become due, admit in writing its inability to pay its debts, have called a general meeting of creditors, or made a general assignment for the benefit of creditors;
 - (e) If the Mortgagor or any such guarantor shall commence any case, proceeding or other action seeking reorganization, arrangement, adjustment, liquidation, dissolution or composition of it or its debts under any law relating to bankruptcy, insolvency, reorganization or relief of debtors, or seeking appointment of a receiver, trustee, custodian or other similar official for it or for all or any substantial part of its property;
 - (f) If the Mortgagor or any such guarantor shall take any action to authorize any of the actions set forth above in subparagraphs (c) or (e) above;
 - (g) If any proceeding or other action against the Mortgagor or any guarantor of the Mortgagor's obligations hereunder shall be commenced seeking to have an order for relief entered against it as debtor, or seeking reorganization, arrangement, adjustment, liquidation, dissolution or composition of it or its debts under any law relating to bankruptcy, insolvency, reorganization or relief of debtors, or seeking appointment of a receiver, trustee, custodian or other similar official for it or for all or any substantial part of its property, and such case, proceeding or other action (i) results in the entry of an order for relief against it which is not fully stayed within seven business days after the entry thereof or (ii) remains undismissed for a period of 45 days;
 - (h) If final judgment for the payment of money shall be rendered against the Mortgagor and the Mortgagor shall not discharge the same or cause it to be discharged within 60 days from the entry thereof, or shall not appeal therefrom or from the order, decree or process upon which or pursuant to which said judgment was granted, passed, or entered, and secure a stay of execution pending such appeal;
 - (i) If the Property, or any part or parcel thereof, be seized in the execution of a writ of execution, process, attachment, fieri facias or any other legal process, or an order for the sale of such Property, or any part or parcel thereof be issued in any judicial proceeding, and such writ of execution, process, attachment, fieri facias or any other legal process or order for the sale of such Property, or any part or parcel thereof, so issued in any judicial proceeding be not released, revoked, stayed or set aside within ten days from issuance thereof;
 - (j) If it shall be illegal for the Mortgagor to pay any taxes referred to in Article 108 hereof or if the payment of such taxes by the Mortgagor would result in the violation of the usury laws of the State in which the Property is located.

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set in the property, or any substantial part or parts thereof, be condemned under power of eminent domain by any legally constituted authority, or

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

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

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

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

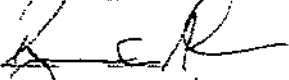
IN WITNESS WHEREOF, Mortgagor has caused this Mortgage to be executed on the date first above recited.

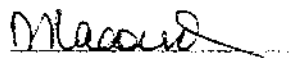
MORTGAGOR:

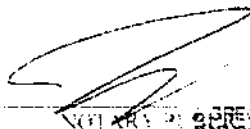
PROGRESSIVE TRACTOR HOLDINGS, LLC

By: Thomas L. Soileau, Member

WITNESSES


WITNESSES
Print Name


WITNESSES
Print Name



GREGORY VIGORINE
BAR ROLL NO. 32743
STATE OF LOUISIANA
MY COMMISSION IS FOR LIFE



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

CERTIFICATION OF AUTHORITY TO ACT

December 12, 2023

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

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

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



Thomas L. Soileau
Member-Manager



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EXHIBIT A
LEGAL DESCRIPTION

ITEM 1:

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

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

Commence at a point situated at the intersection of the West right-of-way of Sterkx Road with the South right-of-way of MacArthur Drive and proceed North 51° 26 minutes West along the South right-of-way of MacArthur Drive a distance of 266 feet to a point which is the point of beginning; thence continue North 51° 26 minutes West, a distance of 157.9 feet to a point; thence turn and proceed South 28° 57 minutes 30 seconds West a distance of 303.7 feet to a point; thence turn and proceed North 81 degrees 18 minutes East along the North right-of-way of Culpepper Road, thence run South 81 degrees 18 minutes East along the North right-of-way of Culpepper Road a distance of 373.5 feet to a point situated at the intersection of the North right-of-way of Culpepper Road and the West right-of-way of Sterkx Road; thence proceed along the West right-of-way of Sterkx Road North 36° 36 minutes East, a distance of 110.1 feet to a point; thence turn and proceed North 53° 24 minutes West, a distance of 221 feet to a point; thence turn and proceed North 30° 19 minutes East a distance of 409.6 feet back to the point of beginning and being more clearly shown as the tract outlined in red on plat of survey of Daniel D. Sandefur dated February 9, 1979, a copy of which is filed under Entry No. 699086, Book 956, Page 200, records of Rapides Parish, Louisiana, which survey is made a part hereof by reference thereto.

