

Economic Workforce and Planning Development Committee

Agenda

December 16, 2025

(Jules Green, Malcolm Larvadain, Chuck Fowler)

4:30 P.M.

- 1) To hear from the Administration on efforts to address affordable housing, including but not limited to efforts to relax and/or revise building codes to encourage affordable housing.

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Personnel/Insurance Committee

Agenda

December 16, 2025

(Jim Villard, Chuck Fowler, Gary Johnson)

4:50 P.M. or immediately following.

- 1) To consider final adoption of an ordinance authorizing the mayor to enter into a Cooperative Endeavor Agreement with Pafford Emergency Medical Services to support emergency medical training program with the Alexandria Fire Department. **(Item 19)**

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ALEXANDRIA CITY COUNCIL

TUESDAY DECEMBER 16, 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 DECEMBER 2, 2025.**

**F. TO RECEIVE AND CONSIDER THE MAYOR'S VETO MESSAGE
REGARDING ORDINANCE NO. 129-2025.**

G. CONSENT CALENDAR

- 1) Introduction of an ordinance authorizing the mayor to accept the low bid submitted for Playground Improvements Project.
- 2) Introduction of an ordinance authorizing the mayor to accept the low bid submitted for Jackson Street Gas Main Replacement for the Gas Department.
- 3) Introduction of an ordinance authorizing the mayor to execute a contract for qualified electric line worker services.
- 4) Introduction of an ordinance authorizing the 2025-2026 Major Budget Amendment.
- 5) Introduction of an ordinance authorizing the mayor to enter into a Service Agreement with Hansen Banner, LLC. for upgrade of the current utility customer service software.

- 6) Introduction of an ordinance authorizing the mayor to accept the proposal received from Meyer, Meyer, LaCroix and Hixson for Water Well Reclamation Project Professional Services.
- 7) Introduction of an ordinance to declare surplus and authorize the sale of a certain city owned 5.204 Acre tract of land together with improvements located adjacent to Industrial Port Road and other matters related thereto.

H. RESOLUTIONS

- 8) **RESOLUTION** authorizing advertisement for bids for bulk fuel for vehicles and equipment.
- 9) **RESOLUTION** in favor of the administration drafting a comprehensive affordable housing plan that allows for diverse, affordable and energy efficient housing ownership options for working class individuals in the City of Alexandria.
- 10) **RESOLUTION** in favor of the administration drafting a comprehensive economic development plan that promotes economic development throughout the City of Alexandria.
- 11) **RESOLUTION** canceling the Regular Council Meeting scheduled for Tuesday, December 30, 2025.
- 12) **RESOLUTION** confirming the appointment of Zendrea Whitehead to serve as a Commissioner on the Greater Alexandria Economic Development Authority representing District 3.
- 13) **RESOLUTION** to establish, fund, and implement the Restore Alexandria Neighborhood Program.

**I. ORDINANCES FOR FINAL ADOPTION
SUBJECT TO PUBLIC HEARING**

- 14) To consider final adoption of an ordinance authorizing the mayor to accept the low bid submitted for petroleum products for various departments.
- 15) To consider final adoption of an ordinance authorizing the mayor to accept the low bid submitted for electric utility right-of-way emergency services.
- 16) To consider final adoption of an ordinance authorizing the mayor to accept the low bid submitted for service utility body.
- 17) To consider final adoption of an ordinance authorizing the mayor to provide funding for the local match for the Louisiana Watershed Initiative Project and other matters with respect thereto.
- 18) To consider final adoption of an ordinance rescinding Ordinance Number 18-2025 for qualified valve exercise program services.
- 19) To consider final adoption of an ordinance authorizing the mayor to enter into a Cooperative Endeavor Agreement with Pafford Emergency Medical Services to support emergency medical training program with the Alexandria Fire Department.
- 20) To consider final adoption of an ordinance authorizing the mayor to renew the current contract for disaster debris removal, reduction and disposal services.
- 21) To consider final adoption of an ordinance authorizing the mayor to renew the contract for emergency debris removal monitoring services.

- 22) To consider final adoption of an ordinance authorizing the final renewal for mixed debris removal and disposal services.
- 23) To consider final adoption of an ordinance authorizing the mayor to accept the proposal received from PipeSuite for Gas System Compliance Services.
- 24) To consider final adoption of an ordinance authorizing Change Order No. 1 for Fire Station No. 4 Roof Leak Repairs.
- 25) Adjourned.

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ALEXANDRIA CITY COUNCIL

TUESDAY DECEMBER 16, 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 DECEMBER 2, 2025.**

ORDINANCE NO. 129-2025

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

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby redistricts and reapportions the City Council Districts as required by the Alexandria City Charter.

SECTION II: BE IT FURTHER ORDAINED, etc., that Article III of Chapter 2 Section 2-46 through Section 2-50 of the Alexandria City Code of Ordinances is amended and reenacted to read as follows:

"ARTICLE III. COUNCIL DISTRICTS

Sec. 2-46. District One

City Council District One shall consist of that part of the city bounded by a line beginning and extending from the intersection of the centerline of Elliott Street and Second Street along the centerline of Elliott Street to the centerline of the Union Pacific Railroad (formerly Texas & Pacific Railroad); along the centerline of the Union Pacific Railroad to the intersection of Park Avenue; along the centerline of Park Avenue to the intersection of Bolton Avenue (LA Hwy 1); along the centerline of Bolton Avenue to the intersection of Elliott Street; along the centerline of Elliott Street to the intersection of MacArthur Drive (US Hwy 71/165/167); along the centerline of MacArthur Drive to the intersection of Coliseum Boulevard (LA Hwy 28); along the centerline of Coliseum Boulevard to western most boundary of the LA Department of Hospital Tract (Johnny Downs Sports Complex); then proceed across Coliseum Boulevard to the north right-of-way line of Coliseum Boulevard, along the north right-of-way line of Coliseum Boulevard and the southern boundary of St. Andrews Links Subdivision to the centerline of Middle Bayou; along the centerline of Middle Bayou to the intersection of Bayou Rapides Road (LA Hwy 496); along the centerline of Bayou Rapides Road to the intersection of Vandenberg Drive (LA Hwy 3054). District ONE includes areas located generally northerly and northwesterly of the above described line that are within the City Limits, which includes but not limited to certain areas along John Allison Drive, Browns Bend Road, England Drive, Air Base Road (LA Hwy 1 North),

Interstate 49, North MacArthur Drive, Air Base Road (LA Hwy 498) and excludes areas which adjoin Vandenberg Drive (LA Hwy 3054). District ONE is shown on the map titled City of Alexandria Council Districts prepared by the Office of City Engineer dated October 16, 2025.

Sec. 2-47. District Two

City Council District Two shall consist of that part of the city bounded by a line beginning and extending from the intersection of the centerline of Lee Street and Vance Avenue along the centerline of Vance Avenue to the centerline of the Union Pacific Railroad (formerly the Texas & Pacific Railroad); along the centerline of the Union Pacific Railroad to the intersection of Bayou Robert south of the I-49/US Hwy 71 Interchange; along the centerline of Bayou Robert following the City Limits in a westerly/northwesterly/northeasterly direction to the intersection with the Union Pacific Railroad (formerly the Missouri Pacific Railroad); along the Union Pacific Railroad right-of-way in a southwesterly direction to its intersection with the projection of a portion of Gene Ball Drive which runs along the southwest boundary of the Oak Park Subdivision; along Gene Ball Drive westerly and northerly direction, including annexed areas adjacent thereto, to the centerline of Bayou Robert; along the centerline of Bayou Robert to Jeff Davis Drive; along the various turns and meanders of the southern boundary of the City Limits including but not limited to the boundaries of Airview Terrace, Martin Park Subdivision and Deerfield Subdivision to the centerline of Masonic Drive (US Hwy 165); along the centerline of Masonic Drive to the intersection of Texas Avenue; along the centerline of Texas Avenue to the intersection of Carol Court; along the centerline of Carol Court to the intersection of the Hynson Bayou; along the centerline of Hynson Bayou to the intersection of Washington Drive; along the centerline of Washington Drive to the intersection of Masonic Drive; along the centerline of Masonic Drive to the intersection of Lee Street; along the centerline of Lee Street to the intersection of Vance Street and the point of beginning, less and except those areas designated as out of the City Limits, all as shown on the map titled City of Alexandria Council Districts prepared by the Office of the City Engineer dated October 16, 2025.

Sec. 2-48. District Three

City Council District Three shall consist of that part of the city bounded by a line beginning and extending from the intersection of Elliott Street and Second Street (POB District One) along the centerline of Elliott Street to the intersection of the Union Pacific Railroad (formerly the Texas & Pacific Railroad); along the centerline of the Union Pacific Railroad to the intersection of Park Avenue; along the centerline of Park Avenue to the intersection of Bolton Avenue (LA Hwy 28); along the centerline of Bolton Avenue to the intersection of Elliott Street; along the centerline of Elliott Street to the intersection of Chester Street; along the centerline of Chester Street to intersection of Vance Street; along the centerline of Vance Street

to the intersection of Union Pacific Railroad (formerly the Texas & Pacific Railroad); along the centerline of the Union Pacific Railroad to the intersection of MacArthur Drive (US Hwy 71/167); then along the southeast boundary of the City Limits located north of said Union Pacific Railroad in a general northeasterly direction to the centerline of the Red River; along the centerline of the Red River to the intersection of a projection of the Elliott Street centerline; along this projection to Second Street and the point of beginning, less and except those areas designated as out of the City Limits, all shown on the map titled City of Alexandria Council Districts prepared by the Office of City Engineer dated October 16, 2025.

Sec. 2-49. District Four

City Council District Four shall consist of that part of the City bounded by a line beginning and extending from the intersection of Lee Street and Vance Avenue along the centerline of Lee Street to the intersection of Masonic Drive; along the centerline of Masonic Drive to the intersection of Washington Street; along the centerline of Washington Street to the intersection of Hynson Bayou; along the centerline of Hynson Bayou to the intersection of Carol Court; along the centerline of Carol Court to the intersection of Texas Avenue; along the centerline of Texas Avenue to the intersection of Masonic Drive; along the centerline of Masonic Drive to the intersection of Horseshoe Drive; along the centerline of Horseshoe Drive and then Twin Bridges Road (LA Hwy 488) to the intersection of Bayou Robert; along the centerline of Bayou Robert to the intersection of Heyman Lane; along the centerline of Heyman Lane to the intersection of McAdams Ditch; along the centerline of McAdams Ditch to the intersection of the Bayou Bouef-Cocodrie Diversion Canal; along the centerline of the Bayou Bouef-Cocodrie Diversion Canal to Coliseum Boulevard (LA Hwy 28); along the centerline of Coliseum Boulevard to the intersection of MacArthur Drive (US Hwy 71/165); along the centerline of MacArthur Drive to the intersection of Elliott Street; along the centerline of Elliott Street to the Chester Street and the point of beginning, less and except those areas designed as outside of the City Limits, all as shown on the map titled City of Alexandria Council Districts prepared by the Office of City Engineer dated October 16, 2025.

Sec. 2-50. District Five

City Council District Five shall consist of that part of the City bounded by a line beginning and extending from the intersection of Coliseum Boulevard and the Bayou Bouef-Cocodrie Diversion Canal along the centerline of the Bayou Bouef-Cocodrie Diversion Canal to the intersection of the McAdams Ditch; along the centerline of the McAdams Ditch to the intersection of Heyman Lane; along the centerline of Heyman Lane to the intersection of Bayou Robert; along the centerline of Bayou Robert to the intersection of Twin Bridges Road (LA Hwy 488); along the centerline of Twin Bridges Road then Horseshoe Drive to the intersection of Masonic Drive (US Hwy 165); along the centerline of Masonic Drive in a southwesterly direction to

the intersection with the southwest boundary of the City Limits; along various turns and meanders of the southwest City Limits boundary in a general northwesterly direction to include, but not limited to, Landmark Subdivision, Tennyson Oaks Subdivision, West Pointe on the Bayou Subdivision, Bocage Subdivision, Lebanon Subdivision, Good Earth Subdivision, Charles Park Subdivision, The Lake District Subdivision, and Pecan Bayou Subdivision to a point where the City Limits boundary along the southern right-of-way line of Coliseum Boulevard (LA Hwy 28) intersects the Bayou Bouef-Cocodrie Diversion Canal and the point of beginning, less and except those areas designed as outside of the City Limits, all as shown on the map titled City of Alexandria Council Districts prepared by the Office of City Engineer dated October 16, 2025."

Each district is more particularly shown on said map titled "City Council Districts dated October 16, 2025" prepared by the Office of City Engineer, said map being attached hereto and made a part hereof for greater accuracy of inclusion, description and certainty of location.

SECTION III. (A) The City Council district populations on April 1, 2020 are attached hereto and those population figures referenced in this Ordinance are those contained in the April 1, 2020 United States Census for the State of Louisiana, Rapides Parish, City of Alexandria.

(B) The population data for the five council districts and the city of Alexandria are from those Rapides Parish precincts identified as Voting Districts (VTDs) in the 2020 Census Redistricting TIGER/Line Shapefiles for the State of Louisiana as validated through the data verification program of the Rapides Area Planning Commission and the data compilation attached hereto and made a part hereof.

(C) The territorial limits of the districts as provided in this Ordinance shall continue in effect without change regardless of any changes made to the Rapides Parish election precincts by the parish governing authority.

SECTION IV. BE IT FURTHER ORDAINED, that Ordinance #37-2024 is repealed.

SECTION V. BE IT FURTHER ORDAINED, etc. that the President of the City Council is hereby authorized to take such action as is necessary for submittal and approval of this reapportioning plan.

SECTION VI. BE IT FURTHER ORDAINED the provisions of this Ordinance shall not reduce the term of office of any person holding any position or office on the effective date of this Section for which the appointment or election is based upon a Council district as composed pursuant to Section 2-46 through Section 2-50 of the Alexandria City Code as enacted at the time of the appointment or election.

SECTION VII. 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 but shall be effective regardless for purposes of redistricting Council Districts for all purposes and effects on January 1, 2026 and for appointment or election to a city Council office only after that date. Any position or office that is filled by appointment or election based on a City Council district and that is to be filled after January 1, 2026, shall be appointed or elected from a district as it is described in Section II of this Ordinance.

SECTION VIII. 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 are hereby declared severable.

SECTION IX. BE IT FURTHER ORDAINED, etc., that all ordinances or parts of ordinances in conflict herewith are hereby repealed, save and except each annexation or de-annexation ordinances enacted on or after September 6, 2022.

THIS ORDINANCE WAS INTRODUCED on the 21st day of October, 2025 and notice published October 24, 2025.

Public Hearings as required by R.S. 18:1922.1 were held after notice on November 4, 2025 and December 2, 2025 prior to adoption of the Ordinance.

In accordance with R.S. 1922.2 (Act No.240 of the 2025 Regular Session) prior to adoption the ordinance and related information was submitted to an approval by the Registrar of Voters for Rapides Parish that each district of the proposed plan assigns all of the geography of the affected area without omission or duplication and the Registrar confirms the proposed plan utilizes the most current precincts established by the Rapides Parish Police Jury and the Registrar of Voters and Clerk of Court, Rapides Parish have each reviewed the proposal and confirms the ability to conduct an election utilizing the proposed plan all as shown by attachments made a part hereof.

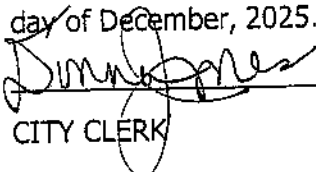
THIS ORDINANCE having been submitted in writing, introduced and published was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS: Larvadain, Perry, Johnson, Green.

NAYS: Fowler, Villard, Felter.

ABSENT: None

AND THE ORDINANCE was declared adopted on this 2nd day of December, 2025 and final publication was made in the Alexandria Town Talk the 5th day of December, 2025.


CITY CLERK

PRESIDENT


MAYOR'S APPROVAL/VETO

DELIVERED: DATE: _____ TIME: _____

RECEIVED: DATE: 10/10 TIME: 8:00

December 10, 2025
Alexandria, Louisiana

VETO MESSAGE

Voting is a fundamental right.

This message focuses less on right versus wrong and more on the importance of facts over opinions. Ordinance 129-2025 is not about fairness or legitimate legal challenges; rather, it reflects the City Council's apparent attempt to arrogate unto itself the people's power to elect their own representatives. The City Council's actions, including substituting councilors' judgment for that of the voters and remaining silent during clearly contrived public confusion, amounted to more political theater—the fictional kind—than genuine mapping oversight. There was no evidence of equal protection or voting rights violations, racial or other discrimination, nor charter breaches; and at times wild claims supporting the ordinance lacked any factual grounding. When, as here, the question is one involving a political dispute versus an actual legal dispute, heightened scrutiny of the history and motives is necessary to ensure fairness to all. I did that; it was revealing.¹

According to the Alexandria Home Rule Charter, the city's government is divided between an elected council and mayor, with a clear separation of powers and duties. The mayor is required to ensure *all* laws are faithfully executed. In short, I have to follow the law and ensure all other city officers do as well.

The mayor shall be the chief executive officer of the city. All executive and administrative authority shall be exercised by and through the mayor except as set forth in this charter." Section 3-01. "All divisions, departments, offices and agencies shall be under the direction and supervision of the mayor." Section 4-01(A). The mayor shall [d]irect and supervise the administration of all divisions, departments, offices and agencies of the city except as otherwise provided by this charter or by law. . . . And he shall [s]ee that *all laws*, provisions of this charter and acts of the council, subject to enforcement by him or by officers subject to his direction and supervision, *are faithfully executed*. Section 3-07(2)-(3).

In the absence of equal protection, discriminatory practices, or charter issues, my decision falls under the category of what actually motivated the City Council majority to enact an instrument that truly redefines what a district is—i.e. the essence of the community of interests or ensuring minimal disruption to such areas having common social, cultural, historical, or economic interests. Having disposed of the constitutional questions because no evidence was presented after ample opportunity, we turned to the Home Rule Charter question.

At least one year prior to the first primary election for council members following each federal census, the city council shall, by ordinance, alter, change or rearrange the five (5) council districts so that each council district shall contain, as near as can be determined, the same number of people. Section 2-03(C).

In no way does any common reading under the "rules of statutory construction" indicate this may occur only once—as J. Goins, city attorney, properly explained. Rather, it sets forth the minimum requirement of at least the one required time it shall occur. And even if that construction is wrong, what no one seemed to grasp was that the City Council *failed to adopt an ordinance of any semblance complying with that provision on time*—so it is moot. Two councilors qualified and ran under the 2011 districts, and it was *only after their qualifications under the existing boundaries* did a former duo of councilors enact a map carving the qualifiers out, with the central one at issue here, Ms. Felter's district, involving supported claims by her of purposeful political retaliation.

With no legal violations even marginally demonstrated, the real issue becomes the City Council's motivation, as well as the challenging member's position, for redefining district boundaries, which always should "as near as can be determined," reflect community interests and minimize disruption to such areas having common social, cultural, historical, or economic interests. The Felter plan splits no precincts and better keeps intact communities of interest by far—e.g. the Garden District, South Alexandria, and City Park—while remaining with one-person, one-vote maximum percentage deviations. The Davidson-Porter plan disrupts these communities of interest without legitimate basis.

As Daniel Patrick Moynihan admonished, while we are entitled to our own opinions, we are not entitled to our own facts. The awesome power held solely by the people to elect their candidate of choice must be safeguarded by the City Council, not twisted into a false narrative spun from whole cloth right before our eyes while we were told you are not seeing this ("trust us not your lying eyes and ears"). Ironically, the City Council seeks to decide who should serve with them not by election but by legislative fiat, substituting their judgment for the people's. The elected office of councilor is not properly an appointed post. Given a full opportunity, there was no evidence of a violation of one person, one vote; there was no evidence of a voting rights or racially discriminatory process (an admission by the original authors of the claim); and there is no way to fabricate these facts into a charter violation. Not one substantive claim, by one person, testifying in favor of the ordinance, was grounded in a factually correct rendition—and so it is of no surprise the conclusions drawn were non sequiturs. Having disposed of the nonexistent legal issues surrounding the purported need to enact Ordinance 129-2025, the rest of the exercise here becomes one of *realpolitik*.

The politics are well documented by this more complete record and the common knowledge of those holding local office—and those politics, I note, are quite permitted in this case. Regarding a former councilor's attempts to "legacy control" her former district, help install the next seat holder, exact revenge for a "friend" who purposefully fomented frivolous litigation to unseat Ms. Felter, all the while maintaining a hidden hand, the base, even rank, motivations of others compels that their gambit be stopped.

Thus, we are left with, as the community, the exercise of an eighth vote in the form of veto. We do not face an equal protection, racial disparity, illegality, or other serious question. We are left with the political motivations of two desires: protecting an incumbency and creating protection of a desired incumbency, with the key difference being the latter involved subterfuge, vituperation, misleading and cherry-picked constructions of law, and a totally false proposition we were returning to some already-relied-upon district. The constant drumbeat of the return to the only proper district is as specious, or outright false, as the constant claim this same former duo did not violate the charter when they passed an imbalanced budget, necessitating another quite appropriate veto by Mayor Hall.

When the aims of the plan are moderately analyzed, the disputes reveal their purely political nature masquerading as legal ones. It becomes a simple choice when the facts get in the way of the story. Therefore, in and as required by the public interest, to avoid improper use of public proceedings for purely political purposes, and considering the due respect, comity, deference and respect for the City Council, holding those members to their chosen declared "reasons" for adoption of the Davidson-Porter plan as the re-adopted Larvadain-Perry Ordinance 129-2025, the instrument is hereby *vetoed* in whole.

¹ The Felter plan already has been used in an election. The Davidson-Porter Plan has not. While it is of no moment that a citizen would argue we want a new choice, so re-district this person out—as such is a question for the ballot box, not a Council meeting—the taking away of an incumbency is a different question when it occurs at the City Council meeting and not the ballot box.

PROCEEDINGS OF THE COUNCIL OF THE CITY OF ALEXANDRIA,
STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING HELD ON
DECEMBER 2, 2025

The Council of the City of Alexandria, Louisiana, met in a regularly scheduled meeting session in the City Council Chambers, on Tuesday, December 2, 2025 at 5:00 P.M. Those present were the Honorable Cynthia Perry, Gary Johnson, Lizzie Felter, Jules Green, Chuck Fowler, Jim Villard and Malcolm Larvadain. Also present were Mayor Roy, City Attorney Jonathon Goins, 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 Mr. Green and the Pledge of Allegiance was led by Mr. Fowler.

On a motion of Mr. Fowler and seconded by Mr. Green the minutes taken from a regular Council Meeting held on November 18, 2025 were unanimously approved by the Council.

(a) MOTION BY COUNCIL PERSON TO RE-CONSIDER ORDINANCE
NO. 124-2025 TO AWARD MASONIC SPORTS COURT.

On a motion of Mr. Fowler and seconded by Mr. Villard, Ordinance 124-2025 was amended to reflect the correct bid amount from \$811,094.00 to \$881, 094.00

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 amendment to Ordinance 124-2025 was thereupon declared adopted on this the 2nd day of December, 2025.

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 5:05 p.m.

On a motion of Mr. Fowler and seconded by Mr. Larvadain the public hearing was closed at 5:20 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. Johnson seconded the motion. It was unanimously carried by the Council.

Bids were received for petroleum products for various departments.

Name of Bidders

Lott Oil

Parish Fuel Company

Gaubert Oil Company, LLC

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. Johnson to wit:

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR PETROLEUM PRODUCTS FOR VARIOUS DEPARTMENTS AND OTHER MATTERS WITH RESPECT THERETO.

Bids were received for electric utility right-of-way emergency services.

Name of Bidders

T&M Environmental Services

VMSI – no bid

Looks Great Services of Mississippi, Inc.

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. Johnson to wit:

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR ELECTRIC UTILITY RIGHT-OF-WAY EMERGENCY SERVICES AND OTHER MATTERS WITH RESPECT THERETO.

Bids were received for service utility body.

Name of Bidders

Glass Tint ETC

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. Johnson to wit:

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR SERVICE UTILITY BODY AND OTHER MATTERS WITH RESPECT THERETO.

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

AN ORDINANCE AUTHORIZING THE MAYOR TO PROVIDE FUNDING FOR THE LOCAL MATCH FOR THE LOUISIANA WATERSHED INITIATIVE PROJECT AND OTHER MATTERS WITH RESPECT THERETO.

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

AN ORDINANCE RESCINDING ORDINANCE NUMBER 18-2025 FOR QUALIFIED VALVE EXERCISE PROGRAM SERVICES AND OTHER MATTERS WITH RESPECT THERETO.

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

AN ORDINANCE REZONING PROPERTY LOCATED AT 1734 ALBERT STREET, ALEXANDRIA, LOUISIANA FROM A SF-2 (SINGLE FAMILY DISTRICT) TO A B-1 (NEIGHBORHOOD BUSINESS DISTRICT) AND OTHER MATTERS WITH RESPECT THERETO.