And

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

Commence at the point where the West right-of-way of Sterkx Road intersects the South right-of-way of MacArthur Drive, which is the point of beginning and proceed along the West right-of-way of Sterkx Road South 36° 36 minutes West a distance of 398 feet to a point; thence turn and proceed North 53° 24 minutes West a distance of 221 feet to a point; thence turn and proceed North 30° 19 minutes East a distance of 409.6 feet to a point; thence turn and proceed South 51° 26 minutes East a distance of 266 feet back to the point of beginning and being more clearly shown as the tract outlined in red designated J1 - Scallan on plat of survey of Daniel D. Sandefur dated February 9, 1979, a copy of which is filed under Entry No. 699087, Book 956, Page 204, records of Rapides Parish, Louisiana.

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

From the intersection of the easterly right of way line of Crestwood Drive with the northerly right of way line of Culpepper Road run easterly along the north right of way line of Culpepper Road a distance of 126.4 feet to the southeast corner of Lot 14 of Hunter Scallan Subdivision, said point marking the point of beginning. Then run South 91° 18 minutes East 373.5 feet, then run North 36° 36 minutes East 261.87 feet, then run North 51° 26 minutes West 398.69 feet, then run South 28° 58 minutes West 454.06 feet to the point of beginning.

FOR INFORMATIONAL PURPOSES ONLY

For title derivation, see Act of Sale by M & M Dodge, Inc. from Ernie Ball Scallan, James Lawless Scallan, Florence Swain Scallan, Patsy Ruth Scallan Crane and Gerald D. Crane dated February 9, 1979, a copy of which is filed under Entry No. 699086, Book 956, Page 200, and act of Cash Sale from James



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Lawless Scallan and Florence Swann Scallan dated February 14, 1979 and filed under Entry No. 699087, Book 946, Page 264, both of the records of Rapides Parish, Louisiana

ITEM 2:

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

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

FOR INFORMATIONAL PURPOSES ONLY

For title derivation, see act of Cash Sale from M & M Dodge, Inc. to Oliver L. McMickens and Beverly Ann McCauley McMickens filed November 10, 1987 under Entry No. 845522, Book 1222, Page 672, and by Ricky Loren McMickens, Neal Leight McMickens, Mars Randall McMickens and Scott Anthony McMickens by Judgment of Possession rendered in the Succession of Beverly Ann McCauley McMickens dated November 9, 2005 and filed under Entry No. 1293907, Book 1738, Page 637, both of the records of Rapides Parish, Louisiana.

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

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Exhibit A

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September 11, 2025

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

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

Dear Mr. Lafleur,

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

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

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

Respectfully,



Nerri Brown

Enclosures



CITY OF ALEXANDRIA, LOUISIANA
MAYOR JACQUES M. ROY

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

September 11, 2025

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

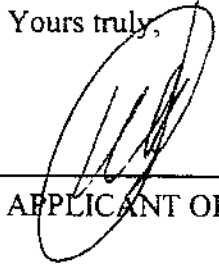
RE: ITEM # 1 of the attached NOTICE

Applicant:

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

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

Yours truly,



APPLICANT OR AGENT

§4.6.6 Industrial use categories

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

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

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

E. Wholesale trade**Characteristics:**

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

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

F. Heavy industrial**Characteristics:**

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

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

§4.5.4 Use categories

Use Categories (See §4.6.6.B)	Use Types	Residential Districts										Nonresidential Districts										Use Standards
		E R	A R	S	S	S	M	M	M	H P	M U	O	B	B	B	C	C	C	I	I		
				F	F	F	F	F	F				B	B	B	C	C	C	I	I		
				1	2	3	1	2	3				1	2	3	1	2	D	1	2		
	Food processing plants																				P	
	Manufacture or assembly of equipment, instruments (including musical instruments), appliances, precision items and other electrical items																		P	P		§5.5.1
	Truck or air freight terminals																				P	
	Woodworking, including cabinet shop																		P	P		

§4.3.3 Overlay and special purpose districts

4. C-2, General Commercial District

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

D. CBD, Central Business District

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

E. Industry districts

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

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

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

B. MFO, Multifamily overlay district

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

C. MHO, Mobile home overlay district

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

D. OO, Office overlay district

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

§7.3.5 Landscape requirements

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

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

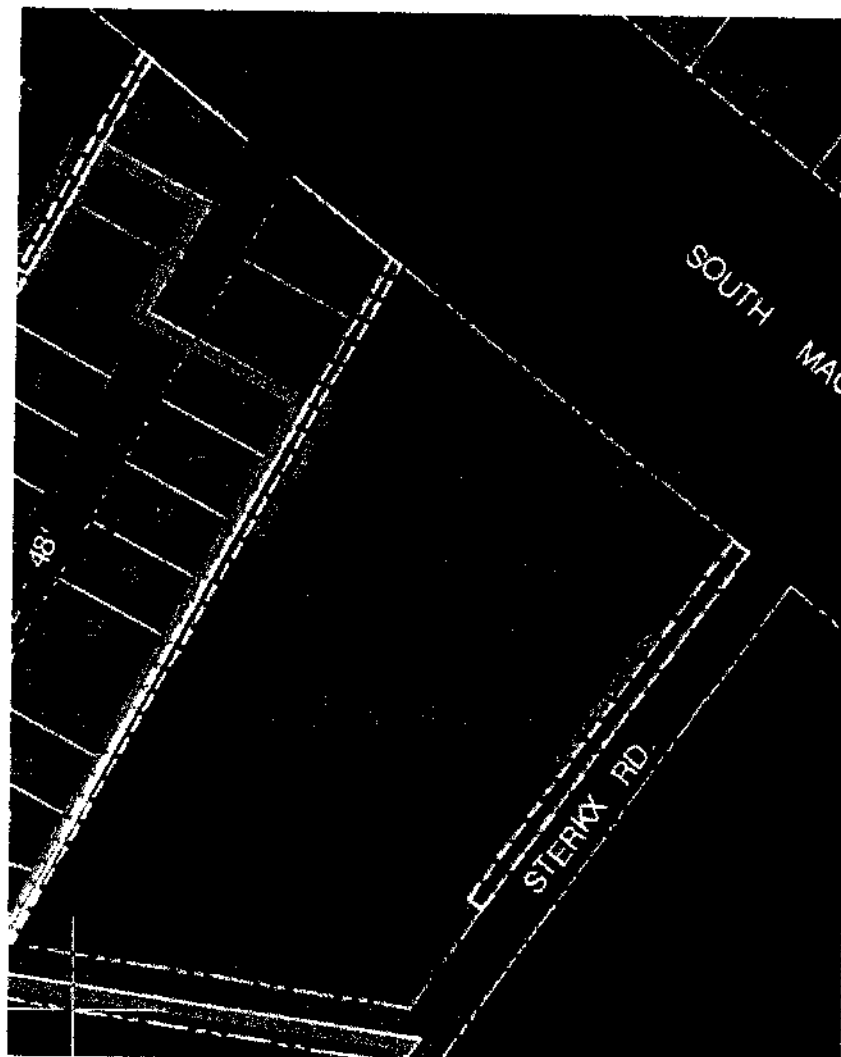
- (1)** Buffer yard width shall be a minimum of 10 feet.
- (2)** Trees shall be planted at a rate of one Class A tree or two Class B trees for each 50 linear feet of buffer area.
- (3)** Buffering structures shall be required as follows:
 - (i)** Buffering structure shall be located on the edge of the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