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

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A COOPERATIVE ENDEAVOR AGREEMENT WITH PAFFORD EMERGENCY MEDICAL SERVICES TO SUPPORT EMERGENCY MEDICAL TRAINING PROGRAM WITH THE ALEXANDRIA FIRE DEPARTMENT AND OTHER MATTERS WITH RESPECT THERETO.

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

AN ORDINANCE AUTHORIZING THE MAYOR TO RENEW THE CURRENT CONTRACT FOR DISASTER DEBRIS REMOVAL, REDUCTION AND DISPOSAL SERVICES AND OTHER MATTERS WITH RESPECT THERETO.

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

AN ORDINANCE AUTHORIZING THE MAYOR TO RENEW THE CONTRACT FOR EMERGENCY DEBRIS REMOVAL MONITORING SERVICES AND OTHER MATTERS WITH RESPECT THERETO.

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

AN ORDINANCE AUTHORIZING THE FINAL RENEWAL FOR MIXED DEBRIS REMOVAL AND DISPOSAL SERVICES AND OTHER MATTERS WITH RESPECT THERETO.

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

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE PROPOSAL RECEIVED FROM PIPESUITE FOR GAS SYSTEM COMPLIANCE SERVICES AND OTHER MATTERS WITH RESPECT THERETO.

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

AN ORDINANCE AUTHORIZING CHANGE ORDER NO. 1 FOR FIRE STATION NO. 4 ROOF LEAK REPAIRS AND OTHER MATTERS WITH RESPECT THERETO.

RESOLUTIONS

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

RESOLUTION NO. 0714-2025

RESOLUTION CONFIRMING THE DATES OF THE ALEXANDRIA CITY COUNCIL MEETINGS FOR THE YEAR 2026.

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 2nd day of December, 2025.

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

RESOLUTION NO. 0715-2025

RESOLUTION AUTHORIZING THE MAYOR TO DECLARE WEDNESDAY, DECEMBER 24, 2025 , FRIDAY , DECEMBER 26, 2025 AND FRIDAY, JANUARY 2, 2026 AS CITY HOLIDAYS.

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

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

NAYS: None.

ABSENT: None.

This resolution was thereupon declared adopted on this the 2nd day of December, 2025.

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

RESOLUTION NO. 0716-2025

RESOLUTION AUTHORIZING THE CITY TO PARTNER, HOST AND CO-HOST EVENTS COMMEMORATING THE LIFE AND LEGACY OF THE REVEREND DOCTOR MARTIN LUTHER KING, JR.; TO FACILITATE AND PROMOTE ACTIVITIES SLATED FOR JANUARY 17-19, 2026 AS IT RELATED TO MLK

DAY WITH LOCAL RELIGIOUS, CIVIC PARTNERS AND CIVIL RIGHTS LEADERS.

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

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

NAYS: None.

ABSENT: None.

This resolution was thereupon declared adopted on this the 2nd day of December, 2025.

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

RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR BULK FUEL FOR VEHICLES AND EQUIPMENT.

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. Larvadain and seconded by Mr. Johnson.

ORDINANCE NO. 129-2025

AN ORDINANCE 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.

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

YEAS: Larvadain, Perry, Johnson, Green.

NAYS: Felter, Fowler, Villard.

ABSENT: None.

This ordinance was thereupon declared adopted on this the 2nd day of December, 2025.

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

ORDINANCE NO. 130-2025

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.

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 2nd day of December, 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 Ms. Felter.

ORDINANCE NO. 131-2025

AN ORDINANCE AUTHORIZING THE MAYOR TO RENEW THE EXISTING CONTRACT FOR UNDERGROUND ELECTRIC CONSTRUCTION UNIT PRICING 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 2nd day of December, 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. 132-2025

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 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 2nd day of December, 2025.

Upon request from the Administration and a motion by Mr. Villard and seconded by Mr. Johnson, the following item was delayed until January 13, 2026.

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.

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. 136-2025

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.

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 2nd day of December, 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. Larvadain and seconded by Mr. Fowler.

ORDINANCE NO. 133-2025

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.

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

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

NAYS: None.

ABSENT: None.

This ordinance was thereupon declared adopted on this the 2nd day of December, 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. 134-2025

AN ORDINANCE REZONING PROPERTIES LOCATED AT 3415 AND 3419, NELSON STREET, ALEXANDRIA, LOUISIANA, PARISH OF RAPIDES, FROM B-3 (BUSINESS DISTRICT) TO C-1 (LIMITED COMMERCIAL DISTRICT) TO ALLOW FOR THE DEVELOPMENT OF FAST FOOD FRANCHISE AND OTHER MATTERS WITH RESPECT THERETO.

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 2nd day of December, 2025.

The following ordinance, which was previously introduced and laid over for publication of notice and no objection having been filed thereto, was

brought up for final adoption on a motion of Mr. Fowler and seconded by Mr. Johnson.

ORDINANCE NO. 135-2025

AN ORDINANCE REZONING PROPERTY LOCATED AT 700 BELLEAU WOOD BLVD. ALEXANDRIA, LOUISIANA, PARISH OF RAPIDES FROM C-2 (GENERAL COMMERCIAL DISTRICT) TO SF-3 (SINGLE FAMILY HIGH DENSITY) TO ALLOW FOR THE DEVELOPMENT OF THIRTEEN (13) DUPLEXES AND OTHER MATTERS WITH RESPECT THERETO.

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 2nd day of December, 2025.

RESOLUTION PUBLIC HEARING – COMMUNITY DEVELOPMENT

On a motion of Mr. Larvadain and seconded by Mr. Johnson the public hearing was opened at 5:52 p.m.

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

RESOLUTION NO. 0717-2025

RESOLUTION TAKING ACTION ON STRUCTURES LOCATED AT 2717 OVERTON STREET AND 35 TENNESSEE.

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 2nd day of December, 2025.

On a motion of Mr. Fowler and seconded by Mr. Villard the public hearing was closed at 5:53 p.m.

RESOLUTION PUBLIC HEARING – COMMUNITY DEVELOPMENT

On a motion of Mr. Fowler and seconded by Mr. Villard the public hearing was opened at 5:55 p.m.

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

RESOLUTION NO. 0718-2025

RESOLUTION TAKING ACTION ON THE CONDEMNATION OF TWENTY-FIVE (25) STRUCTURES

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

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

NAYS: None.

ABSENT: None.

This resolution was thereupon declared adopted on this the 2nd day of December, 2025.

On a motion of Mr. Johnson and seconded by Mr. Fowler the public hearing was closed at 6:12 p.m.

RESOLUTIONS- ELECTIONS

Mr. Gist called for nominations for the election of the 2026 City Council President and Vice President.

Mr. Larvadain nominated Mr. Green for President of the Alexandria City Council.

Mr. Fowler nominated Ms. Perry for President of the Alexandria City Council.

RESOLUTION NO. 0719-2025

RESOLUTION ELECTING CYNTHIA PERRY PRESIDENT OF THE ALEXANDRIA CITY COUNCIL.

A vote was called for and resulted as follows:

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

NAYS: Larvadain, Green.

ABSENT: None.

This resolution was thereupon declared adopted on this the 2nd day of December, 2025.

Mr. Fowler nominated Mr. Johnson for Vice President of the Alexandria City Council.

Mr. Green nominated Mr. Larvadain for Vice President of the Alexandria City Council.

RESOLUTION ELECTING MALCOLM LARVADAIN VICE-PRESIDENT OF THE ALEXANDRIA CITY COUNCIL.

A vote was called for and resulted as follows:

YEAS: Green, Larvadain.

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

ABSENT: None.

This nomination failed.

Mr. Fowler nominated Mr. Johnson for Vice President of the Alexandria City Council.

RESOLUTION NO. 0720-2025

RESOLUTION ELECTING GARY JOHNSON VICE-PRESIDENT OF THE ALEXANDRIA CITY COUNCIL.

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

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

NAYS: Green.

ABSENT: None.

This resolution was thereupon declared adopted on this the 2nd day of December, 2025.

The President adjourned the meeting at 6:19 p.m.

/S/ Cynthia Perry
President

ATTEST:

/S/ Donna P. Jones
City Clerk

F. CONSENT CALENDAR

- 1) Introduction of an ordinance authorizing the mayor to accept the low bid submitted for Playground Improvements Project.



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: October 27, 2025

Title: Resolution Authorizing Advertisement for Bids for Playground Improvements Project

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.

Duplantis Design Group (Landscape Architect) has prepared Plans & Specification for Advertisement of Bids for Playground Improvements Project. The City Council is requested to authorize Advertisement of Bids for this project with bids to be received December 16, 2025 at 10:00am at the Council Chambers where they will be publicly opened and read aloud. The Architect's estimate for this project is \$2,347,067.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 442302

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:

FILED

OCT 28 2025

CLERK OF THE CITY COUNCIL

ALEXANDRIA PLAYGROUNDS (SUMMARY OF COSTS)

OPTION OF PROBABLE CONSTRUCTION COST				
BASE BID				
Item	OPC Estimate		Budget	Under / (Over)
Helen Black Park	\$ 298,695.00		\$ 272,727	\$ (25,968.00)
Charles Smith Park	\$ 295,441.00		\$ 397,980	\$ 102,539.00
Frank O. Hunter Park	\$ 297,200.00		\$ 361,652	\$ 64,451.50
Bringhurst City Park	\$ 660,729.00		\$ 449,307	\$ (211,422.00)
Cheatham Park	\$ 320,669.00		\$ 289,580	\$ (31,089.00)
Deborah Bowman Park	\$ 376,489.00		\$ 375,570	\$ (919.00)
				\$ -
BASE BID ITEMS	\$ 2,249,223.00		\$ 2,146,816	\$ (102,407.50)
ALTERNATES				
Item	OPC Estimate		Budget	Under / (Over)
ADD ALT #1: PIP @ Ex. Cheatham Playground	\$ 70,031.25		\$ -	\$ (70,031.25)
ADD ALT #2: Landscape @ Deborah Bowman	\$ 27,812.50		\$ -	\$ (27,812.50)
				\$ -
ALTERNATE BID ITEMS	\$ 97,843.75		\$ -	\$ (97,843.75)
TOTAL PROJECT COST \$ 2,347,067				
			BUDGET	\$ 2,146,816

HELEN BLACK PARK

OPINION OF PROBABLE CONSTRUCTION COST						
GENERAL REQUIREMENTS						
Item	Unit	Unit Cost				
Bonds & Insurance	%	2.50%				
General Contractor Management	%	2.00%				
Other General Requirements	%	2.50%				
GC Overhead & Profit Margin	%	10.00%				
Market Fluxuation	%	3.00%				
Contingencies [SD=15%, DD=10%, CD=3%]	%	5.00%				
		25%				
Sub-Total General Requirements						\$ -
B NEAR TERM PARK IMPROVEMENTS (1-5 YRS)						
Item	Unit	Unit Cost		Quantity	Item Budget	
Basketball Court Acrylic Surfacing	SY	\$ 25.00		393	\$ 9,825.00	
6' Chain Link Fence	LF	\$ 40.00		21	\$ 840.00	
Alpha Tower (East Circle) (5-12 yrs)	LS	\$ 109,000.00		1	\$ 109,000.00	
PIP (Playground Areas)	SF	\$ 44.00		1,433	\$ 63,047.28	
Single-Post Hypar Shade Sail	EA	\$ 9,085.00		1	\$ 9,085.00	
Concrete Header - 8-Inch	LF	\$ 30.00		103	\$ 3,090.00	
Concrete Pad / Sidewalk	SF	\$ 9.00		979	\$ 8,811.00	
Concrete ADA Curb Ramp	SF	\$ 12.00		41	\$ 492.00	
Shade Tree	EA	\$ 500.00		4	\$ 2,000.00	
Ornamental Tree	EA	\$ 250.00		3	\$ 750.00	
Sod	SF	\$ 0.50		1,200	\$ 600.00	
Hardwood Mulch	SF	\$ 5.00		300	\$ 1,500.00	
RB-28 6-FT Metal Bench w/ Back	VS	\$ 1,678.00		4	\$ 6,712.00	
FWF-565 6 FT Green Picnic Table	VS	\$ 3,600.00		3	\$ 10,800.00	
4-Inch Perforated Drainage Pipe	LF	\$ 15.00		141	\$ 2,115.00	
6-Inch Solid PVC Drainage Pipe	LF	\$ 25.00		96	\$ 2,400.00	
Flow-Well SW Leaching System	EA	\$ 750.00		1	\$ 750.00	
Bison Inc Ultimate Clear Basetball Goal	EA	\$ 4,850.00		1	\$ 4,850.00	
Bision Inc. Basketball Goal Padding	EA	\$ 317.00		1	\$ 317.00	
Asphalt Overlay on Bball Court	SY	\$ 25.00		393	\$ 9,825.00	
General Conditions	%	\$ 207,540.28		25%	\$ 51,885.07	
B Sub-Total Near Term						\$ 298,695.00
OPINION OF TOTAL PROJECT COST						\$ 298,695

CHARLES SMITH PARK

OPINION OF PROBABLE CONSTRUCTION COST					
GENERAL REQUIREMENTS					
Item	Unit	Unit Cost			
Bonds & Insurance	%	2.50%			
General Contractor Management	%	2.00%			
Other General Requirements	%	2.50%			
GC Overhead & Profit Margin	%	10.00%			
Market Fluxuation	%	3.00%			
Contingencies (SD=15%, DD=10%, CD=3%)	%	5.00%			
		25%			
Sub-Total General Requirements				\$	-
B NEAR TERM PARK IMPROVEMENTS (1-5 YRS)					
Item	Unit	Unit Cost	Quantity	Item Budget	
PIP Play Area Surfacing	SF	\$ 22.67	2,794	\$	63,353.78
4-in.Thick Concrete Sidewalk	SF	\$ 9.00	1,680	\$	15,120.00
LS Tree Tops (5-12 yrs)	LS	\$ 77,200.00	1	\$	77,200.00
LS Sprig (2-5 yrs)	LS	\$ 48,200.00	1	\$	48,200.00
Skyways Shade Structure	LS	\$ 9,085.00	1	\$	9,085.00
Sod	SF	\$ 0.50	8,226	\$	4,113.00
Shade Tree	EA	\$ 500.00	10	\$	5,000.00
Hardwood Mulch	SF	\$ 5.00	196		980
RB-28 6-FT Metal Bench w/ Back	VS	\$ 1,678.00	2	\$	3,356.00
6-Inch Solid PVC Drainage Pipe	LF	\$ 25.00	213	\$	5,325.00
4-Inch Perforated Drainage Pipe	LF	\$ 15.00	308	\$	4,620.00
		\$ -		\$	-
		\$ -		\$	-
General Conditions	%	\$ 236,352.78	25%	\$	59,088.20
				\$	-
B Sub-Total Near Term				\$	295,441.00
OPINION OF TOTAL PROJECT COST				\$	235,441

FRANK O. HUNTER PARK

OPINION OF PROBABLE CONSTRUCTION COST						
GENERAL REQUIREMENTS						
Item	Unit	Unit Cost				
Bonds & Insurance	%	2.50%				The General Requirements are added as a percentage of the actual construction cost to cover the general contractor's cost of executing the project's construction, the management of the project, and compliance with the specific project requirements.
General Contractor Management	%	2.00%				
Other General Requirements	%	2.50%				
GC Overhead & Profit Margin	%	10.00%				
Market Fluxuation	%	3.00%				
Contingencies (SD=15%, DD=10%, CD=3%)	%	5.00%				
		25%				
Sub-Total General Requirements					\$	-
B NEAR TERM PARK IMPROVEMENTS (1-5 YRS)						
Item	Unit	Unit Cost		Quantity	Item Budget	
4" Thick Concrete Sidewalk	SF	\$ 9.00		5,576	\$ 50,184.00	
PIP (Playground Areas)	SF	\$ 22.00		3,022	\$ 66,488.65	
RB-28 6-FT Metal Bench w/ Back	VS	\$ 1,678.00		6	\$ 10,068.00	
LS Smart Play: Billows (5-12 yrs)	LS	\$ 98,350.00		1	\$ 98,350.00	
LS Smart Play: Breeze (2-5 yrs)	LS	\$ 57,865.00		1	\$ 57,865.00	
Flow-Well SW Leaching System	EA	\$ 750.00		3	\$ 2,250.00	
4-Inch Perforated Drainage Pipe	LF	\$ 15.00		387	\$ 5,805.00	
6-Inch Solid PVC Drainage Pipe	LF	\$ 25.00		166	\$ 4,150.00	
Sod	SF	\$ 0.50		4,078	\$ 2,039.00	
Shade Tree	EA	\$ 500.00		10	\$ 5,000.00	
		Phase 1			\$ 297,200.00	
General Conditions	%	\$ 297,200.00		25%	\$ 74,300.00	
					\$ 74,300.00	
OPINION OF TOTAL PROJECT COST				\$	371,500	

BRINGHURST PARK

OPINION OF PROBABLE CONSTRUCTION COST					
GENERAL REQUIREMENTS					
Item	Unit	Unit Cost			
Bonds & Insurance	%	2.50%		The General Requirements are added as a percentage of the actual construction cost to cover the general contractor's cost of executing the project's construction, the management of the project, and compliance with the specific project requirements.	
General Contractor Management	%	2.00%			
Other General Requirements	%	2.50%			
GC Overhead & Profit Margin	%	10.00%			
Market Fluxuation	%	3.00%			
Contingencies [SD=15%, DD=10%, CD=3%]	%	5.00%			
		25%			
Sub-Total General Requirements				\$	-
A DEMOLITION / HSCW / HIGH PRIORITY					
Item	Unit	Unit Cost		Quantity	Item Budget
(None Required)					
A Sub-Total Demo / High Priority				\$	-
B NEAR TERM PARK IMPROVEMENTS (1.5 YRS)					
Item	Unit	Unit Cost		Quantity	Item Budget
PIP (Playgrounds)	SF	\$ 25.66		10,130	\$ 259,887.80
Welcome Sign	EA	\$ 675.00		1	\$ 675.00
Playground Edging	LF	\$ 30.00		-	\$ -
EWF Mulch Surfacing	SY	\$ 45.00		512	\$ 23,040.00
Relocate Swing Sets	EA	\$ 5,000.00		1	\$ 5,000.00
LS: Fortress Multi Climber	LS	\$ 74,450.00		1	\$ 74,450.00
LS: Fox Den Hang Outs	LS	\$ 29,575.00		1	\$ 29,575.00
WO: Touch N' Go Bollard	WO	\$ 3,000.00		1	\$ 3,000.00
WO: Little Sqwerts Elephant	WO	\$ 3,500.00		1	\$ 3,500.00
WO: Big Sqwerts Zebra	WO	\$ 3,500.00		1	\$ 3,500.00
Slip Resistant Splash Pad Surfacing		\$ 30.00		2,441	\$ 73,230.00
Splash Pad Maintenance Upgrade	SF	\$ 10.00		2,620	\$ 26,200.00
Sod	SF	\$ 0.50		510	\$ 255.00
Clean-out / Manhole		\$ 250.00		1	\$ 250.00
4-Inch Perforated Drainage Pipe	LF	\$ 15.00		1,003	\$ 15,045.00
6-Inch Solid PVC Drainage Pipe	LF	\$ 25.00		425	\$ 10,625.00
Drainage Outfall Rip Rap	SF	\$ 350.00		1	\$ 350.00
General Conditions	%	\$ 528,582.80		25%	\$ 132,145.70
B Sub-Total Near Term				\$	660,729.00
OPINION OF TOTAL PROJECT COST				\$	660,729

CHEATHAM PARK

OPINION OF PROBABLE CONSTRUCTION COST					
GENERAL REQUIREMENTS					
Item	Unit	Unit Cost			
Bonds & Insurance	%	2.50%		The General Requirements are added as a percentage of the actual construction cost to cover the general contractor's cost of executing the project's construction, the management of the project, and compliance with the specific project requirements.	
General Contractor Management	%	2.00%			
Other General Requirements	%	2.50%			
GC Overhead & Profit Margin	%	10.00%			
Market Fluxuation	%	3.00%			
Contingencies (SD=15%, DD=10%, CD=3%)	%	5.00%			
General Conditions		25%			
Sub-Total General Requirements				\$	-
B NEAR TERM PARK IMPROVEMENTS (1-5 YRS.)					
Item	Unit	Unit Cost	Quantity	Item Budget	
Existing Playground PIP	SF		1,245	\$	
Soli Infill 2 Play Areas	CY	\$ 25.00	-	\$ -	
Splash Pad Maintenance Upgrade	SF	\$ 5.00	707	\$ 3,535.00	
PIP (Playground Areas)	SF	\$ 35.85	1,745	\$ 62,558.96	
4". EWF Mulch Surfacing @ Ex. Swings	SY	\$ 45.00	-	\$ -	
Slip Resistant Splash Pad Surfacing		\$ 30.00	707	\$ 21,210.00	
Small Vertical Nozzle (splash pad)	EA	\$ 3,500.00	2	\$ 7,000.00	
Bollard Activator Switch (splash pad)	EA	\$ 3,000.00	1	\$ 3,000.00	
Alpha Climbing Tower + Slides (5-12 yrs)	EA	\$ 110,700.00	1	\$ 110,700.00	
4" Thick Concrete Sidewalk	SF	\$ 9.00	3,440	\$ 30,960.00	
RB-28 6-FT Metal Bench w/ Back	VS	\$ 1,678.00	2	\$ 3,356.00	
Sidewalk Flume	EA	\$ 450.00	1	\$ 450.00	
4-Inch Perforated Drainage Pipe	LF	\$ 15.00	413	\$ 6,195.00	
6-Inch Solid PVC Drainage Pipe	LF	\$ 25.00	139	\$ 3,475.00	
Flow-Well SW Leaching System	EA	\$ 750.00	2	\$ 1,500.00	
Re-route Swale around playground	LF	\$ 15.00	173	\$ 2,595.00	
		\$ -	-	\$ -	
		\$ -	-	\$ -	
General Conditions	%	\$ 256,534.96	25%	\$ 64,133.74	
B Sub-Total Near Term				\$	320,669.00
OPINION OF TOTAL PROJECT COST				\$	320,669

DEBORAH BOWMAN PARK

OPINION OF PROBABLE CONSTRUCTION COST					
GENERAL REQUIREMENTS					
Item	Unit	Unit Cost			
Bonds & Insurance	%	2.50%			The General Requirements are added as a percentage of the actual construction cost to cover the general contractor's cost of executing the project's construction, the management of the project, and compliance with the specific project requirements.
General Contractor Management	%	2.00%			
Other General Requirements	%	2.50%			
GC Overhead & Profit Margin	%	10.00%			
Market Fluxuation	%	3.00%			
Contingencies [SD=15%, DD=10%, CD=3%]	%	5.00%			
		25%			
Sub-Total General Requirements				\$	-
B NEAR TERM PARK IMPROVEMENTS (1-5 YRS)					
Item	Unit	Unit Cost	Quantity	Item Budget	
4-in. Thick Concrete Sidewalk	LF	\$ 9.00	8,002	\$	72,018.00
Standard Asphalt Overlay of Ex. Parking Lot	SY	\$ 3.40	795	\$	2,703.00
6' Wood Board Privacy Fence	LF	\$ 35.00	441	\$	15,435.00
6" Chainlink Fence with 14' Gate Opening	LF	\$ 20.00	50	\$	1,000.00
RB-28 6-FT Metal Bench w/ Back	VS	\$ 1,678.00	10	\$	16,780.00
RB-36 Metal Litter Receptacle	VA	\$ 1,353.00	5	\$	6,765.00
Drinking Fountain with Bottle Filler	EA	\$ 6,500.00	1	\$	6,500.00
Bison Inc. Basketball Goal, Ultimate Clear	EA	\$ 4,850.00	1	\$	4,850.00
Bision Inc. Basketball Goal Padding	EA	\$ 317.00	1	\$	317.00
6-Inch Solid PVC Drainage Pipe	LF	\$ 25.00	114	\$	2,850.00
4-Inch Perforated Drainage Pipe	LF	\$ 15.00	304	\$	4,560.00
Drainage Outfall Rip Rap	SF	\$ 25.00	27	\$	675.00
PIP Play Area Surfacing	SF	\$ 21.90	2,221	\$	48,645.68
LS - Sprig	LS	\$ 48,915.00	1	\$	48,915.00
LS-Oodle Swing	LS	\$ 10,450.00	1	\$	10,450.00
LS-Topsyturny Spinner	LS	\$ 9,400.00	1	\$	9,400.00
LS-We-Saw	LS	\$ 20,185.00	1	\$	20,185.00
Welcome Sign	EA	\$ 675.00	1	\$	675.00
Perennial - 1 gal.	EA		266	\$	
Shrub / Ornamental Grass - 3 gal.	EA		124	\$	
Sod	SF	\$ 0.50	8,399	\$	4,199.50
Large / Shade Tree	EA	\$ 500.00	19	\$	9,500.00
Basketball Court Acrylic Surfacing	SY	\$ 25.00	520	\$	13,000.00
Asphalt Slurry	SY	\$ 3.40	520	\$	1,768.00
General Conditions	%	\$ 301,191.18	25%	\$	75,297.79
B Sub-Total Near Term				\$	376,489.00
OPINION OF TOTAL PROJECT COST				\$	376,489

DEBORAH BOWMAN PARK

UNION OF PROBABLE CONSTRUCTION COST						
GENERAL REQUIREMENTS						
Item	Unit	Unit Cost				
Bonds & Insurance	%	2.50%				The General Requirements are added as a percentage of the actual construction cost to cover the general contractor's cost of executing the project's construction, the management of the project, and compliance with the specific project requirements.
General Contractor Management	%	2.00%				
Other General Requirements	%	2.50%				
GC Overhead & Profit Margin	%	10.00%				
Market Fluxuation	%	3.00%				
Contingencies (SD=15%, DD=10%, CD=3%)	%	5.00%				
		25%				
Sub-Total General Requirements					\$	-
ADD ALTERNATE BID ITEMS						
Item	Unit	Unit Cost		Quantity	Item Budget	
Cheatham Park PIP @ Existing Playground	SF	\$ 45.00		1,245	\$ 56,025.00	
General Conditions	%	\$ 56,025.00		25%	\$ 14,006.25	
ADD ALTERNATE #1					\$	70,031.25
Deborah Bowman Perennial - 1 gal.	EA	\$ 15.00		266	\$ 3,990.00	
Deborah B Shrub / Ornamental Grass - 3 gal.	EA	\$ 35.00		124	\$ 4,340.00	
Deborah Bownam Hardwood Mulch	SF	\$ 5.00		476	\$ 2,380.00	
Deborah Bowman Bed Mix	SF	\$ 5.00		2,308	\$ 11,540.00	
General Conditions	%	\$ 22,250.00		25%	\$ 5,562.50	
ADD ALTERNATE #2					\$	-
					\$	27,812.50
					\$	-
					\$	-
					\$	-
					\$	-
TOTAL ADD ALTERNATES					\$	195,688

City of Alexandria

Park Improvements Executive Summary

Acknowledgements

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City Staff

Tonya Corley	Deputy Chief of Staff and Community Services Director
Darren Green	Landscape Architect
Alanna Mire	Assistant City Administrator/Compliance Manager

Project Team

Chad Barnes	Vice President of Landscape Architecture
Michael Petty	Landscape Architecture Lead
Amelia Rusbar	Senior Project Manager
Mark Gauthier	Senior Project Manager
Tyler Olinde	Landscape Architecture Innovation Specialist
Katherine Hightower	Assistant Project Manager
Addie Bagot	Landscape Designer
Andrew Neale	Junior Engineer Intern

October 2025

DDC

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01

Helen Black Park

1. Picnic Area

Adjacent to the main building, this new picnic area will provide a place for families and friends to enjoy a meal or a picnic.