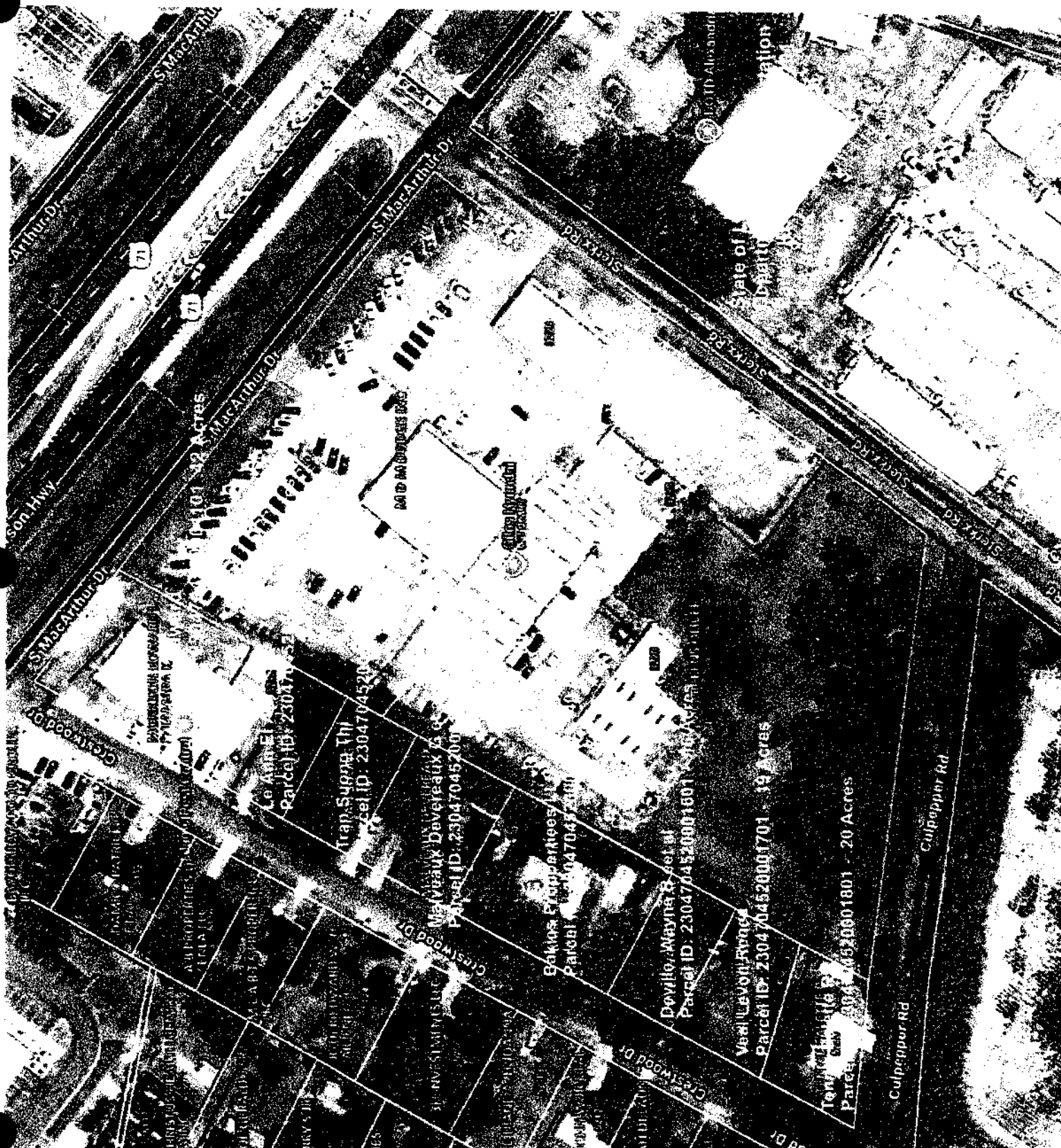
(b) The O or B-1 districts abutting residential use