2. Play/Ground Area

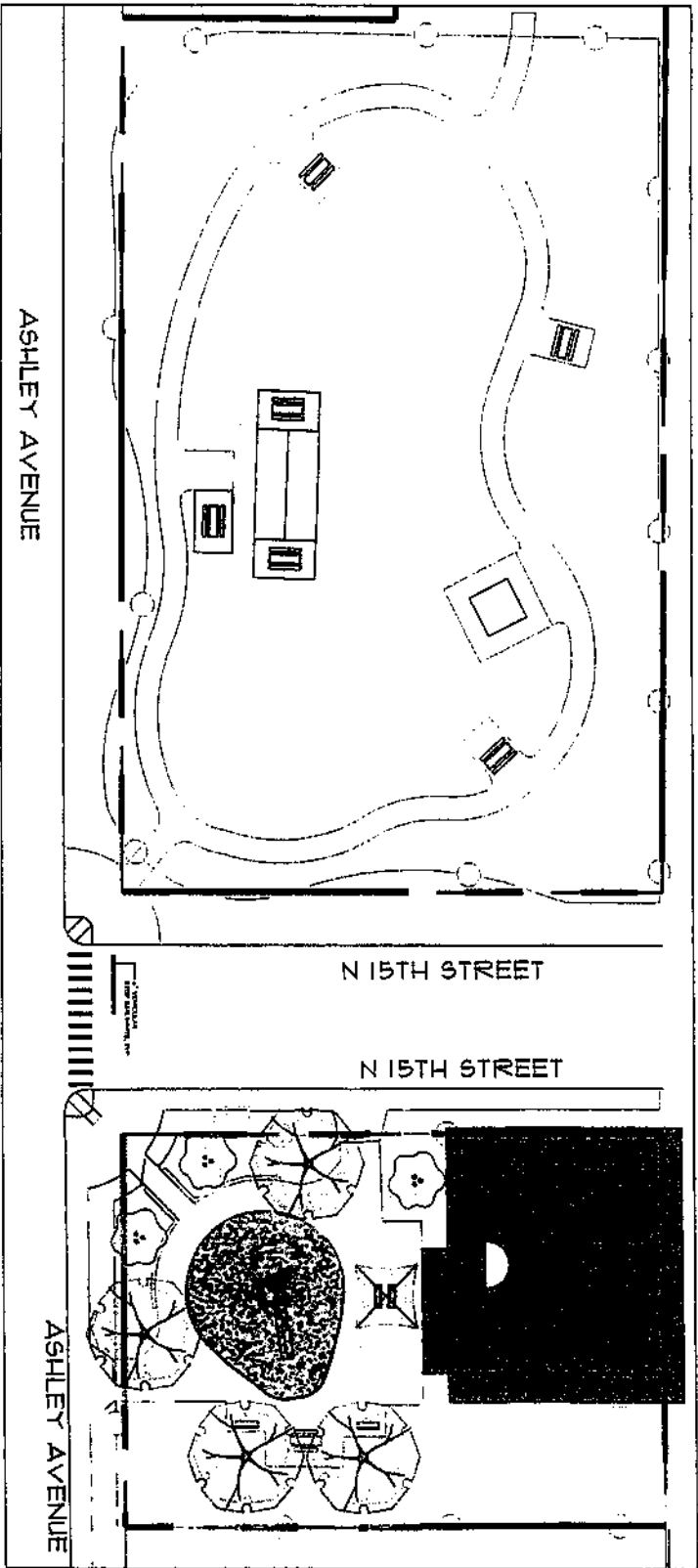
Adjacent to the picnic area, this new play area will provide a place for children to play and enjoy. The area will be designed to be safe and fun, with a variety of play equipment.

3. Landscaping

Landscaping will be done throughout the park, including the picnic area, play area, and the main building area. This will help to create a beautiful and inviting environment.

4. Sports Field

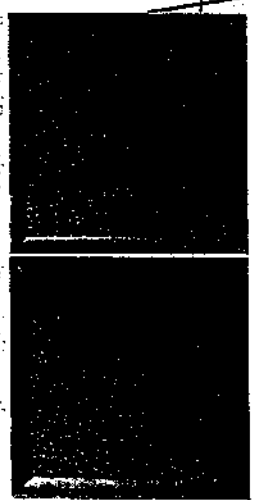
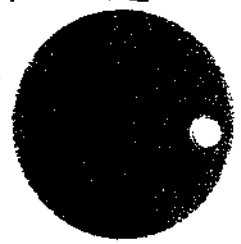
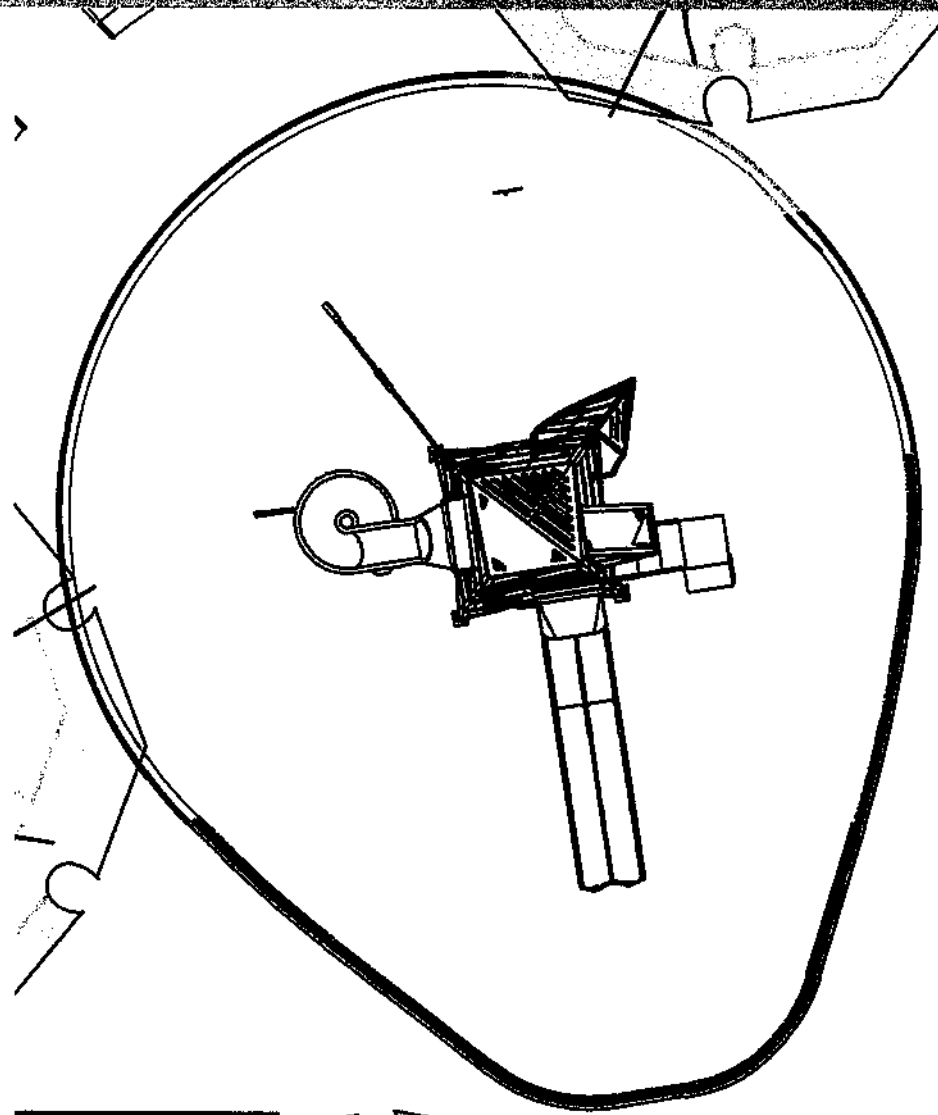
A new sports field will be added to the park, providing a place for children to play sports and enjoy the outdoors. The field will be designed to be safe and fun, with a variety of sports equipment.



Scale 1" = 20'

SITE PLAN + IMPROVEMENTS

Helen Black
Park



⑦

PLAY LAYOUT + FINISHES

02

Charles Smith Park

1 Seating Area

A new seating area with a shade structure/landscape structure will be located between the main and south side.

2 Playground Area

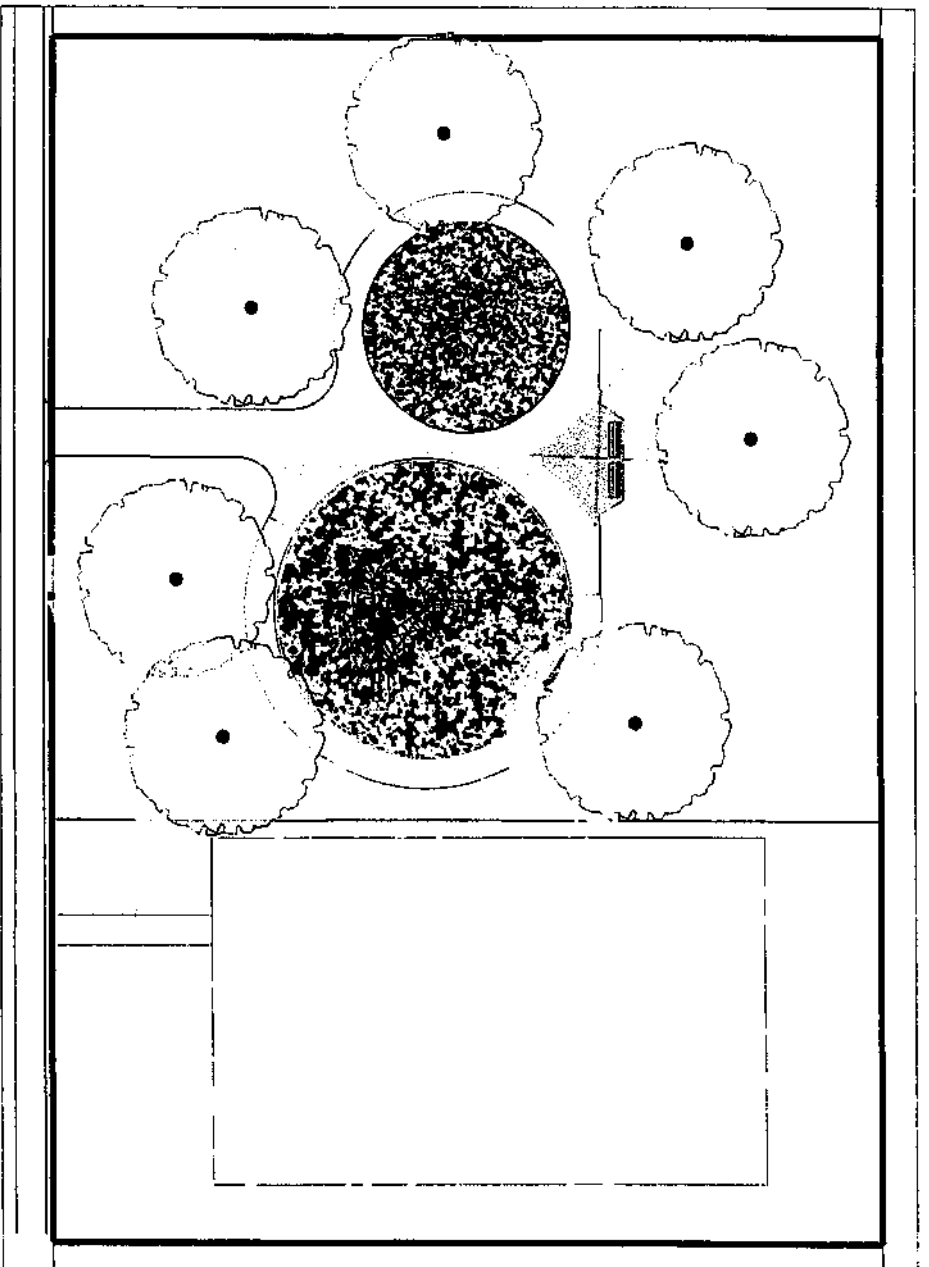
The playground area will be a new addition to the park. It will be located between the main and south side. It will be a new addition to the park.

3 Landscaping

The landscaping area will be a new addition to the park. It will be located between the main and south side. It will be a new addition to the park.

4 Improved Access

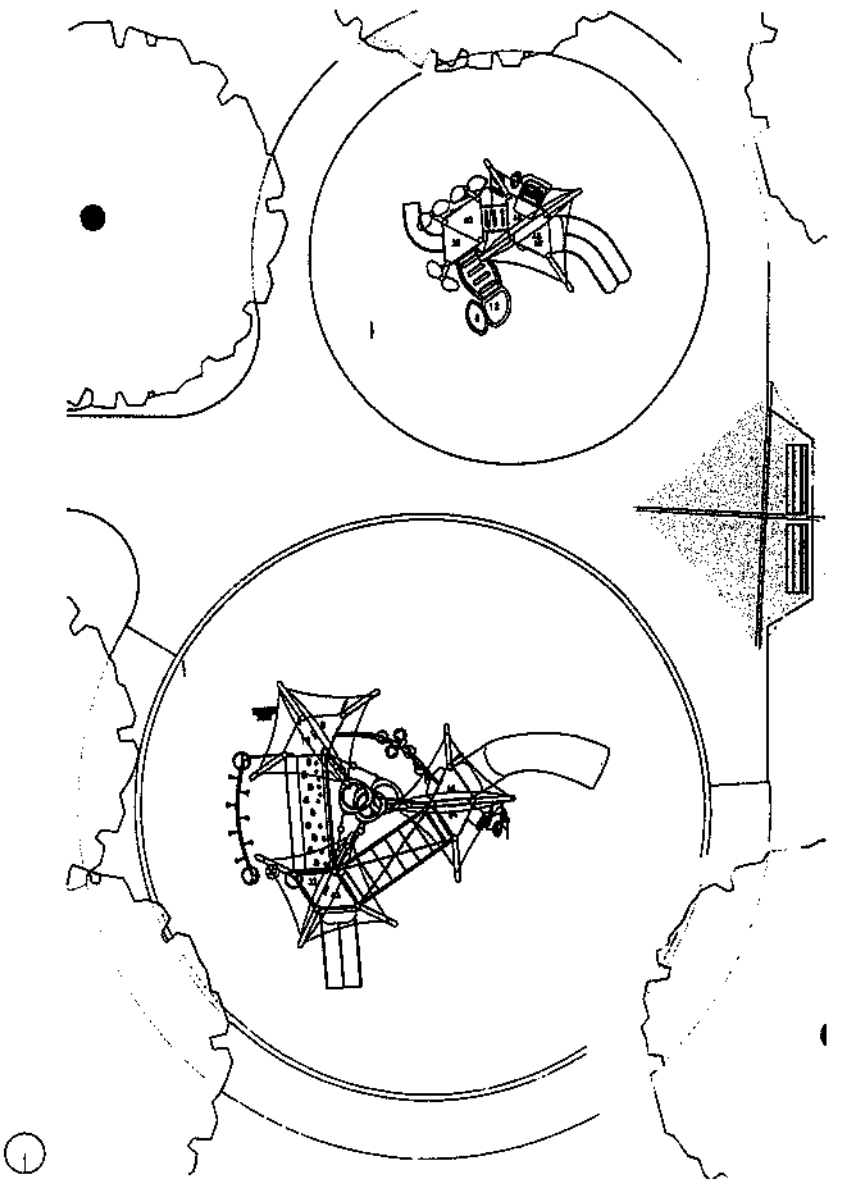
The improved access area will be a new addition to the park. It will be located between the main and south side. It will be a new addition to the park.



Scale 1" = 20'

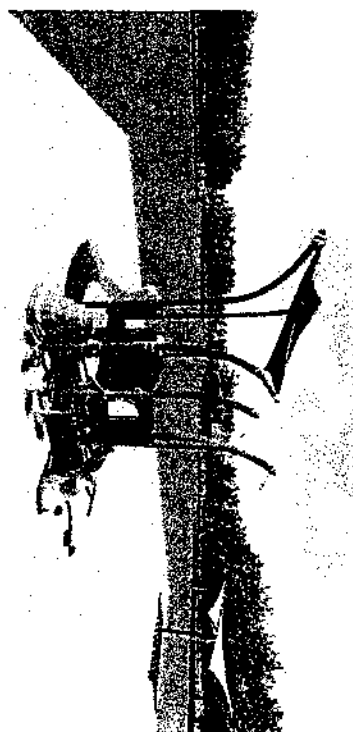
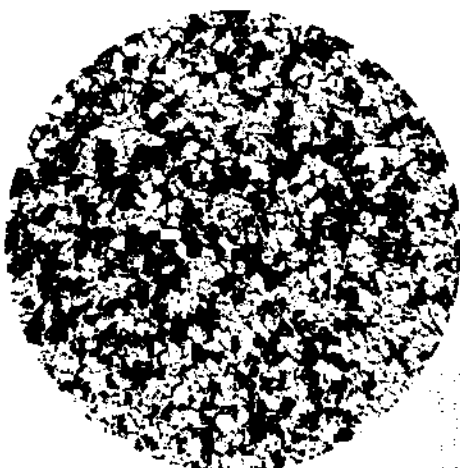
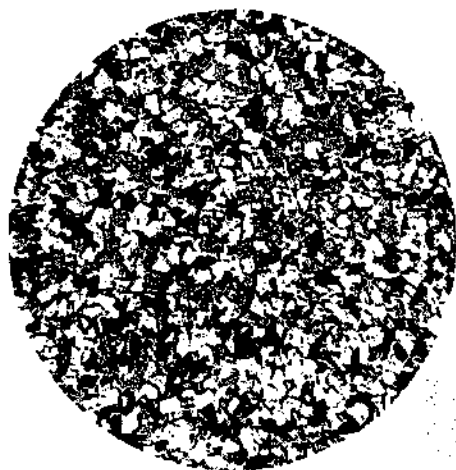
SITE PLAN + IMPROVEMENTS

Charles Smith
Park



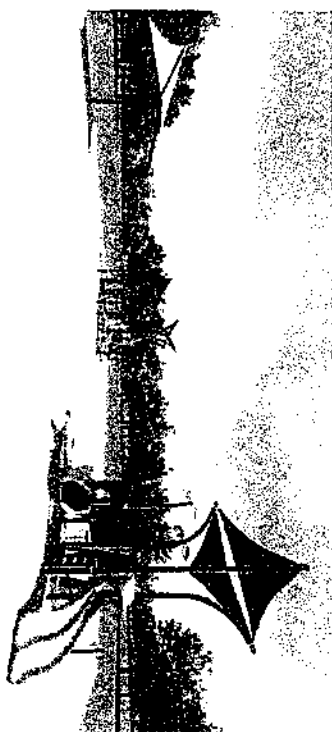
PLAY LAYOUT + FINISHES

Charles Smith
Park



Model No. CP021770
Color As Shown

Model No. 267726
Household Finish Acorn
Fabric Green in FR



Model No. CP017776
Color As Shown

Hanko Hunter Park

1 Seating Area

The seating area will provide a place for visitors to sit and enjoy the park grounds. It will be located near the playground and picnic area.

2 Playground Area

The playground area will provide a place for children to play and enjoy the park grounds. It will be located near the seating area and picnic area.

3 Landscaping

The landscaping will provide a place for visitors to enjoy the park grounds. It will be located near the seating area and picnic area.

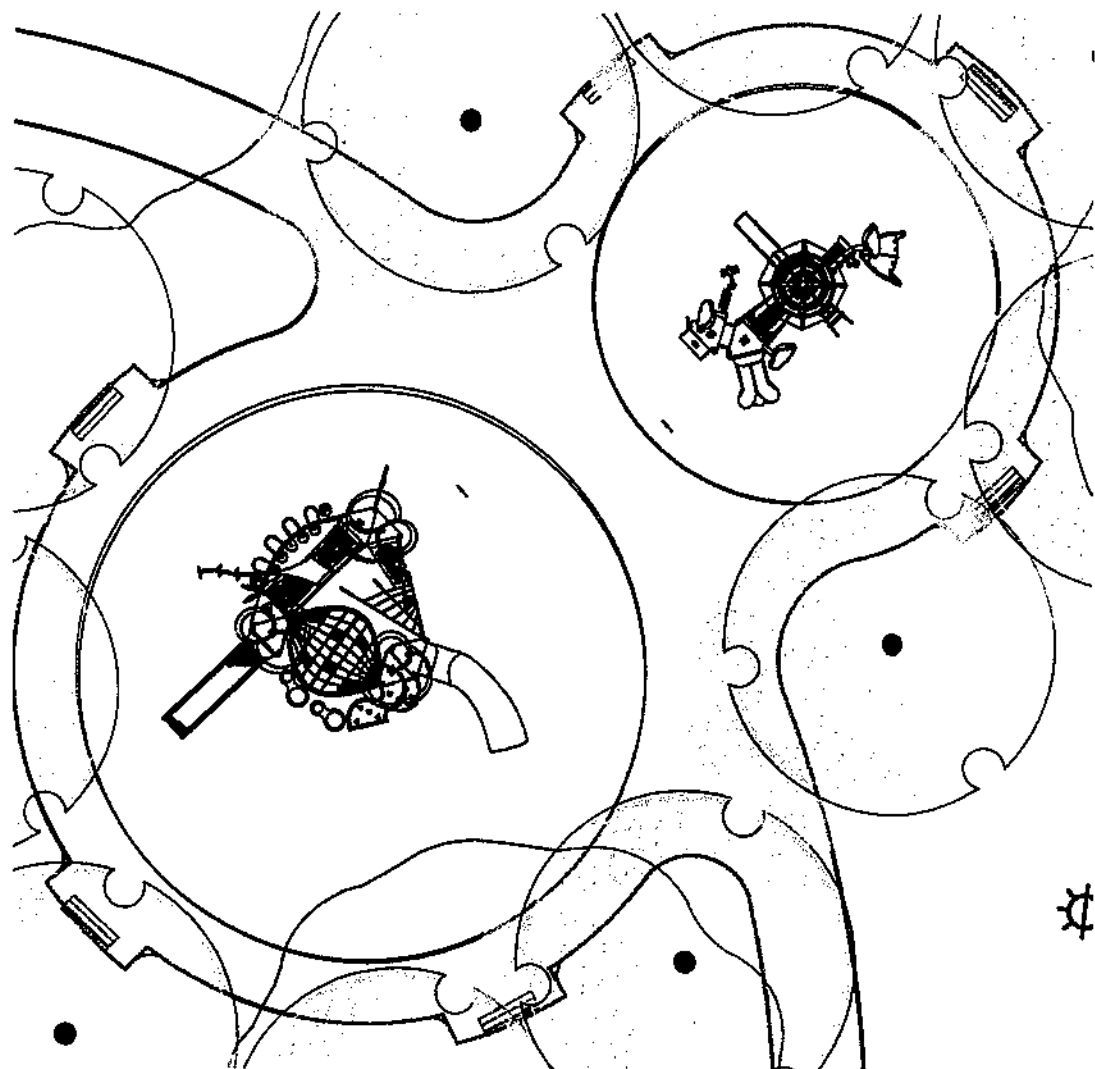
4 Improved ADA Access

The improved ADA access will provide a place for visitors to enjoy the park grounds. It will be located near the seating area and picnic area.



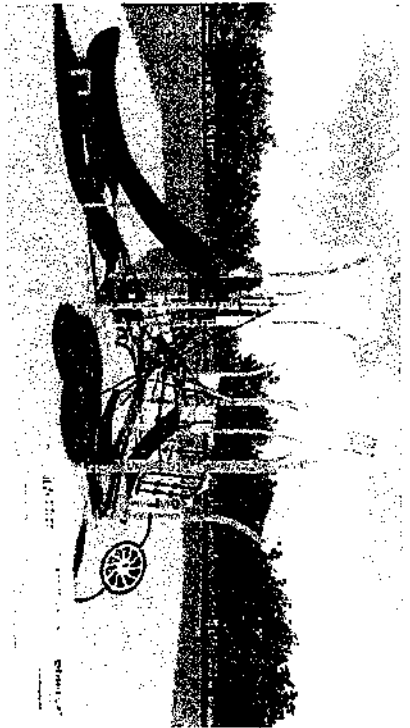
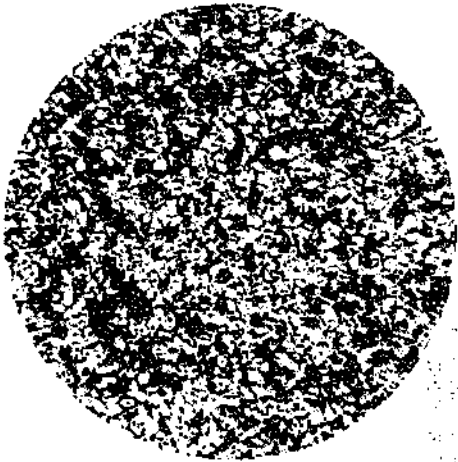
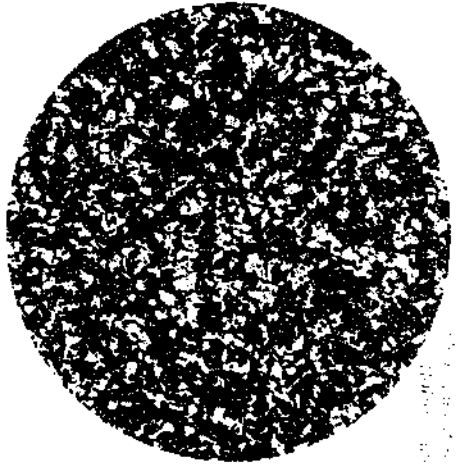
Scale 1" = 50'

SITE PLAN + IMPROVEMENTS

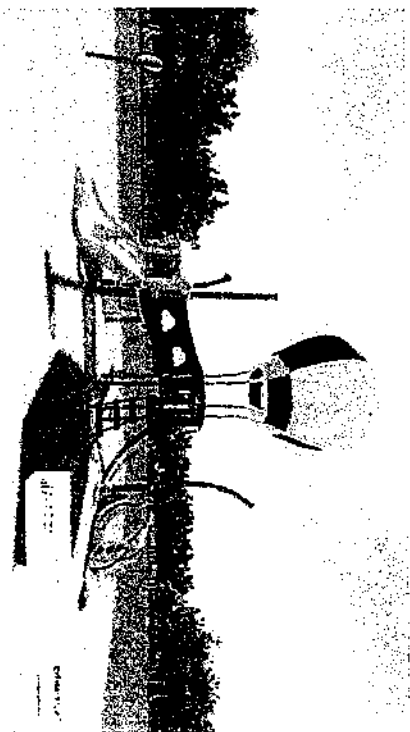


PLAYLAYOUT + FINISHES

Frank O. Hunter
Park



Model No. 3311/2
Color As Shown (HOL Imp. (Heger, or Brown)



Model No. CP021022
Color As Shown (HOL Imp. Green, or Brown)
COLOR PALETTE

1. Geocached Swings

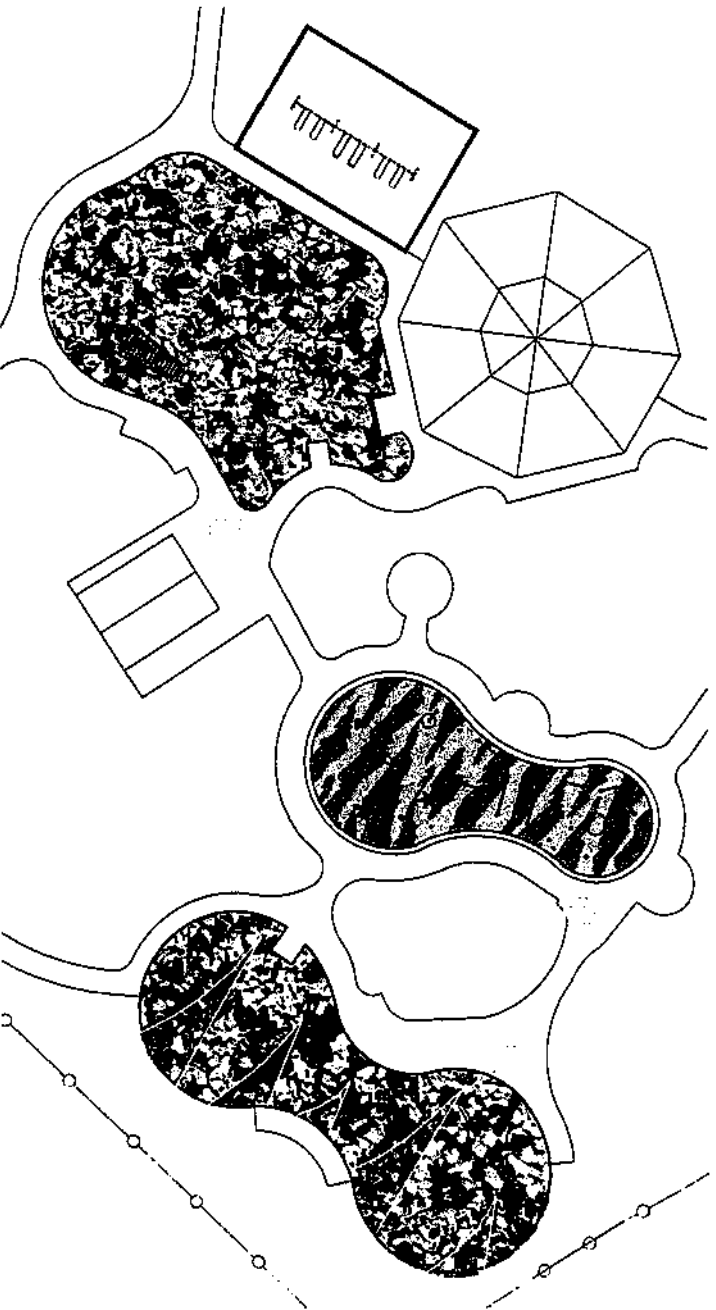
Placing swings and equipment in a new, updated location to provide opportunities for play and recreation.

2. Playground Area

This section contains a new play structure and equipment, including a new play structure, a new play structure, and a new play structure.

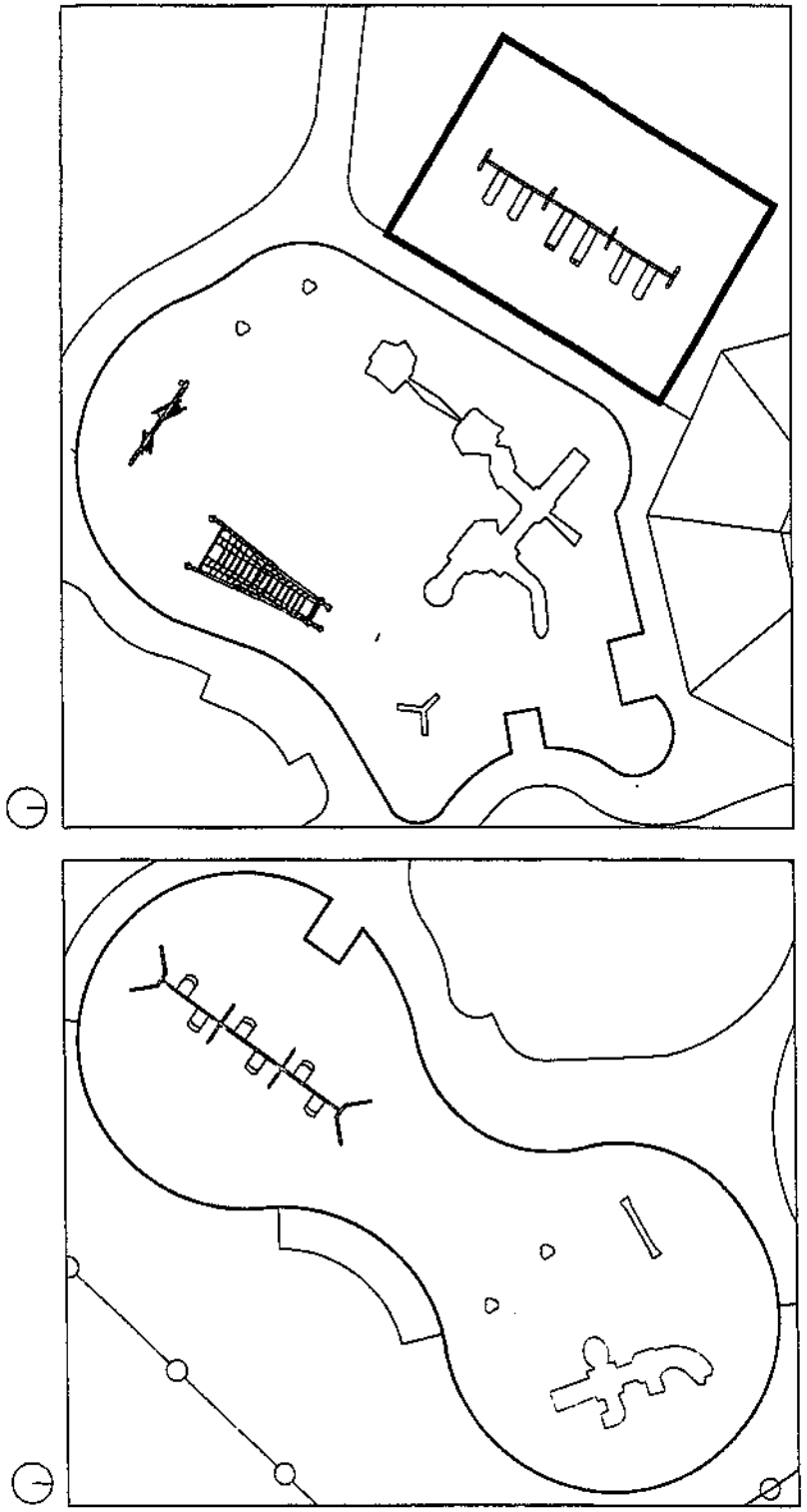
3. Updated Splash Zone

The splash zone has been updated with new equipment and features, including a new play structure, a new play structure, and a new play structure.



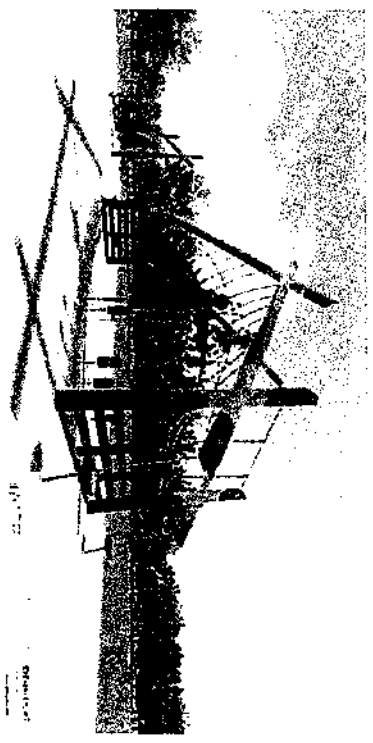
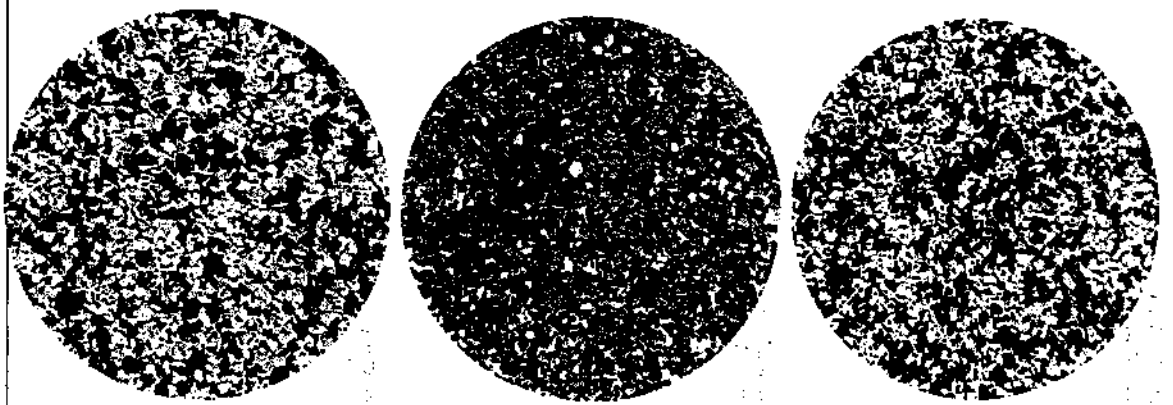
1" = 30'

SITE PLAN + IMPROVEMENTS

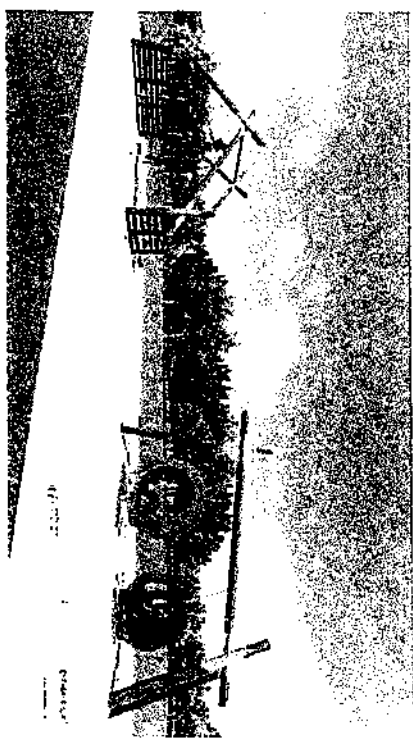


PLAY LAYOUT + FINISHES

Birchhurst City
Park



Model No. 3074121
Color As Shown



Model No. 3074121
Color As Shown

COLOR PALETTE

1 Landscaping - Seating

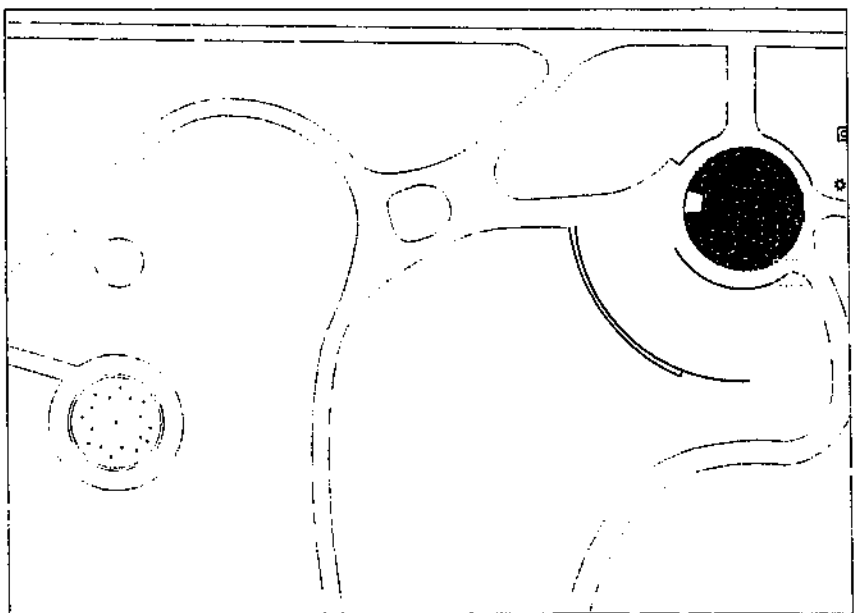
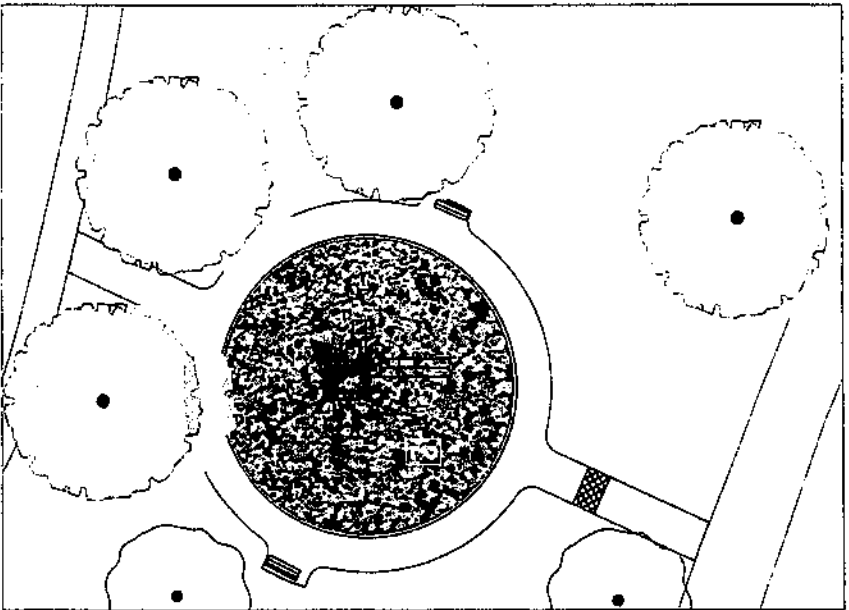
Benches will be added to allow for resting after play. New landscaping will provide shade and contribute to the overall aesthetic appeal and beauty of the park.

2 Playground Area

The current rubber mulch will be replaced with a new rubber mulch. The playground equipment will be replaced with new equipment. The entire area will be enclosed by a fence.

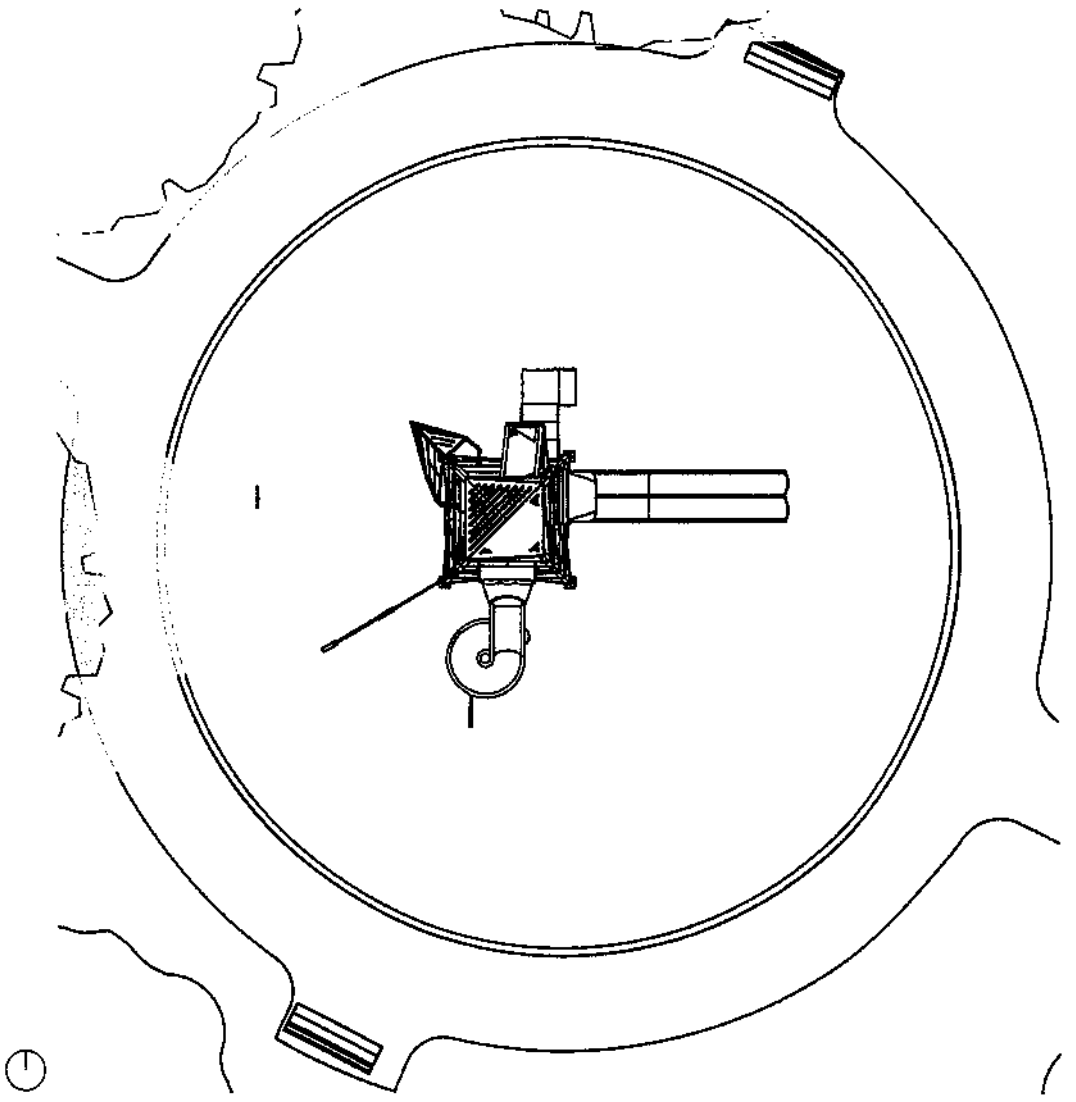
3 Watered Splash Zone

A new splash zone will be added to the park. It will be a large area of water with various water features. The area will be surrounded by a fence.