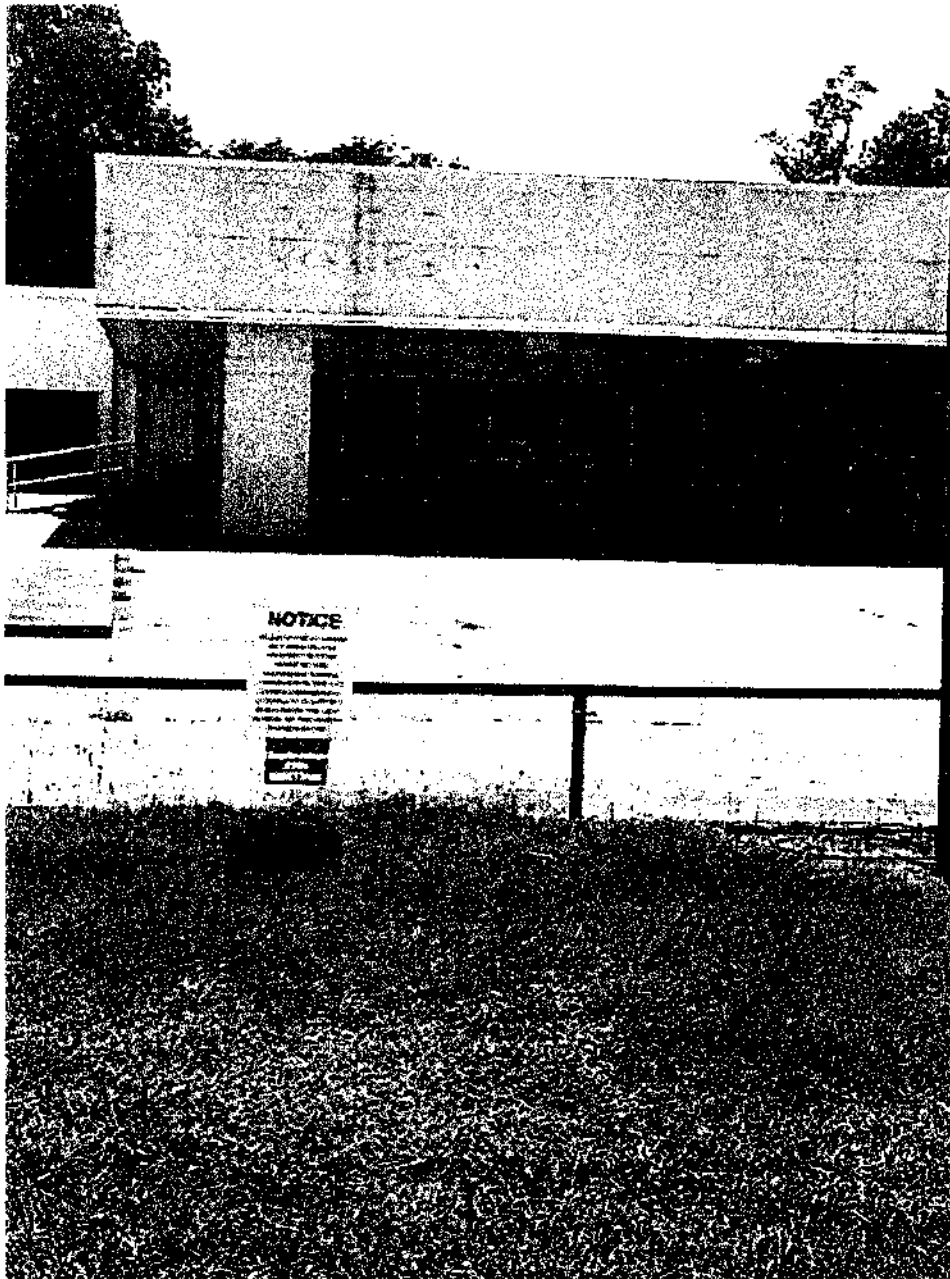
The following buffer yard shall be used when a non-residential land use located in the O or B-1 zoning districts abuts a residential land use:

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









ORDINANCE NO.

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

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

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

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

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

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

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

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

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

SECTION III: BE IT FURTHER ORDAINED, etc., that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this ordinance which can be given effect without the invalid provisions, items, or applications, and to this end the provisions of this ordinance or hereby declared severable.

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

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

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

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

YEAS:

NAYS:

ABSENT:

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

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

ORDINANCE NO.

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

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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, 17th, 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

Adjourned