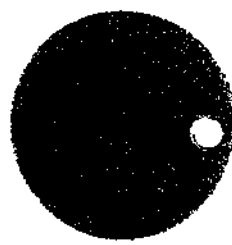
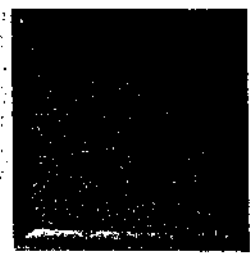
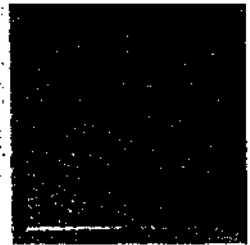
SITE PLAN + IMPROVEMENTS

Gresham
Park

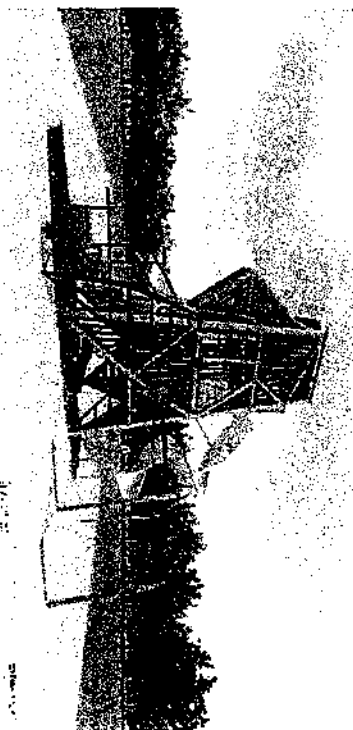
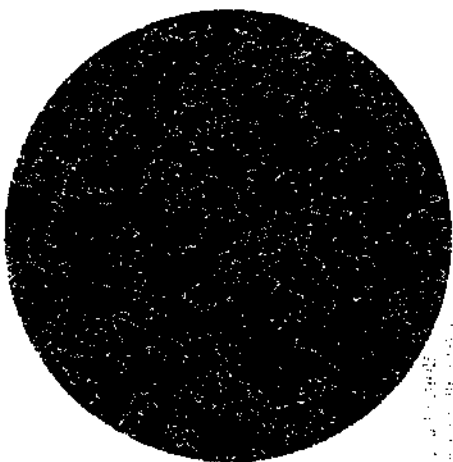


①

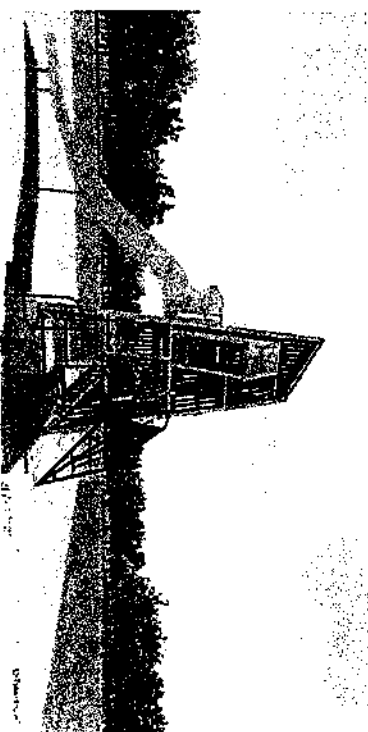
PLAY LAYOUT + FINISHES



Cheatham Park



Model No. 226231
Frostshield Finish Cool Silver Marble & Carbon
Polyethylene Granite
Recycled Premium Blue - Black Red



Model No. 226231
Frostshield Finish Cool Silver Marble & Carbon
Polyethylene Granite
Recycled Premium Blue - Black Red

COLOR PALETTE

06

Deborah Bowman Park

1 Sports Area

Recreation and fitness area consisting of a multi-use trail, walking, and jogging paths. The area will be landscaped with trees and shrubs. The area will be located adjacent to the existing parking lot.

2 Playground Area

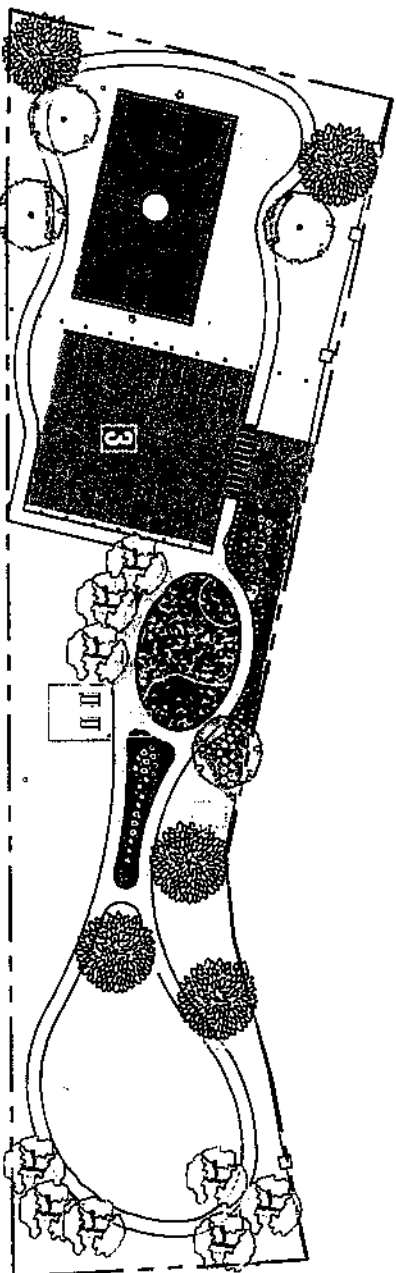
A new swing set and play structure will be installed in the existing playground area. The area will be landscaped with trees and shrubs. The area will be located adjacent to the existing parking lot.

3 Undeveloped parking - Access

The existing parking lot will be repaved with asphalt. The area will be landscaped with trees and shrubs. The area will be located adjacent to the existing parking lot.

4 Landscape

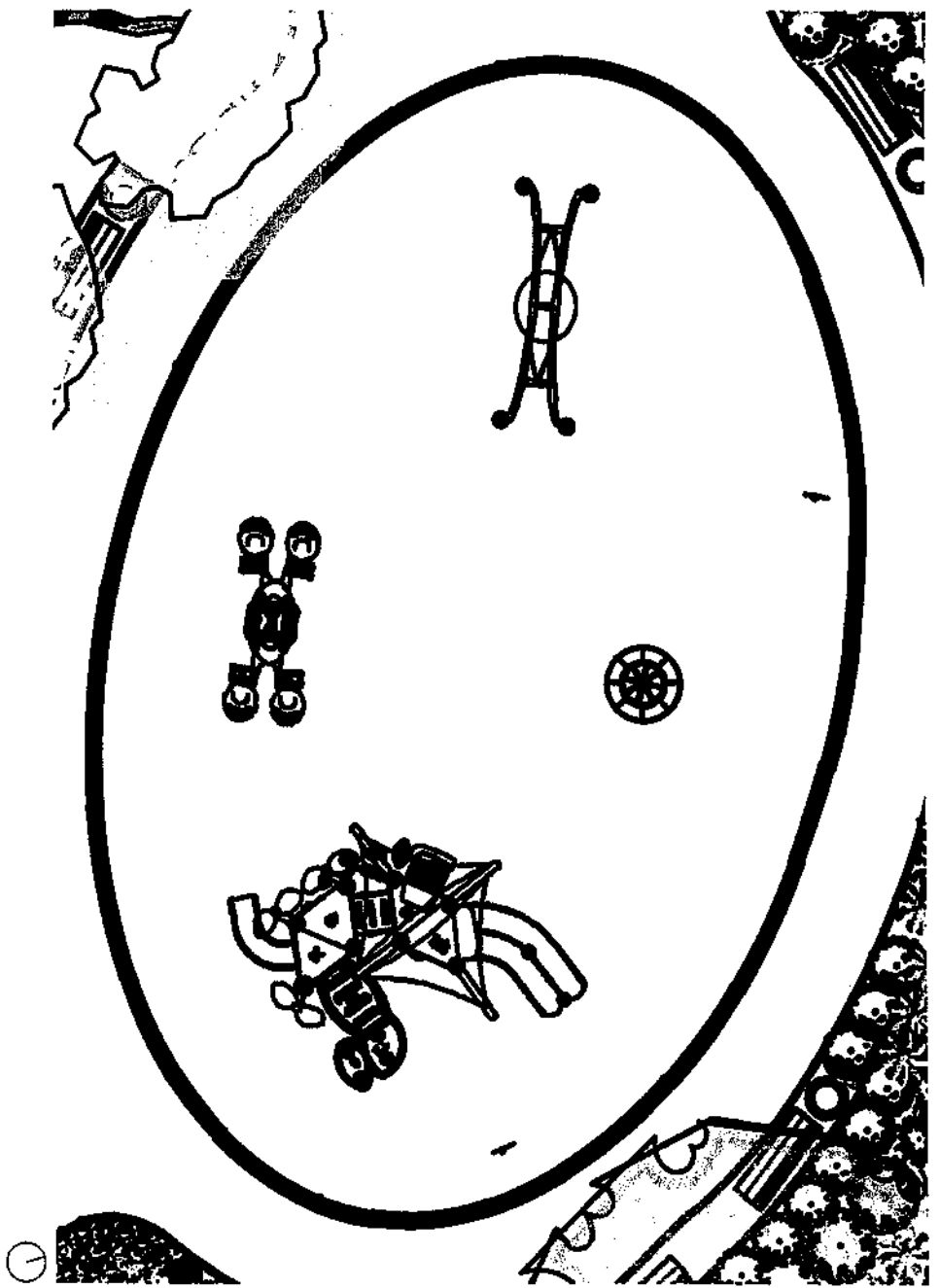
The area will be landscaped with trees and shrubs. The area will be located adjacent to the existing parking lot.



1" = 50'

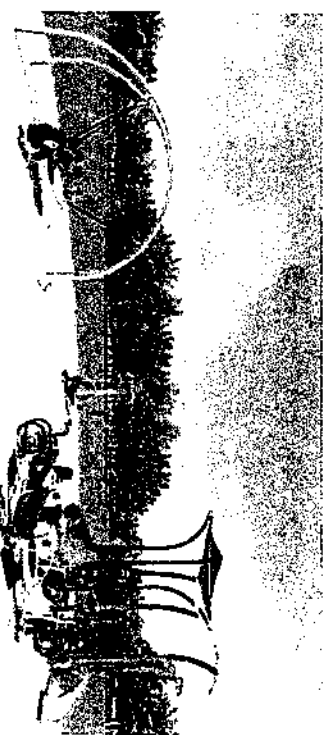
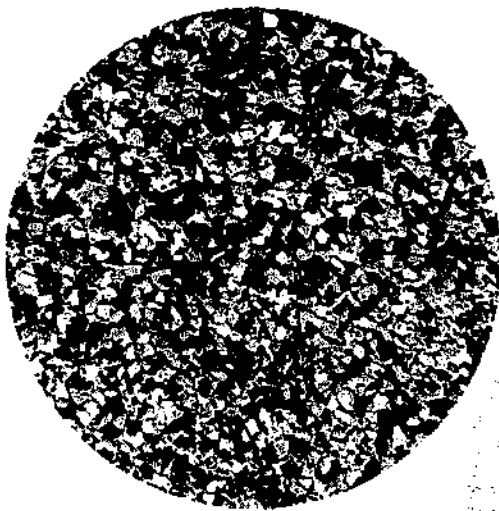
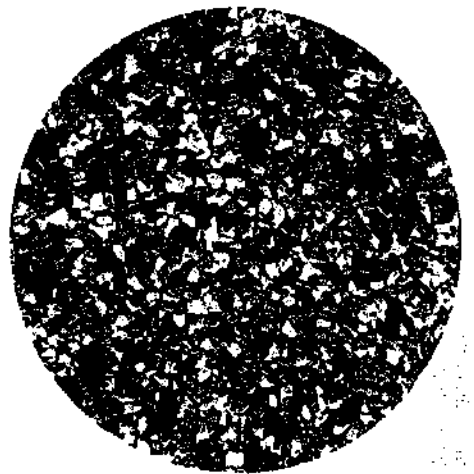
SITE PLAN + IMPROVEMENTS

Deborah
Bowman Park



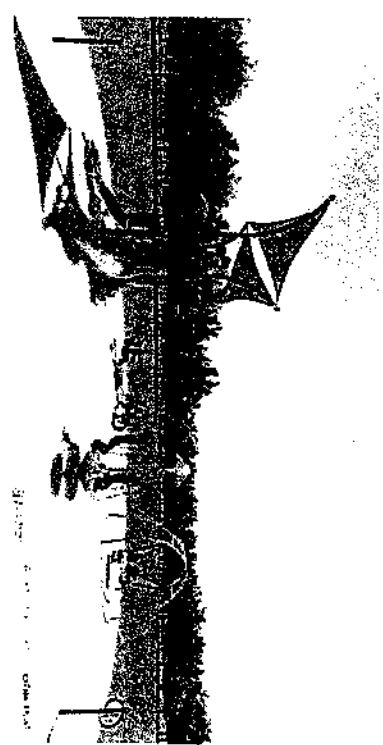
PLAY LAYOUT + FINISHES

Deborah
Bowman Park



Model No. 173502
Color: As Shown

Model No. 185780
Color: As Shown



Model No. C7021770
Color: As Shown

Model No. 205800
Color: As Shown

COLOR PALETTE

RESOLUTION NO.

**RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR
PLAYGROUND IMPROVEMENTS PROJECT.**

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 Playground Improvements Project.

BE IT FURTHER RESOLVED, etc., that the City Clerk proceed with the advertisement according to law, with bids to be opened on December 16, 2025.

PASSED AND ADOPTED at Alexandria, Louisiana, this 4th day of November, 2025.

/s/ Donna P. Jones, MMC
City Clerk

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 16th day of December 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:

ALEXANDRIA PARKS PLAYGROUND IMPROVEMENTS

Complete Bidding Documents for this project are available in electronic format and may be obtained from:

Central Bidding
www.centrauctionhouse.com

Or alternatively, without charge and without deposit, by written request only, to include the General Contractor license information, from:

DDG
3960 Burbank Drive
Baton Rouge, LA 70808
khightower@ddgpc.com

No printed copies will be provided by DDG. Plan holders are responsible for their own reproduction costs.

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.centrauctionhouse.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 one of the sources listed above.

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 "Building Construction". **Contractor's license number must appear on the face of the sealed envelope containing the bid.** Project work shall consist of the following major items – Concrete Paving, Acrylic Sports surfacing and colors, Pour-In-Place Safety surfacing and colors, Grading and Drainage, Playground Equipment, Seating, Fencing, Landscaping, etc. The contract duration shall be **One-Hundred-Eighty (180)** working days. The engineer's estimated cost of construction is \$2,347,067.00

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 ATTESTATION (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
October 29, 2025

Please Publish, *November 7, 14, and 21, 2025*

RESOLUTION NO. 0712-2025

**RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR
PLAYGROUND IMPROVEMENTS PROJECT.**

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 Playground Improvements Project.

BE IT FURTHER RESOLVED, etc., that the City Clerk proceed with the advertisement according to law, with bids to be opened on December 16, 2025.

PASSED AND ADOPTED at Alexandria, Louisiana, this 4th day of November, 2025.

/s/ Donna P. Jones, MMC
City Clerk

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR PLAYGROUND IMPROVEMENTS PROJECT 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 playground improvements project.

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 16th day of December, 2025.

NOTICE PUBLISHED on the 19th day of December, 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 _____ 2026 and final publication was made in the Alexandria Daily Town Talk on the _____ day of January, 2026.

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

- 2) Introduction of an ordinance authorizing the mayor to accept the low bid submitted for Jackson Street Gas Main Replacement for the Gas 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: Utility Division/Gas Department

Date: 09/10/2025

Title: Jackson Street Gas Main Replacement

Explanation of Proposal:

Additional Information Attached ☐

We request permission to advertise for the Jackson Street Gas Main Replacement for the Gas Department. This project will replace an existing 4" steel gas main along Jackson Street from McNutt Drive to Peterman Drive with a new 4" PE gas main. Bid prices shall be for the replacement of the new 4" gas main.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 411-782203-707000

Expense Amount: \$ 504,742.40

Account Line Item: Jackson Street Gas Replacement

Remaining Amount: \$ 461,582.40

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 14 2025

OFFICE OF THE CITY CLERK

ADVERTISEMENT FOR BID

CITY OF ALEXANDRIA, LOUISIANA
PURCHASING DEPARTMENT

Jackson Street Gas Main Replacement

Separate sealed bids for, **Jackson Street Gas Main Replacement**, 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.

Hard copies of the complete bid packet, specifications and construction plans may be obtained at the office of Monceaux-Buller and Associates, LLC, 610 Desoto Street, Alexandria, LA 71301 or digital copies can be requested from David Melancon by email at david@monceauxbuller.com.

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 and emailed to the attention of David Melancon, by email at david@monceauxbuller.com and must be received by 4:00 PM CST, Thursday, October 29, 2025. A Pre-Bid Meeting will be held on October 14, 2025 at 10:00 am the offices of MONCEAUX – BULLER and ASSOCIATES, LLC, 610 Desoto Street, Alexandria, LA. 71301.

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. 0697-2025

RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR JACKSON STREET GAS MAIN REPLACEMENT FOR THE GAS 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 Jackson Street Gas Main Replacement for the Gas 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 JACKSON STREET GAS MAIN REPLACEMENT FOR THE GAS DEPARTMENT AND OTHER MATTERS WITH RESPECT THERETO.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the mayor to accept the low bid submitted for Jackson Street Gas Main Replacement for the Gas 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 16th day of December, 2025.

NOTICE PUBLISHED on the 19th day of December, 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 _____ 2026 and final publication was made in the Alexandria Daily Town Talk on the _____ day of January, 2026.

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

- 3) Introduction of an ordinance authorizing the mayor to execute a contract for qualified electric line worker services.



AGENDA ITEM FACT SHEET

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

Division/Department: Finance / Purchasing

Date: December 2, 2025

Title: Ordinance Authorizing Mayor to Execute a Contract for Qualified Electric Lineworker Service

Explanation of Proposal:

Additional Information Attached ☒

On Monday, December 1, 2025, one (1) quote was opened and read aloud for Qualified Electric Lineworker Services for the Electric Distribution Department offering the lowest price for Straight and Overtime rates per hour. It is our recommendation to award Sol Powerlines, LLC, responsible bidder, at rates as proposed.

Quoted prices shall be held firm for twelve (12) months from quote 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.

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT FOR QUALIFIED ELECTRIC LINE WORKER SERVICES AND OTHER MATTERS WITH RESPECT THERETO.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the mayor to execute a contract for qualified electric line worker services.

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

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

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

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YEAS:

NAYS:

ABSENT:

AND THE ORDINANCE was declared adopted on this the _____ day of _____ 2026 and final publication was made in the Alexandria Daily Town Talk on the _____ day of January, 2026.

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

- 4) Introduction of an ordinance authorizing the 2025-2026 Major Budget Amendment.



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: December 9, 2025

Title: An Ordinance Authorizing the 2025-2026 Major Budget Amendment.

Explanation of Proposal:

Additional Information Attached ☒

This will amend the 2025-2026 Operating and Capital Budgets reflecting needed adjustments in revenues and expenses based on current and prior year data. Monitoring and adjusting the budgets of City funds is a prudent financial practice and required to remain in compliance with the State of Louisiana's Local Government Budget Act. R.S. 39:1301-1315.

Budget:

☐

Neutral

☐

Within
Existing

☒

Requires
Amendment

Account Number:

Expense Amount:

Account Line Item:

Remaining Amount:

Authorization:

1. Mayor

2. Chief Operating Officer

3. City Attorney

4. Finance Director

5. Division Director

6. Department Head

7. Purchasing Agent

Council Staff

Review:

Form

☐

Content

☐

Information: Sufficient

☐

Insufficient

☐

Remarks:

ORDINANCE NO.

**AN ORDINANCE AUTHORIZING THE 2025-2026 MAJOR BUDGET
AMENDMENT AND OTHER MATTERS WITH RESPECT THERERTO.**

2025-2026 MAJOR BUDGET AMENDMENT

SECTION I:

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 16th day of December, 2025.

NOTICE PUBLISHED on the 19th day of December, 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 _____ 2026 and final publication was made in the Alexandria Daily Town Talk on the _____ day of January, 2026.

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

- 5) Introduction of an ordinance authorizing the mayor to enter into a Service Agreement with Hansen Banner, LLC. for upgrade of the current utility customer service software.



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: December 9, 2025

Title: AN ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO A SOFTWARE AS A SERVICE AGREEMENT WITH HANSEN BANNER, LLC

Explanation of Proposal:

Additional Information Attached ☐

Hansen Banner, LLC is the billing and customer information system (CIS) software provider for utility customer service. Hansen Banner, LLC will upgrade the city's current customer service software to the latest cloud based version and provide quarterly updates going forward.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 300-860301-707000

Expense Amount:

Account Line Item: Information Technology Upgrades

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 ENTER INTO A SERVICE AGREEMENT WITH HANSEN BANNER, LLC. FOR UPGRADE OF THE CURRENT UTILITY CUSTOMER SERVICE SOFTWARE 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 a service agreement with Hansen Banner, LLC for upgrade of the current utility customer service software.

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.

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THIS ORDINANCE was introduced on the 16th day of December, 2025.

NOTICE PUBLISHED on the 19th day of December, 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 _____ 2026 and final publication was made in the Alexandria Daily Town Talk on the _____ day of January, 2026.

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

- 6) Introduction of an ordinance authorizing the mayor to accept the proposal received from Meyer, Meyer, LaCroix and Hixson for Water Well Reclamation Project Professional Services.



AGENDA ITEM FACT SHEET

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

Division/Department: Utility/Water Department

Date: December. 5, 2025

Title: Request an Ordinance of Award for Water Well Reclamation Project Professional Services

Explanation of Proposal:

Additional Information Attached ☒

On Monday, December 5, 2025 at 03:00 PM, one (1) Statement of Qualifications was received for the Water Well Reclamation Project Professional Services. It is our recommendation that award be made to Meyer, Meyer, LaCroix & Hixson for the Professional Services.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 411-751001-707000

Expense Amount:

Account Line Item: Water Well Reclamation

Remaining Amount:

Authorization:

1. Mayor

2. Chief Operating Officer

3. City Attorney

4. Finance Director

5. Division Director

6. Department Head

7. Purchasing Agent

Council Staff

Form

☐

Review:

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

RECEIVED

DEC 05 2025

CITY OF ALEXANDRIA



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

100 Engineer Place
Alexandria, Louisiana 71301
Ph: 318-448-0888
Fax: 318-448-0888
www.mmlh.com
mmlh@mmlh.com

November 25, 2025

Mr. Marcus Connella, Director of Utilities
City of Alexandria Utility Department
915 Third Street
Alexandria, Louisiana 71301
Email: marcus.connella@cityofalex.com

RE: Request for Qualification Statements
Water Well Reclamation Project Professional Services
for the City of Alexandria's Utility Department

Dear Mr. Connella:

Meyer, Meyer, LaCroix & Hixson, Inc. is pleased to submit our firm's Statement of Qualifications and requests that our team be considered to continue to provide professional services for the Water Well Reclamation project for the City's Utility Department.

MML&H understands and acknowledges that the City wishes to hire a professional engineering firm to design and perform construction observation for the repair and rehabilitation of its existing water wells. We also understand that this scope includes site selection and installation of new water wells for supply to the City's municipal system.

If awarded this project, Heath McGuffee, P.E., and I will be the designated "Points of Contact" to represent MML&H. Our contact information is as follows:

Heath McGuffee, P.E., Senior Project Manager
100 Engineer Place
Alexandria, LA 71301
318-448-0888, Ext. 3032
Email: heath.mcguuffee@mmlh.com

Glenn A. Turner, P.E., Principal in Charge
100 Engineer Place
Alexandria, LA 71301
318-448-0888; Ext. 3028
Email: glenn.turner@mmlh.com

Thank you for allowing us to submit our qualifications for your consideration. We are available at any time to appear before the selection committee to address any questions that may arise.

Sincerely,

Glenn A. Turner, P.E., President/CEO
Meyer, Meyer, LaCroix & Hixson, Inc.

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE PROPOSAL RECEIVED FROM MEYER, MEYER, LACROIX AND HIXSON FOR WATER WELL RECLAMATION PROJECT PROFESSIONAL SERVICES AND OTHER MATTERS WITH RESPECT THERETO.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the mayor to accept the proposal received from Meyer, Meyer, LaCroix and Hixson for Water Well Reclamation Project Professional Services.

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

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

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

THIS ORDINANCE was introduced on the 16th day of December, 2025.

NOTICE PUBLISHED on the 19th day of December, 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 _____ 2026 and final publication was made in the Alexandria Daily Town Talk on the _____ day of January, 2026.

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

- 7) Introduction of an ordinance to declare surplus and authorize the sale of a certain city owned 5.204 Acre tract of land together with improvements located adjacent to Industrial Port Road 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: Economic Development

Date: 12/9/2025

Title: AN ORDINANCE TO DECLARE SURPLUS AND AUTHORIZE THE SALE OF A CERTAIN CITY OWNED 5.204 ACRE TRACT OF LAND TOGETHER WITH IMPROVEMENTS LOCATED ADJACENT TO INDUSTRIAL PORT ROAD, AND ALL MATTERS RELATED THERETO

Explanation of Proposal:

Additional Information Attached ☒

Crest Properties LLC has offered to purchase a 5.204 acre tract of land adjacent to Industrial Port Road. Notice procedures and delays for publication are set out as requirements in R.S. 33: 4712. This tract is no longer needed by the city and will benefit the Crest Properties LLC by allowing development of property for industrial and economic purposes. The property has a current appraised value of \$91,000. The sales price is \$91,900 which includes appraisal fees.

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:

WILLIAM
FEB 09 2026
CITY CLERK

AN APPRAISAL REPORT

APPRAISAL OF:

5.204 +/- acres on Industrial Port Rd.
Alexandria, LA
RE: City of Alexandria

Mr. Rick Ranson
Mayoral Assistant
Mayor Jacques M. Roy
City of Alexandria
Post Office Box 71
Alexandria, LA 71309
Email: rick.ranson@cityofalex.com

APPRAISED BY:

MIKE BORDELON, SRA
Louisiana State Certified #G301
General Real Estate Appraiser
4121 Parliament Drive
Alexandria, Louisiana 71303
Telephone: (318) 487-0011
Facsimile: (318) 487-0686
Email: mikebordonappraiser@suddenlinkmail.com

DATE OF APPRAISAL:

August 5, 2025

Mike Bordelon, Appraiser

4121 Parliament Drive
Alexandria, LA 71303
Phone: (318) 487-0011
FAX: (318) 487-0686
Email: mikebordelonappraiser@suddenlinkmail.com

Residential, Commercial and Rural Properties



Mike Bordelon, SRA

August 5, 2025

Mr. Rick Ranson
Mayoral Assistant
Mayor Jacques M. Roy
City of Alexandria
Post Office Box 71
Alexandria, LA 71309

**RE: 5.204 +/- acres on Industrial Port Rd.
Alexandria, LA
RE: City of Alexandria**

Dear Mr. Ranson,

In accordance with your request for an Appraisal, the undersigned Appraiser has made a personal and careful inspection of the above referenced property and has thoroughly investigated and analyzed matters pertinent to the estimation of the value of said property. The term "Market Value" as used herein is defined as "the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeable, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer."

The market value of the subject properties as of August 5, 2025 is:

\$91,000

Thank you for this assignment. If you need any further assistance, please do not hesitate to call me.

Sincerely,

MIKE BORDELON, SRA
Louisiana State Certified #G0301
General Real Estate Appraiser
MB/bm

SCOPE OF WORK

The purpose of identifying the Scope of Work is so that the intended user or users reliance on this appraisal may be affected by the Scope of Work, the report must enable them to be properly informed and not misled.

Therefore, my attempt is to provide sufficient information and disclosures of research and analysis in order to benefit the intended user or users to follow my approach to the appraisal problem and my conclusions.

If any of my work involves significant real property appraisal assistance I will describe the extent of the assistance.

The "Scope of Work" includes but not limited to:

- 1.) A Description of the property and to what degree the property was inspected.
- 2.) Identify my research into the subject's location, physical and economic attributes.
- 3.) Identify my research parameters.
- 4.) Identify or discuss the bases of my conclusion or my analysis in order to derive my conclusions or opinions.

Further the Scope of Work must:

- a. Identify the Appraisal Problem.
- b. At minimum perform the Scope of Work necessary to develop credible opinion and disclose the Scope of Work to do so.

Within the Scope of Work I certify that if applicable to the report that I have:

1. Inspected the subject property of the report.
2. Inspected any improvements and if given any contributory value I have measured and identified these improvements.

Describe and Identify subject 's Highest and Best Use, both as Improved and as Vacant.

Identify and apply the appropriate Approaches to Value, The Cost Approach, The Sales Comparison Approach and The Income Capitalization Approach to Value. If any of the approaches are not developed an explanation is made. After the application of these approaches are done an explanation and final reconciliation is discussed.

DISCLOSURE:

If a Cost New Estimate is part of the Appraisal, these cost will be abstracted from Marshall - Swift Valuation Services and/or local contractors. The Estimate will be as of the Effective Date of the Appraisal. These costs are not intended to be used for Insurance purposes as such but for a Cost New less depreciation for the purpose of developing the Cost Approach within the Appraisal Process.

If any Hypothetical or Extraordinary Assumptions are made they will be disclosed.

If any additional information or disclosure to the Scope of Work is necessary a full explanation will be reported.

APPRAISER'S CERTIFICATE

I certify that, to the best of my knowledge and belief,.....

- 1) The statements of fact contained in this report are true and correct to the best of the appraiser's knowledge.
- 2) The analyses, opinions, and conclusions in the report are limited only by the assumptions and limiting conditions set forth, and are the personal, unbiased, professional analyses, opinions and conclusions of the appraiser.
- 3) The appraiser has no present to prospective interest in the subject property and has no personal bias with respect to the parties involved.
- 4) The appraiser's compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in the report or on the use of the report.
- 5) The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the *Uniform Standards of Professional Appraisal Practice*.
- 6) The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- 7) The undersigned appraiser, Mike Bordelon, has made a personal inspection of the property that is the subject of this report.
- 8) No one provided significant real property appraisal assistance to the person signing this certification.
- 9) As of the date of this report, I (**Mike Bordelon**) have completed the continuing education program of the Appraisal Institute.
- 10) The undersigned appraiser has performed no other services, as an appraiser on in any other capacity, regarding the property that is the subject of the work under review within the three year period immediately preceding acceptance of this assignment.



MIKE BORDELON, SRA
Louisiana State Certified #G301
General Real Estate Appraiser

PHOTOGRAPH ADDENDUM

Borrower or Owner	THE CITY OF ALEXANDRIA		
Property Address	5.204 ACRES INDUSTRIAL PORT RD		
City	ALEXANDRIA	County	State LA Zip Code
Client	MR. RICK RANSON - MAYORAL ASSISTANT		



SUBJECT



SUBJECT



SUBJECT

PHOTOGRAPH ADDENDUM

Borrower or Owner THE CITY OF ALEXANDRIA
Property Address 5,204 ACRES INDUSTRIAL PORT RD
City ALEXANDRIA County State LA Zip Code
Client MR. RICK RANSON - MAYORAL ASSISTANT



SUBJECT



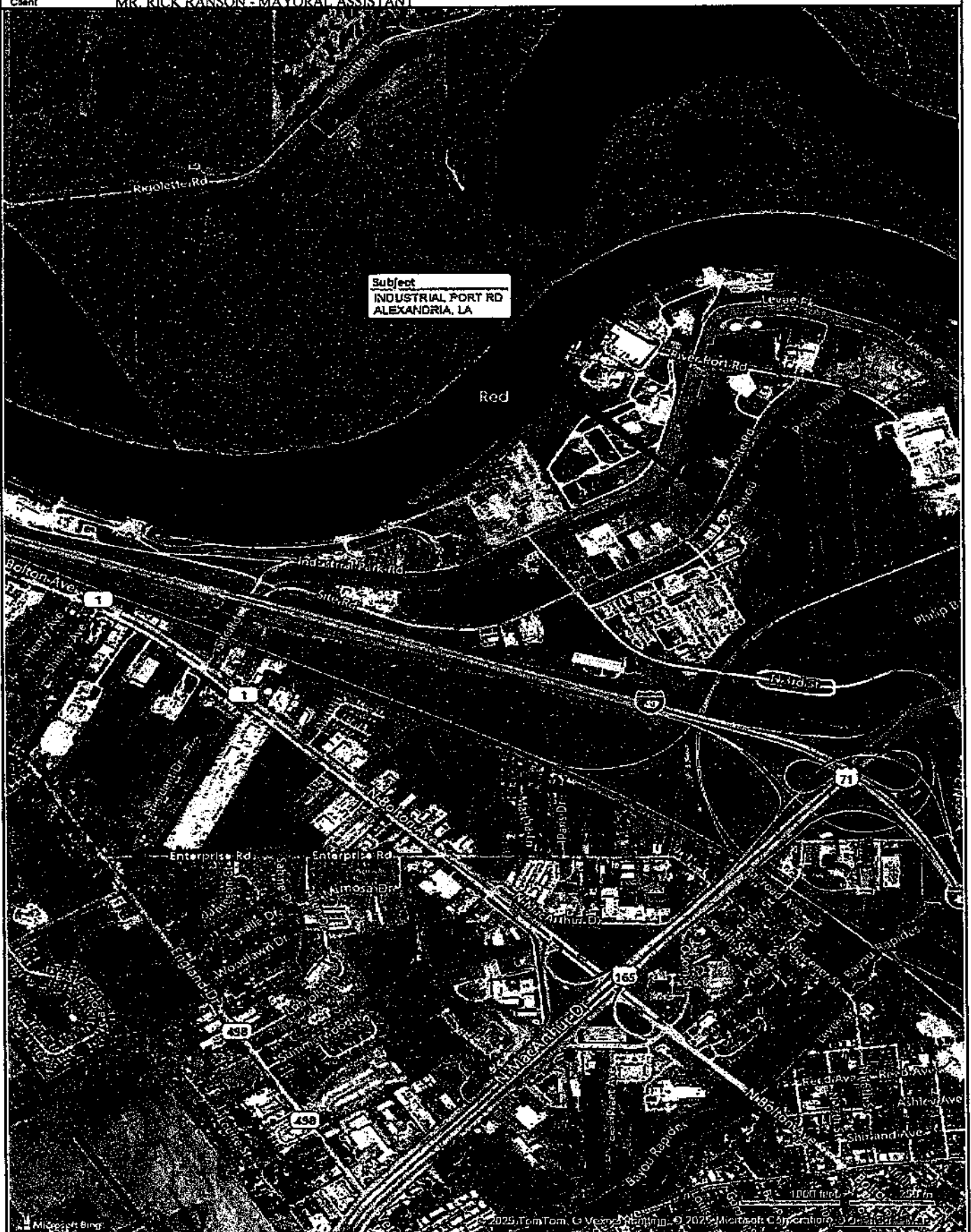
Street Scene



Street Scene

LOCATION MAP

Borrower or Owner: THE CITY OF ALEXANDRIA
Property Address: 5204 ACRES INDUSTRIAL PORT RD
City: ALEXANDRIA County: State: LA Zip Code:
Client: MR. RICK RANSON - MAYORAL ASSISTANT



THE APPRAISAL PROBLEM- SCOPE OF APPRAISAL

In the valuation process of real estate, the research begins after the appraisal problem has been defined which includes the identification of the property, the property rights to be valued, the date and use of the appraisal, definition of value to be used and identification of other limiting conditions, all of which are set out in this report.

The subject of this appraisal report is a 5.204 +/- acre tract of land that fronts along Industrial Port Road in northwest Alexandria in the neighborhood of the Central Regional Louisiana Port. This is a vacant parcel of land that has good road frontage and good access.

There are several Servitudes on the property that will be addressed in the appraisal.

This area of Alexandria is built up of the Port, the City of Alexandria Public Service buildings, offices and light industrial uses.

In the following report, we will discuss the property in detail in order to establish its highest and best use as well as its present market value as defined.

The Sales Comparison Approach to Value is the only approach used. The Cost and Income Approaches to Value will not be used as these approaches would not be supportive in the final estimate of value.

The maps, sketches, plats and pictures are used to assist the reader in following the process and judgment of the appraiser to estimate the final value of the real property.

PURPOSE OF THE APPRAISAL REPORT

The purpose of this appraisal is to estimate the Market Value as of August 5, 2025.

DEFINITION OF VALUE

Market Value is defined as follows:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby.

- a. buyer and seller are typically motivated;
- b. both parties are well informed or well advised, and each acting in what he considers his own best interest;
- c. a reasonable time is allowed for exposure in the open market;
- d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

FUNCTION OF THE APPRAISAL REPORT

The client, The City of Alexandria, will use this appraisal as an authoritative basis for the purpose of establishing a market value for planning.

PROPERTY RIGHTS APPRAISED

The property rights appraised are the fee simple interest of all future benefits that may be derived from the property's present or possible uses.

IDENTITY OF THE CLIENT

The client of this appraisal report is the City of Alexandria c/o Rick Ranson, Mayoral Assistant to Mayor Jacques M. Roy, City of Alexandria.

INTENDED USE OF THE APPRAISAL

It is my understanding that the intended use of this appraisal is to use the estimated "Market Value" for planning purposes.

STATEMENT OF OWNERSHIP

The property is owned by the City of Alexandria as of the effective date of the appraisal.

PENDING AGREEMENTS

None known as of the effective date of the appraisal.

DATE OF VALUE ESTIMATE

The date of which the value estimate applies is August 5, 2025.

DATE OF INSPECTION

The date the subject property was inspected was August 5, 2025 and previous and subsequent dates.

LEGAL DESCRIPTION

Please see the attached Surveys and descriptions.

HISTORY OF THE PROPERTY

The subject has not sold in the past five years. as of the effective date of the appraisal.

EXPOSURE PERIOD

One of the premises behind the estimation of market value is that Aa reasonable time be allowed for exposure in the open market. Therefore, it is necessary to consider what marketing/exposure time is reasonable upon which the estimated market value is based. The various factors which influence the marketing time of a property are location, availability of similar properties offered for sale, and general market activity.

The appraised property has an average to good location. The estimated exposure period is 3 to 6 months.

DISCLOSURE OF PREVIOUS APPRAISAL OF THE SUBJECT PROPERTY OVER THE PAST THREE YEARS

The appraiser is required to report services performed concerning the subject property over the past three years. I appraised the subject January 9, 2024 along with an adjacent parcel.

NEIGHBORHOOD DATA

The subject neighborhood is described as the Port area of northwest Alexandria, LA.

Boundaries are North Bolton Ave (Hwy 1 North) south, Red River north, N. MacArthur Drive east and west to Air Base Road along I-49.

This area is built up of mixed uses such as the Alexandria City complex, light industrial, the Central Regional Port along the river, manufacturing offices and vacant land.

Access to the area is good from the east off of Hwy 1 North (N. Bolton Ave.) and from the south off of N. Bolton Ave.

Market appeal is stable with some long term occupants,

ALEXANDRIA-PINEVILLE CENTRAL LOUISIANA DATA

The Alexandria/Pineville metro area is known as the "Crossroads" of Louisiana because of its central location in the state. The two cities are located on the banks of the Red River and connect by several bridges. The central location of the area is convenient to several major cities in south central United States, such as New Orleans, 190 miles southeast - 309 miles northwest to Dallas, Texas and 220 miles southwest to Houston, Texas. Five other major areas of Louisiana are within a two hour drive of Alexandria.

POPULATION AND GEOGRAPHICAL DATA

This area of Louisiana is located in the Red River Valley that has a topography from level sandy alluvial soils to Piney Hills depending on the course the river has taken in the development years of the valley. Alexandria stands 82 feet above sea level where Pineville just across the river has an average elevation of 123 feet above sea level. The Alexandria metro area which covers all of Rapides Parish is the eighth largest population in Louisiana with an estimated 131,600 people as of 2010. Services offered by the Cenla metro area covers eleven parishes which consist of approximately one-half million people. Examples of these services are medical, professional, retail and other conveniences located in high populated areas.

2020 census estimated Alexandria to have a population of 44,785 +/- and area north of Red River including Pineville having approximately 14,000.

LOCAL ECONOMIC CONDITIONS

The central Louisiana area economy has enjoyed a slight steady growth rate for the past 10 years.

England Air Park is the Joint Readiness Training Center that serves as a staging base and center where troops in training are transported to the Air Park then on to Fort Polk in Leesville, 50 miles west of Alexandria. Other uses of the Park are the Alexandria International Airport Airline Services and businesses as well as Hotels, Restaurants and Golf Course.

Transportation has been on the upswing in the past few years with Airlines and Aviation Services expanding their services.

The largest shopping areas are located in the Alexandria Mall area along North Drive to Sterkx Road and north to MacArthur Drive as well as ,any other strip centers throughout the city.

On the Pineville side of Red River, the most rapid commercial growth is in Highway 165 area and the Pineville Expressway. There are two motels, Super One, Super Wal-Mart and other small retail stores as well as Banking.

The overall local economy is stable with a hopeful brighter future as the national economic condition stabilize.

Central Louisiana Data - continued

LOCAL GOVERNMENTS

Alexandria: Alexandria is governed by a mayor/council type government made up of one mayor and seven councilpersons. The council is elected by five districts and two members elected at large. The mayor does not have a chair on the council but rather is responsible for the management of the city.

Pineville: Pineville is governed by a mayor and five alder persons that represent the districts in which they reside. The mayor is elected at large, his primary duty is that of management.

Rapides Parish: Rapides Parish is governed by a police jury that is elected from nine districts. Terms are for four years, the president is elected by the members of the jury. A parish administrator is employed by the jury.

Major services offered by the parish government is police protection by the sheriff's office and fire protection in select areas outside municipal limits.

CLIMATE

Central Louisiana has subtropical type climate that is fairly mild and humid year-round with an average temperature of 67.9 degrees F. Summer months offer higher temperatures up to the 100 degree range several times a year. Winter months are fairly mild with occasional hard freezes that may last several days. Precipitation is 57.7 inches with the majority of rain falling in the spring months and summer thunderstorms.

Hurricanes also play a role in the areas climate. These storms can produce large amounts of rain in a short period of time. Typically, the high winds and tornadoes accompanied by hurricanes are not a threat to the Cenla area because they lose force at reaching landfall.

UTILITIES

Alexandria: Alexandria municipal utilities offer gas, water, electric and sewer service as well as garbage pickup. These services are publicly owned and operated.

Pineville: Pineville residents are provided with city water, sewer and garbage pickup. Electricity is supplied by Central Louisiana Electric Company and Natural Gas is from publicly traded utilities.

TELEPHONE

Telephone service is ample with all the major cellular services being offered as well as internet services.

Central Louisiana Data - continued

FINANCE

There are many major banks in the Alexandria area that offer a full range of services. There are also local credit unions.

TAXES

Sales tax is based on a four cents state, with local sales taxes ranging from four to six cents. Property taxes are based on millage with one mill being equal to \$.001. The Louisiana Homestead Exemption exempts owner occupied homes up to \$75,000. Other taxes include state and federal income tax.

TRANSPORTATION

Air transportation is from Alexandria International Airport and the private Fort Buelow Airfield in Pineville. Fort Buhlow is primarily for smaller private aircraft.

Several bus lines also serve the area and provide service to link cities and small towns throughout Louisiana. City bus lines or A-Trans serve the local mass transit of Alexandria and Pineville as well as the Airport.

Freight Transportation is offered by several truck lines and by five railroads as well as local carriers.

HIGHWAYS

Alexandria is centrally located and is the cross road for U.S. Highways 165, 167 and 71 as well as several major state highways and I-49. This highway connects Northwest Louisiana with South Louisiana and Interstate 10.

AGRICULTURE AND LOCAL INDUSTRIES

The natural resources of Central Louisiana range from row crops, timberland and some petroleum production. Typical farmland ranges from row crop to cattle grazing and some rice and soy beans in the lower elevations. Cotton, sugar cane and soy beans are the major crops in the area.

The local forestry industry plays a big role in the area's economy but only by the harvesting of the timber but also the processing plants throughout central Louisiana. Some of the larger industrial plants in the area, Proctor and Gamble, Martin Companies and several support companies.

SUBJECT PROPERTY

Location: Industrial Port Road, Alexandria, LA

Total Area: According to the attached Survey the property has an area of 5.204 acres

Flood Zone: FIRM Community Panel No. 220146 0010 F -9-3-1977 Zone A and AE. Please see Flood Map and Survey

Grade: Slightly below road grade

Access: Good - Average frontage along Site Road

Frontage: Good

Utilities: Public

Zoning: I-2

Topography: Gentle slopes

Shape: Rectangular

Condition: Open - Average condition in grass

Soils: 100% Lantanier clay - 0 to 1% slope

Any adverse conditions: There are no known adverse conditions that would affect the marketability of the subject.

Easements/Servitudes: There are several Servitudes on the property including a 15' utility servitude, 45' drainage servitude and a 100' wide drainage servitude that a portion is an open ditch.

Conforming to Neighboring Properties: The use of the property at its Highest and Best Use would conform with surrounding sites.

Restrictions of Use:

The appraiser is not aware of any private deed restrictions that would affect the marketability of the subject.

The subject has good frontage and is cleared. It is presently vacant with no improvements given any contributory value.

As shown on the attached Survey there is a 100' wide drainage servitude on the property from Industrial Port Road northwest the length of the ownership that ties into a 45' drainage servitude across the rear of the property. My calculations of the area within the drainage servitude to be approximately 1.42 acres total area.

The property is located in Flood Zone A and AE but does not have a history of flooding. It would need to be built up if placed into its Highest and Best Use.

CERTIFICATE OF SURVEY

DATE: 10/8/2024

PROJECT NO. 7764

TO ALL PARTIES INTERESTED IN TITLE TO PREMISE SURVEYED:
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY I HAVE MADE
IN ACCORDANCE WITH THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF LOUISIANA
FOR A CLASS B SURVEY AND SHOWN HEREON BY SOLID BOLD LINES.

SCALE: 1" = 200'

FOR: CENTRAL LOUISIANA REGIONAL PORT

AT REQUEST: CENTRAL LOUISIANA REGIONAL PORT

MEYER, MEYER, LeCROIX & HEDSON, INC.

ENGINEER AND LAND SURVEYOR
100 CHANDLER PLACE - ALEXANDRIA LOUISIANA 71304

mmllh

SURVEY OF A 8.231 ACRE TRACT OF LAND BEING A PORTION OF TRACT B-1 PER PLAT
RECORDED IN PB. 30 PG. 83, RECORDS OF RAPIDES PARISH, SITUATED IN SECTIONS 10 & 11,
T4N-R1W, SOUTHWESTERN LAND DISTRICT, RAPIDES PARISH, LOUISIANA.

PROPERTY NOT RESEARCHED FOR
RIGHT OF WAY OR EASEMENTS
FLOOD NOTE: A PORTION OF THIS
PROPERTY LIES IN ZONE "AE"
FIRM 220148-0010 F 8/3/1997
SOIL SAMPLE RECOMMENDED
BEFORE CONSTRUCTION



BASIS OF BEARINGS SHOWN
DERIVED FROM GPS OBSERVATIONS
REFERENCE PLATS USED
R.B. LACROIX 7-8-1982
JOHN JORDAN 11-8-2007
SECTION LINE & FLOOD ZONES
GRAPHICALLY PLOTTED

- FOUND IRON ROD
- CALCULATED POINT
- ⊙ = CORPS OF ENGINEERS MONUMENT
- SET 1" IRON ROD

ALEXANDRIA
PORT
AUTHORITY

MONUMENT 1684
COE LEVEE BASELINE
STA. 1110+82.77
LSPC N HAD63
N30S78D.354
E 3200717.768

CITY OF ALEXANDRIA (LVEY)

TRACTS
DISTRICT 801.83

CENTRAL
LOUISIANA
REGIONAL PORT

8.231
ACRES
(PORTION OF TRACT B-1)

TRACT B-1
SECTION 11
SECTION 10

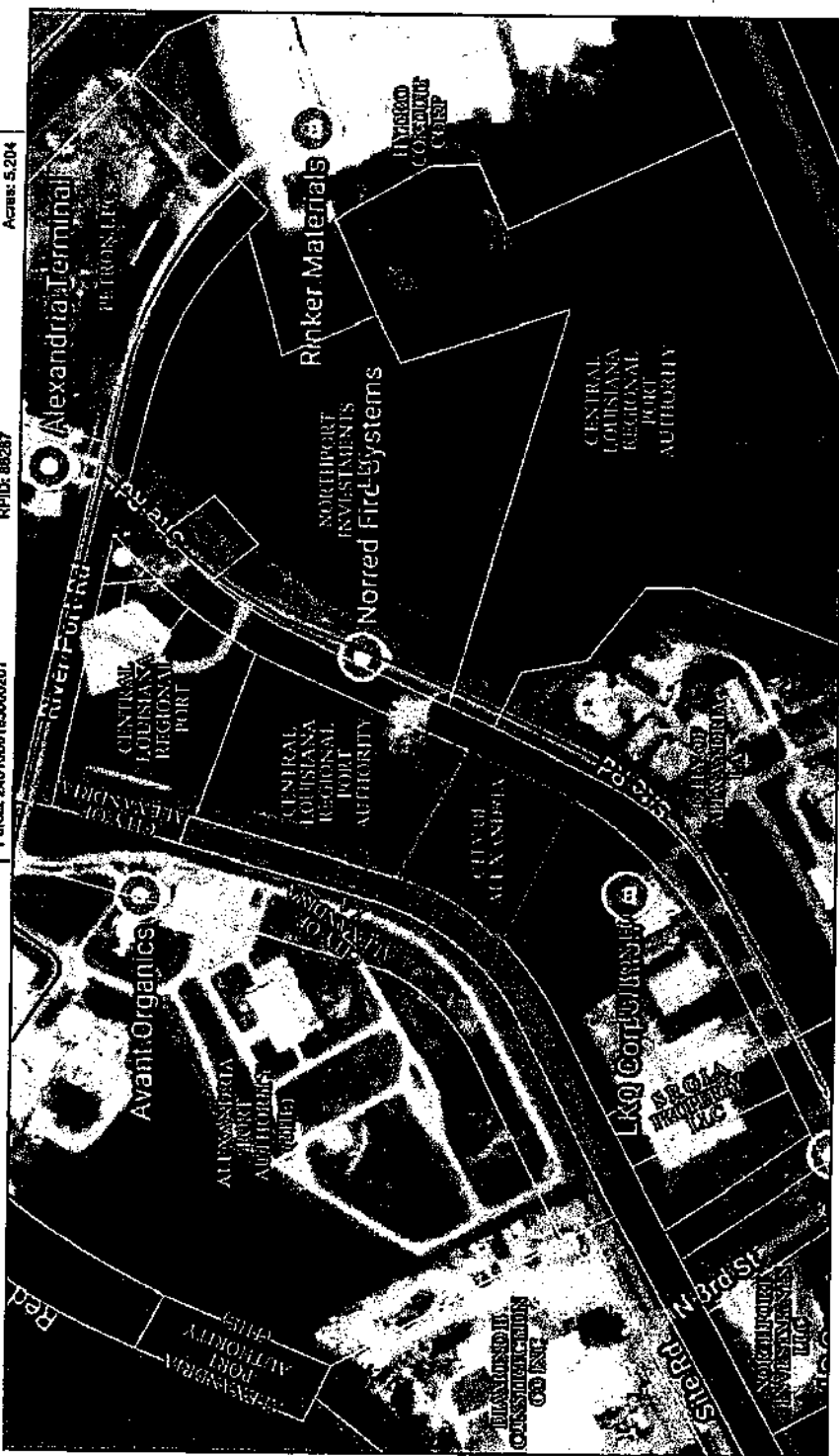
5.204
ACRES
(PORTION OF TRACT B-1)

PETRON LLC

Curve Table				
Curve #	Chord Direction	Chord Length	Length	Radius
C1	S24°12'50"W	25.93'	25.94'	1195.92'
C2	S28°39'11"W	125.96'	126.03'	1095.92'
C3	N41°23'27"E	88.81'	88.85'	663.19'

Rapides Parish
Assessor's Office
Rapides, Assessor

CITY OF ALEXANDRIA
Address: 0 SITE RD 71303
Legal: --S204 ACS: IN SECS. 10 & 11 74N-R1W: PORTION OF TRACT B-1 OF ALEXANDRIA
Parcel: 2401000185000201 RPID: 88287 Acres: 5.204



Data Created: 7/25/2025
Created By: anonymous

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage arising from the use of this map and the information contained therein.

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actDataScout

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via DataScout OnMap®

Alexandria Industrial Park – 5.204 acre tract

One certain 5.204 acre tract of land together with all the improvements situated thereon, and all the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, being a portion of Tract B-1 in Alexandria Industrial Park, 3rd Filing (Plat Book 30, Page 63 of the Rapides Parish Clerk of Court), situated in Sections 10 & 11 of T4N-R1W, Southwest Land District, City of Alexandria, Rapides Parish, Louisiana, being more particularly described as follows:

Beginning at the southeast most corner of Tract B-1 on the west most right of way line of Industrial Park Road, proceed North 59 degrees 57 seconds 58 seconds West a distance 502.49 feet to a corner on the southeast property line of a railroad spur owned by the City of Alexandria; thence proceed in a northwesterly direction a distance of 88.85 feet along the arc of curve concave to the northwest having a radius of 863.19 feet, chord bearing of North 41 degrees 23 minutes 27 seconds East, and chord distance of 88.81 feet; thence North 50 degrees 47 minutes 47 seconds West a distance of 25.00 feet; thence proceed in a northerly direction a distance of 339.44 feet along the arc of a curve concave to the northwest having a radius of 838.18 feet, chord bearing of North 26 degrees 58 minutes 18 seconds East, and chord distance of 337.13 feet; thence North 15 degrees 22 minutes 12 seconds East a distance of 77.55 feet to a corner; thence South 51 degrees 48 minutes 42 seconds East a distance of 509.84 feet to the west most right of way line of said Industrial Park Road; thence proceed South 23 degrees 26 minutes 28 seconds West a distance of 306.70 feet along said right of way of Industrial Park Road; thence proceed in a southwesterly direction a distance of 126.03 feet along the arc of a curve concave to the northwest having a radius of 1095.92 feet, chord bearing of South 26 degrees 39 minutes 11 seconds West, and chord distance of 125.96 feet to the point of beginning of the 5.204 acres herein described. Said tract is shown on a plat by J. Michael Bradas, PLS, dated October 8, 2024, said plat being attached to Conveyance Instrument Number 1775301 filed April 16, 2024 in records of the Rapides Parish Clerk of Court.

Parcel: 2401000195000201
Assessment #: 6010003944

Rapides Parish Report
Tax Year 2025
(Uncertified)

ID: 86267

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

Property Owner

Name: CITY OF ALEXANDRIA

Property Information

Physical Address: 0 SITE RD

Mailing Address: GENERAL DELIVERY
ALEXANDRIA, LA 71301

Subdivision:

Block / Lot: N/A / N/A

Type: (IV) Ind. Vacant

S-T-R: 10-04N-01W

Tax Dist: (01AE) 01A_GD1_FD2

Size (Acres): 5.204

Millage Rate: 131.18

Homestead Pct: 0.00

Special Assessment

Freeze: No

Extended Legal: --5.204 ACS: IN SECS. 10 & 11 T4N-R1W: PORTION OF TRACT B-1 OF ALEXANDRIA
INDUSTRIAL PARK 3RD FILING PT. OF EXPERIMENT PLANTATION (13000)--(CB 1066-187)(PB
30-63) ***PARCEL I.D. # 24-10-195-2***

Parcel Owner Information:

Name

CITY OF ALEXANDRIA

Deed Transfers:

Date	Book	Page	Instrument #	Deed Type	Est. Sale	Grantee
1/1/1990	0000	0000		N/A	\$0	CITY OF ALEXANDRIA, LA

Not a Legal Document.
Subject to terms and conditions.
www.actDataScout.com

Page 1

Parcel: 2401000195000201
Assessment #: 6010003944

Rapides Parish Report
Tax Year 2025
(Uncertified)

ID: 86287

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

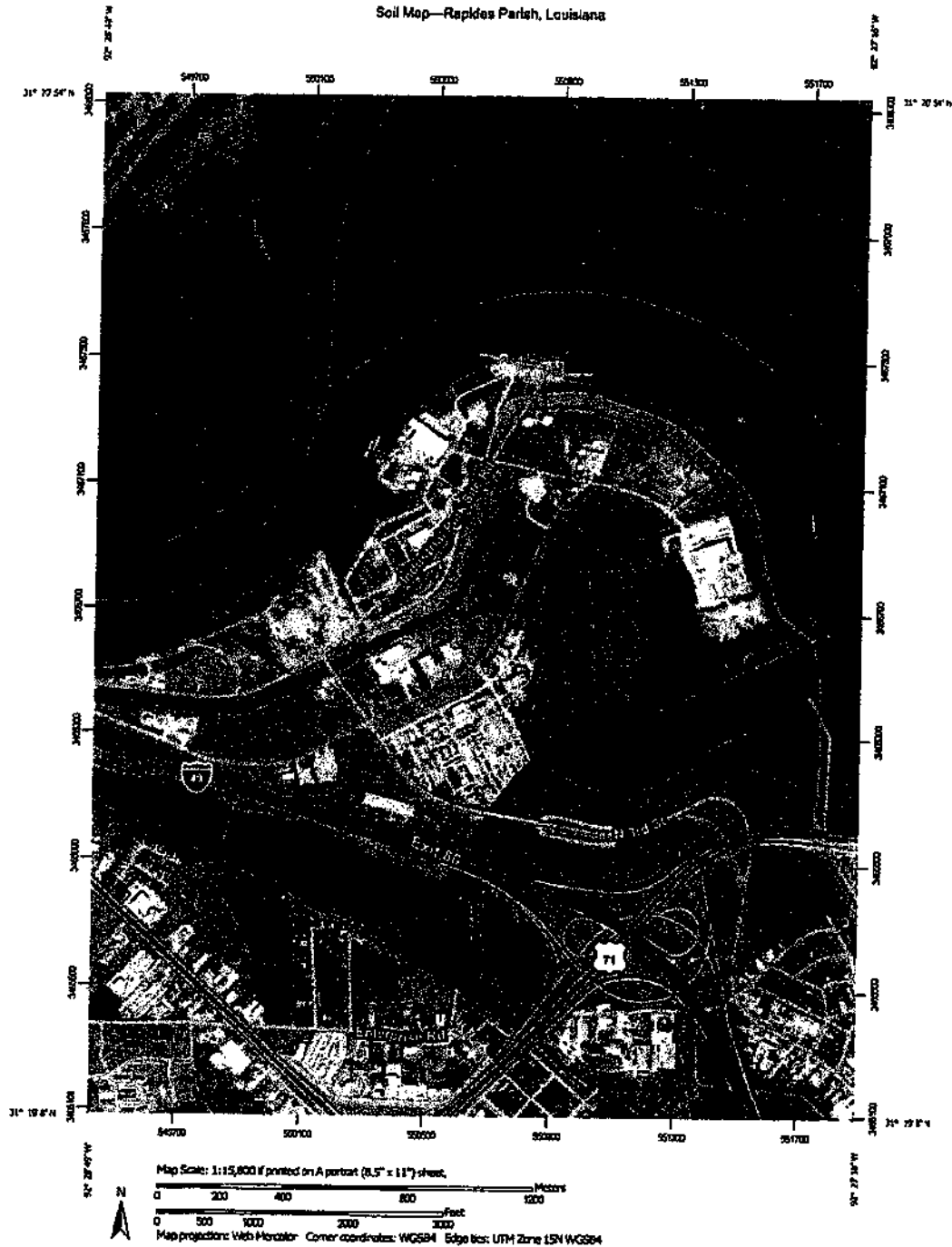
Map:



Not a Legal Document.
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Page 2

Soil Map—Rapides Parish, Louisiana



USDA Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

8/8/2025
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)	Spot Area
Area of Interest (AOI)	Slurry Spot
Soils	Very Slurry Spot
Soil Map Unit Polygons	Well Spot
Soil Map Unit Lines	Other
Soil Map Unit Points	Special Line Features
Special Point Features	Water Features
Blowout	Streams and Canals
Borrow Pit	Transportation
Clay Spot	Rails
Closed Depression	Interstate Highways
Gravel Pit	US Routes
Gravelly Spot	Major Roads
Landfill	Local Roads
Levee Flow	Background
March or swamp	Aerial Photography
Mine or Quarry	
Miscellaneous Water	
Potential Water	
Rock Outcrop	
Saline Spot	
Sandy Spot	
Severely Eroded Spot	
Shrubland	
Slide or Slip	
Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: websoilsurvey.sc.egov.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rapides Parish, Louisiana
Survey Area Date: Version 20, Sep 5, 2024

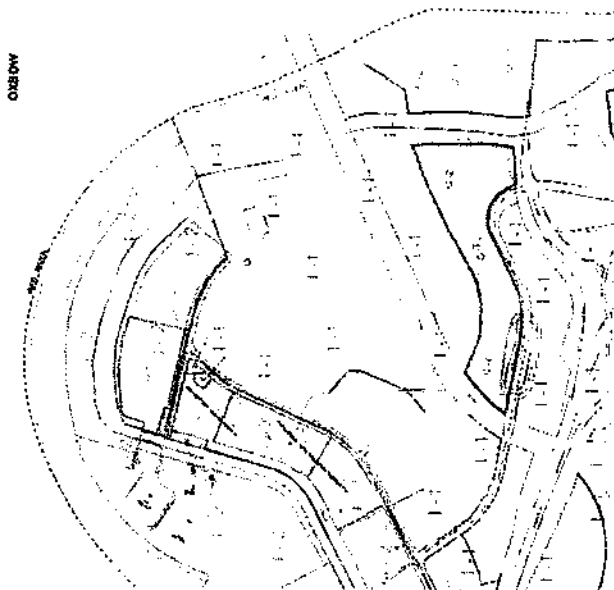
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Delete(s) aerial images were photographed: Nov 7, 2022—Nov 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Lc	Letanier clay, 0 to 1 percent slopes, rarely flooded	5.3	100.0%
Totals for Area of Interest		5.3	100.0%



ENVIRONMENTAL HAZARDOUS

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous material may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

WETLAND DISCLOSURE

Wetlands are frequently inundated or saturated by surface or ground water such as swamps, marshes, bogs or similar area.

Classifications of wetlands differ in various jurisdictions.

There are laws that protect these areas and restrict use.

I have not been given a wetlands survey of the property being appraised. If a survey is done and the property or portions of the property is classified as a Wetland I will address it and adjust my Highest and Best Use as well as any necessary adjustments in my sales grid and the adjustment of the finale estimate of value.

IMPROVEMENTS

None given any contributory value.

HIGHEST AND BEST USE

The Highest and Best Use, as defined in the Appraisal Terminology Handbook, is as follows:

"The most profitable, likely use to which a property can be put. The opinion of such use may be based on the highest and most profitable continued use to which the property is adapted and needed, or likely to be in demand in the reasonable near future."

In estimating the highest and best use, there are essentially four steps of analysis:

1. Physically possible. What uses of the site in question are physically possible?
2. Legally permissible. What uses are permitted by zoning and deed restrictions on the site in question?
3. Financially feasible. Which possible and permissible uses will produce a net return to the owner of the site?
4. Maximally productive. Among the feasible uses, which use will produce the highest net return or the highest worth.

The highest and best use of the site if vacant and available for use may be different from the highest and best use of the improved property. This is true when the improvement is not an appropriate use, but it makes a contribution to the total property value in excess of the value of the site.

The following tests must be met in estimating the Highest and Best Use: The use must be legal. The use must be probable. There must be a profitable demand for such use and it must return to the land the highest net return for the longest period of time.

Highest and Best Use - continued

In arriving at the estimate of highest and best use, the subject site was analyzed: 1) as if vacant and available for development, and 2) as presently improved.

Assuming Vacant Site

Physically possible: The subject site has average road frontage and ample utilities are available to the site. Therefore, the physical aspects of the site do not impose constraints on its development, assuming that any proposed development is feasible on this size parcel.

Legally permissible: The appraisers are not aware of any private restrictions affecting title. As far as we are aware, there are no legal restrictions that would hinder the development of the site to its highest and best use.

Financially feasible: The demand for tracts of vacant land in the immediate vicinity of the subject is average.

Maximally productive: Given the physical size and financial feasibility discussed above, it is our opinion that if the property were vacant and available for use today, the highest and best use would be for Light industrial, Warehouse with office or for expansion of the Port and its uses.

As Improved: The subject is appraised as vacant.

VALUATION PROCESS

"The valuation process, a systematic procedure employed to provide the answer to a clients question about real property value."

There are basically three approaches to value that the appraiser uses in the valuation process.

They are the Cost Approach, the Sales Comparison Approach and Income Capitalization Approach. In most appraisal assignments one or more of these approaches are used in the Valuation Process, however, some properties are more specialized and do not have the data to support all three approaches. The following defines the three basic approaches.

1. COST APPROACH

The Cost Approach is a theory that the site value added to the current cost of construction less any applicable depreciation indicates the value of the property if all aspects of the Cost Approach are considered and property measured. This method is first approached by estimating the value of the site as vacant then adding the reproduction or replacement cost. Typical cost estimates are from local contractors or nationally published cost books.

2. SALES COMPARISON APPROACH

The Sales Comparison Approach or Direct Sales Comparison Approach is the estimate of value based on the theory the value of the subject is measured by the amount paid for similar properties in the subject's marketing area that recently sold. In this approach, the appraiser searches the market for comparable sales and compares these sales to the subject in order to estimate the value defined. Typically, these sales indicate a range of values that the property would fall if offered on the market under similar terms. The strength of this approach is based on the similarities the sales share with the subject.

Valuation Process-continued

3. INCOME CAPITALIZATION APPROACH

In this approach to value, the property's present or potential income stream is shown less deductions for vacancy, credit loss and operating expenses thus estimating the net income. The income is measured by the subject's present income stream supported by the market rents if the subject does not have a present income we will estimate the potential income supported by market rents. Then an applicable capitalization rate which is used to convert the income stream into present value through capitalization of discounting.

The final step of the valuation process is to reconcile the value indicated by the three approaches to derive the final reconciliation and final estimate, the appraiser must weigh the relative significance, overall reliability and sensitivity of each approach as it pertains to the type of property being appraised. At this point in the appraisal, the appraiser reconciles the different values by each approach and derives his final estimate of value.

The Cost and Income Approaches to Value are not used to estimate the value because they would not be supportive in the final estimate of value. The Sales Comparison Approach to Value is considered the only approach to determine the bases of an opinion of value.

SALES COMPARISON APPROACH TO VALUE – LAND VALUE

In the Sales Comparison Approach to Value, properties that are considered similar to the subject to demonstrate a probable price which the subject property would sell if offered on the market.

The Sales Comparison Approach applies to the principle of substitution since typical buyers will not purchase a property at a price higher than the prices of similar properties with comparable locations, characteristics and future earning capabilities. Of all appraisal approaches, this approach is the most direct, the most frequently used, the best understood and the one more generally preferred. It is the only Approach to value that directly reflects the balance of supply and demand in actual trading in the market place and under ideal circumstances.

In the development of the Sales Comparison Approach to Value the Appraiser's job is to study the market for closed sales, offerings on the market, properties that are under contract and market trends. All of the above are important because they will interpret the market reaction.

One of the most important challenges for the Appraiser is to be able to identify true comparable properties with similarities as well as differences then apply these elements of comparison in order to determine the market's reaction and thus make the proper adjustments needed.

These elements of comparison can vary greatly depending on the type property being appraised. In the development of the Sales Comparison Approach the Appraiser identifies the variables and addresses them within the Appraisal in an attempt to support a credible conclusion.

Common elements of comparison are Property Rights Conveyed, Financing Terms, Market Conditions, Motivation of the Parties involved and Physical Characteristics as well as other elements.

There is a Procedure that Appraisers follow in the development of the Sales Comparison Approach to Value. Research, verify the sales with a credible source, select the best unit of comparison such as the whole property per acre, per SF value, front foot, etc., recognize the difference in the sales, identify and adjust the sales accordingly. Of course the most similar sales have the least amount of adjustments and are typically the better indicators of value. Finally the Appraiser reconciles the indicated value and reports a value.

LAND VALUATION TECHNIQUES

The procedures used to value vacant land are:

- 1) **Sales Comparison**
- 2) **Allocation**
- 3) **Extraction**
- 4) **Income Capitalization Techniques**
 - *Direct Capitalization Techniques**
 - Land Residual**
 - Ground Rent Capitalization**
 - *Yield Capitalization Techniques**
 - Discounted Cash Flow Analysis**
 - (Subdivision Development Analysis)**

All these procedures are derived from the three traditional approaches to value. Sales Comparison and Income Capitalization are listed; the allocation and extraction procedures indicated reflect the influence of the sales comparison and cost approaches.

Sales Comparison

The sales comparison approach may be used to value land that is actually vacant or land that is being considered as though vacant for appraisal purposes. Sales comparison is the most common technique for valuing land it is the preferred method when comparable sales are available. To apply this method, sales or similar parcels of land are analyzed, compared, and adjusted to provide a value indication for the land being appraised. In comparison process, the similarity or dissimilarity of the parcels is considered.

The appraiser gathers data on actual sales as well as listings, offers, and options, identifies the similarities and differences in the data; adjusts the sale prices of the comparable sales for locating size, shape, etc.

Allocation

Vacant sites in densely developed urban locations may be so rare that their values cannot be estimated by direct comparison. Similarly, sales of vacant sites in remote rural areas may occur so seldom that sufficient comparable data are not available. In such cases land value can be estimated by allocation or extraction.

Land Valuation continued

For example, allocation could be used in an appraisal assignment to value the site under an old home in a fully developed residential neighborhood. Assume that no sales of vacant land have occurred recently, but the appraiser has ascertained that homes in the neighborhood that are similar to the subject have been sold for 140,000 to \$150,000. A citywide study conducted by the local assessor's office indicates a land to property value ratio of approximately 10%. Accordingly, the value of the subject site estimated by allocation would be \$14,000 to \$15,000.

Extraction

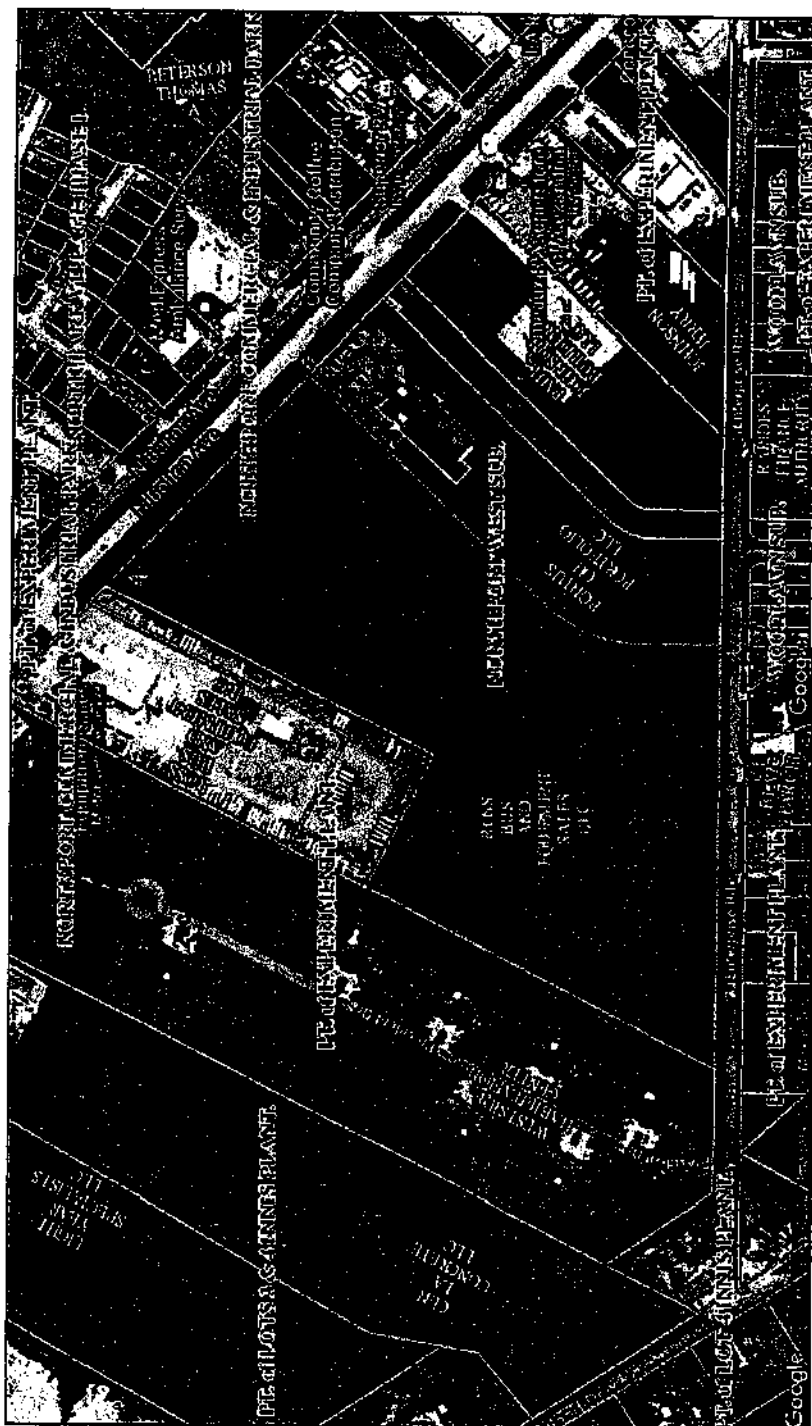
Extraction is a method in which land value is extracted from the sale price of an improved property by deducting the value contribution of the improvements, estimated as their depreciated costs. The remaining value represents the value of the land. Improved sales in rural areas are frequently analyzed in this way because the building's contribution to total property value is generally small and relatively easy to identify.

LAND SALES

LAND SALE NO. 1

Location:	N. Bolton Ave
Vendor:	RDK Properties, LLC
Vendee:	Ross Bus Sales and Equipment
Date:	4-2-2020
Consideration:	\$725,000
Condition:	Arms Length
Legal Description:	24.17 acres being Tract E Northport West S/D
Recordation:	COB: 2138 Page: 639
Size:	24.17 acres
Topography:	Sloping
Improvements:	None given any value
Shape:	Slightly Irregular
Condition:	Vacant
Utilities:	Public
Verification:	Public
Highest and Best Use:	Light industrial
Unit Value:	\$29,996 per acre
Comments:	This tract is located one ownership north of the subject. It is a large 24.17 acre parcel that has good frontage on N . Bolton and Enterprise Rd. It was purchased by the adjacent owner to expand his bus company.

Richard I. Ducote, Assessor



Created By: edDataScout

1 inch = 319 feet

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deMunro Interiors Ltd

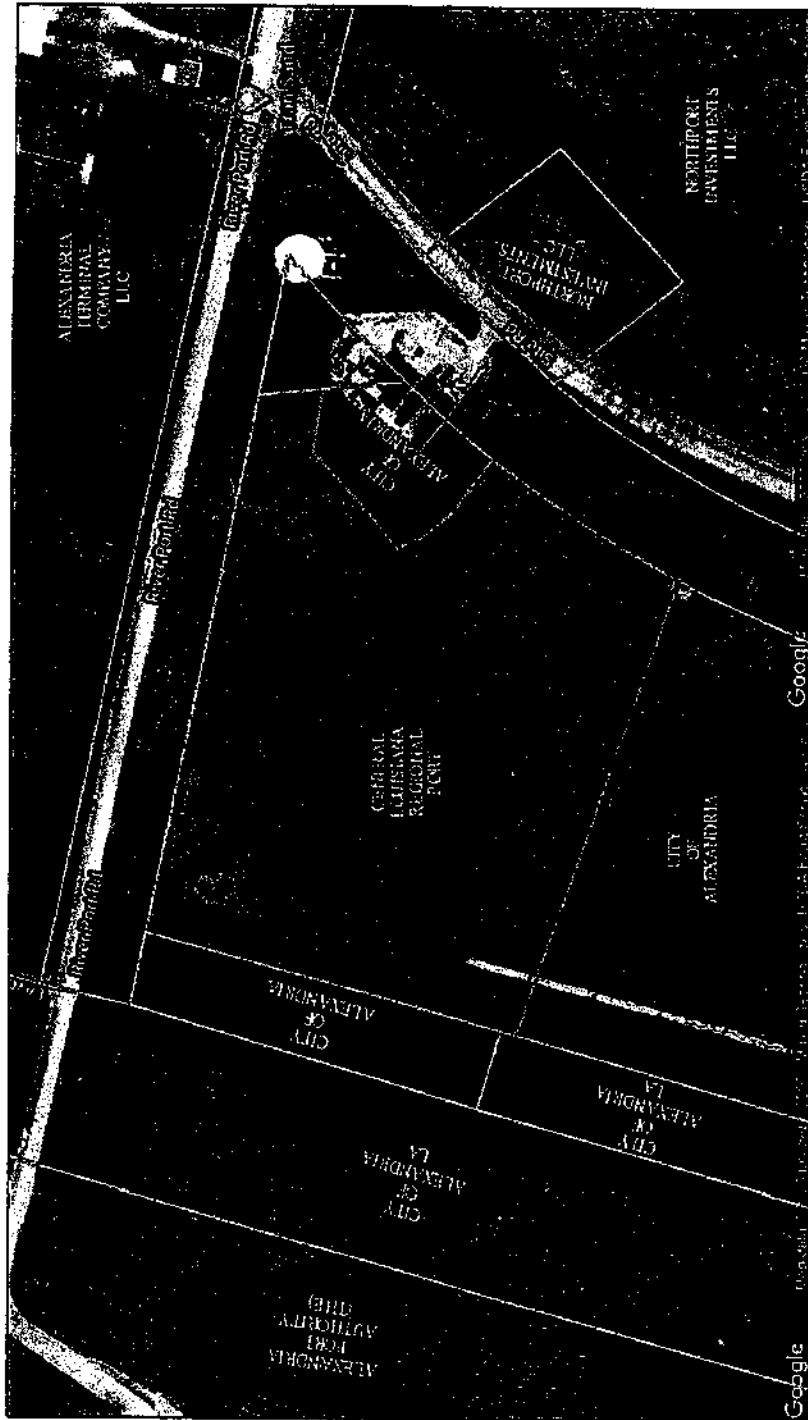
LAND SALE NO. 2

Location:	612 River Port Rd.
Vendor:	Alexandria Terminal Co., LLC
Vendee:	Central Louisiana Regional Port
Date:	9-27-17
Consideration:	\$176,000
Conditions of Sale:	Arms Length
Recordation:	COB: 2072 Page: 92
Legal Description:	7 acres in Sec. 11, T4N-R1W, Tract "C" a Resub of Tract "B" of Alexandria Industrial Park 3rd filing on north side of site road, Rapides Parish, LA
Size:	7 acres -304,920 SF
Topography:	Level
Improvements:	None
Shape:	Irregular
Condition:	Precision leveled
Utilities:	Electricity
Verification:	Public - Appraiser
Highest and Best Use:	Light industrial
Unit Value:	\$25,143 per acre
Comments:	This tract was purchased by the Alexandria Port Commission and is located 1/2 mile north of the subject.

Rapides Parish

Assessor's Office

Richard I. Durotte, Assessor



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LAND SALE NO. 3

Location:	N. Bolton Ave
Vendor:	Light Year Specialist, LLC
Vendee:	Roger Edward Price, Jr.
Date:	6-9-2022
Recordation:	COB: 2201 Page: 028
Consideration:	\$185,000
Financing:	Cash
Property Rights Conveyed:	Fee Simple
Legal Description:	13 acres in Sec. 13, T4N-R1W; Pt Lot 4 Innis Plantation lying between England Drive and Hwy 1
Size:	13 acres
Topography:	Sloping
Improvements:	None
Shape:	Rectangular
Condition:	Precision leveled
Utilities:	Public - No sewer
Highest and Best Use:	Mixed Commercial - Light industrial
Unit Value:	\$14,231 per acre
Comments:	Located on Hwy 1 N of Alexandria in an area of mixed uses from Residential - Commercial and light industrial uses. This is a long and narrow site with somewhat limited frontage due to an offset.

Rapides Parish

Assessor's Office
Richard I Ducole, Assessor

PRICE ROGER EDWARD JR

Address: 0 HWY 1 71303
Legal: ---13 ACS:IN SEC. 13 TAN-R1W; PT LOT 4 INNS PLANTATION LYING BTWN ENGLAND DR
Parcel: 2401931029000801
RPID: 102194
Acres: 13



Date Created: 2/15/2023
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1 inch = 673 feet

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LAND SALE NO. 4

Location: 2318 N. MacArthur

Vendor: RCA Properties, LLC

Vendee: Brian and Brian Properties, LLC

Date: 7-8-2021

Property Rights Conveyed: Fee Simple

Consideration: \$570,000

Legal Description: Part of Lots 51-53 Experiment Plantation

Recordation: COB: 2173 Page: 0792

Size: 18.663 acres

Topography: Level

Shape: Rectangular

Available Utilities: All public

Easements/Encroachments: None known

Street Improvements: 2 way hard surfaced frontage road

Quality of construction: Average

Condition: Average

Use: Vacant

Unit Value: \$30,542 per acre

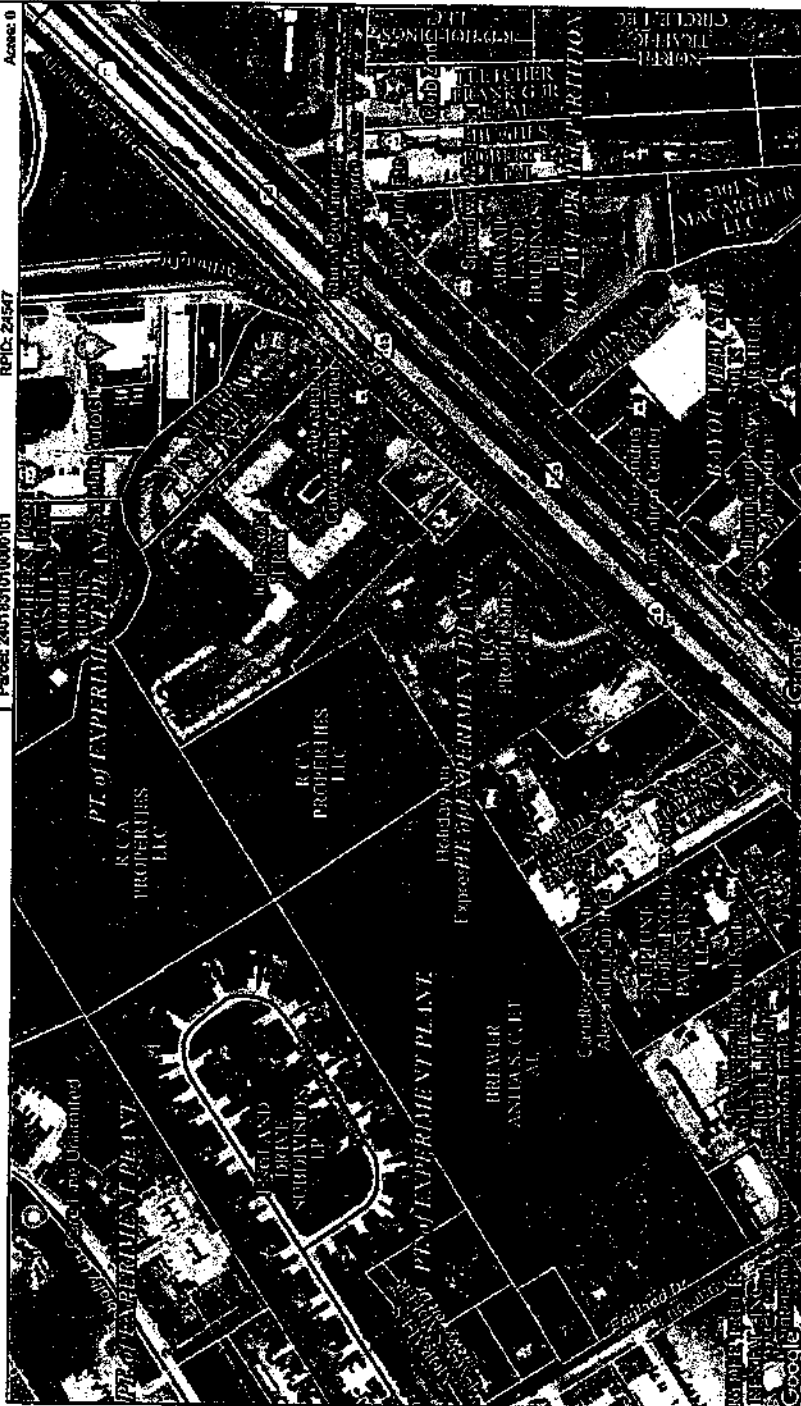
Comments: This property is a vacant 18.663 acre tract of land located on the north side of the MacArthur Drive service road approximately 1/2 mile south of I-49 in north Alexandria. It was vacant when sold with some fences and old parking that did not offer any contributory value. It was purchased by two local investors I do not know what the plans for the property is.

Rapides Parish
Assessor's Office
Richard I Ducole, Assessor

RCA PROPERTIES LLC

Address: 2318 N MACARTHUR DR
Legal: -6.53 ACS; IN SEC 18, T4N-R1W; IN LOTS 52 & 53, EXPERIMENT PLT
Parcel: 2401031010000101 RPID: 24547

Acres: 0



1 inch = 319 feet

Date Created: 7/28/2021
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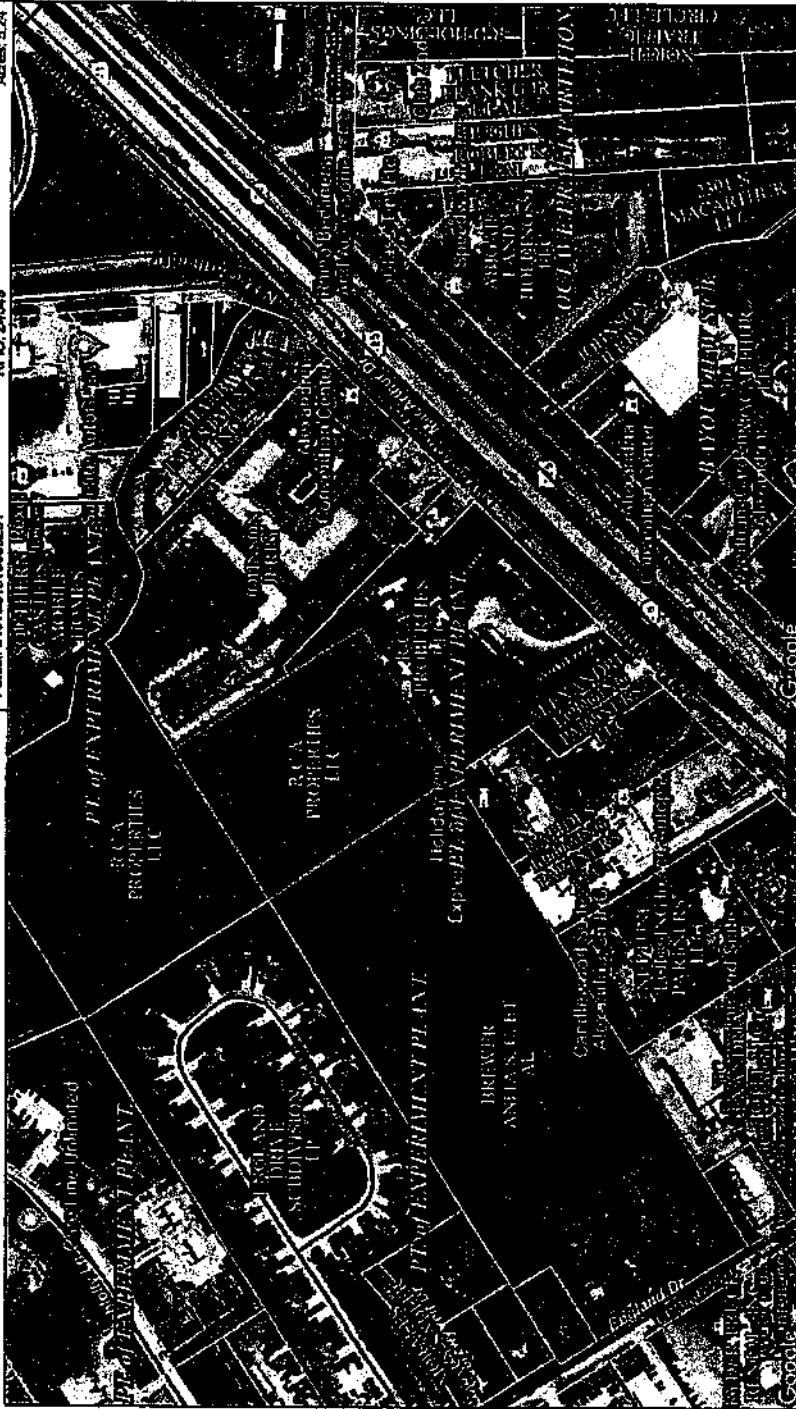
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Rapides Parish
Assessor's Office
Richard I. Ducote, Assessor

RCA PROPERTIES LLC

Address: D N MACARTHUR DR
Legal: —8.2% ACRES IN SECS 18 & 19, T4N-R10W PT. LOT 52 EXPERIMENT PLANT
Parcel: 2401631010000281
RPO: 24549
Acres: 8.24



Date Created: 7/23/2021
Created By: acDataScout

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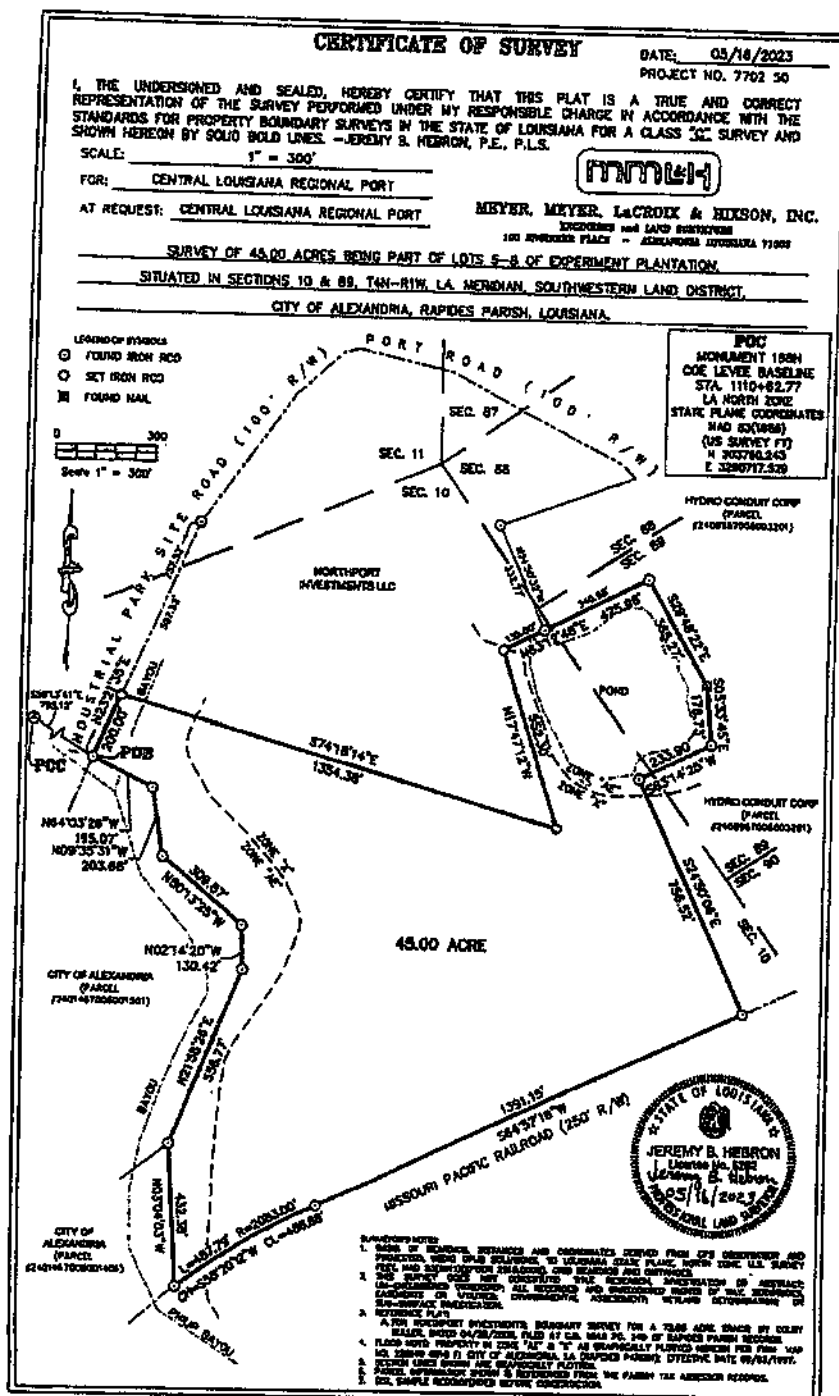
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LAND SALE NO. 5

Location:	Industrial Port Site Road
Vendor:	Northport Investments, LLC
Vendee:	Central Louisiana Regional Port Authority
Date:	10-31-2023
Property Rights Conveyed:	Fee Simple
Consideration:	\$600,000
Legal Description:	Part of Lot 5 and 7 Experiment Plantation situated in Sec, 10 & 89 T4N-R2W, Rapides Parish
Recordation:	Instrument # 1747904
Size:	45 acres +/-
Topography:	Sloping
Shape:	Rectangular
Available Utilities:	Electricity
Improvements:	None
Condition:	Open field with an old borrow pit
Highest and Best Use:	Industrial – Warehouse – Distribution
Unit Value:	39 acres at \$15,000 per acre and the low borrow pit – 6 acres at \$2,500 per acre
Comments:	This is a 45 acre tract that has good frontage but would need a culvert installed or a crossing over the Bayou Phillip. The borrow area is approximately 6 acres in size.



SUMMATION

	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
Sale Price		\$725,000	\$176,000	\$185,000	\$570,000	\$600,000
Sale Price - Per acre		\$29,996	\$25,143	\$14,231	\$30,542	\$15,000
Rights Conveyed		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Financing Adjustment		0	0	0	0	0
Condition of Sale	Arms Length	Arm's Length	Arms Length	Arms Length	Arms Length	Arm's Length
Motivation	Typical	-\$2,996	Typical	Typical	Typical	Typical
Sale Price - acre		\$29,996	\$25,143	\$14,231	\$30,542	\$15,000
Date		4-2-20	9-27-17	6-9-2022	7-8-2021	10-31-2023
Market Conditions	Stable	Stable	Stable	Stable	Stable	Stable
Size	3.78 acres +/-	24.17 acres +\$2,996	7 acres	13 acres	18.663 acres	45 acres +\$3,000
Location	Industrial Port Road	N. Bolton -\$5,999	612 Industrial Port Rd	N. Bolton +\$2,846	2318 N. MacArthur -\$9,163	Industrial Port Rd
Access	Vacant - Good	Very good	Very good	Limited +\$2,846	Good	Limited +\$3,000
Topography	Sloping	Sloping	Sloping	Sloping	Sloping	Sloping
Use	As Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Utilities	Public	Public	Public	Public	Public	Public
Shape	Rectangular	Slightly irregular	Rectangular/Good	Long & narrow +\$2,846	Rectangular	Rectangular
Elevation	Sloping	Sloping	Sloping	Sloping	Sloping	Sloping
Adjustments		-\$5,999	0	+\$8,538	-\$9,163	+\$6,000
Indicated value		\$23,997 acre	\$25,143 acre	\$22,769 acre	\$21,379 acre	\$21,000 acre

Mean: \$22,858

Median: \$22,769

Minimum: \$21,000

Maximum: \$25,143

The indicated value range is fairly close from \$21,000 per acre to a high of \$25,143 for Sale Two that is located adjacent to the subject.

The strength of the Sales Comparison Approach is the availability of comparable sales in the marketing area and addressing the units of comparison and the adjustments made.

All of the sales are Arms Length transactions that were exposed on the market by the seller Brokers and all of the sales were sold in Fee Simple interest and were not adjusted for market conditions or motivation of the seller or purchaser. These properties were purchased between 2017 and 2023. There are no indications a time adjustment is necessary.

Adjustments are minimum and are made for access and for locations. The access adjustment is calculated by comparing Sale Three's limited access to the other sales and taking into account the sales long and narrow shape with limited road frontage. The application is a 20% adjustment. Sale Four is adjusted for location along MacArthur Drive and for access. MacArthur Drive lends the property out for multiple uses due to its superior exposure.

Sale One was purchased by an adjacent owner for expansion of his bus business. This is one of the highest per acre sales due to obvious motivation, it is adjusted by comparison of other unit values paid.

After review of the sales weight is placed on all five sales with an estimate value of \$22,000 per acre.

Estimated Value is:

3.78 acres x \$22,000 per acre = \$83,160

**ESTIMATED VALUE OF 1.424 ACRES IN DITCHES AND WITHIN THE
DRAINAGE SERVITUDE**

There is approximately 1.424 acres in Drainage Servitude and a portion of the area is in a large open ditch that is not usable but is within the ownership.

My approach to the problem is to estimate the value of the area within the proposed servitude at 25% of the indicated value of the primary tract.

Thus: \$22,000 less 25% = \$5,500

\$5,500 acre x 1.424 acres = \$7,832

It is reasonable to value the Servitude because it is within the ownership and though limited in use it is a buffer and supplies some use i.e., drainage., etc.

SUMMATION

Estimated value of the 3.78 acres:	\$83,160
Estimated value of the 1.424 acres within the Servitude:	\$7,832
Total:	\$90,992
Rd.	\$91,000

ADDENDA

LIMITING CONDITIONS

The cover letter and certificate of appraisal, and also the appraisal report to which this statement is attached, are made expressly subject to the following conditions and stipulations:

No responsibility is assumed for matters which are legal in nature, nor is any opinion of the title rendered herewith. This appraisal assumes good title, responsible ownership and competent management. Any items or encumbrances which may now exist have been disregarded and the property has been appraised as though free from indebtedness.

Any sketches in this report are included to assist the readers in visualizing the property. I have made no survey of the property and assume no responsibility for its accuracy.

Possession of this report, or any copy thereof, does not carry with it the right of publication, nor may it be used for any purpose by any but the applicant without the previous written consent of the appraiser or the applicant. In any event, it shall be used only on its entirety.

The appraiser herein, by reason of this appraisal, is not required to give testimony or appear in court or at any governmental hearing with reference to the property in question, unless arrangements have been previously made.

The appraiser has no present or contemplated interest in the subject property and employment to make the appraisal attached hereto is no manner contingent upon value reported.

The distribution of the total value estimate between its constituent elements applies only to the current utilization of the subject property. Such distributed values may not be used to create a summation appraisal by a combination of value estimates of another appraiser. Values so used are invalidated.

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous material may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

The appraiser herein certifies that to the best of his knowledge and belief, the statements and opinions contained in this appraisal, subject to the limiting conditions set forth above, are correct; also, that this appraisal has been made in conformity with the rules of professional ethics of the American Institute of Real Estate Appraisers of the National Association of Real Estate Boards.

Qualifications of the appraiser are appended hereto.

QUALIFICATIONS AS REAL ESTATE APPRAISER

MIKE E. BORDELON, SRA

4121 Parliament Drive
Alexandria, Louisiana 71303

4317 Wakefield Blvd. (Residence)
Alexandria, Louisiana 71303

Education:

Holy Savior Menard High School, Alexandria, Louisiana
Louisiana State University, Baton Rouge, LA -Bachelor of Science Degree, 1981

Designations:

SRA of the Appraisal Institute
Louisiana State Certified General Real Estate Appraiser, Certificate #0301

Seminars and Workshops:

American Institute of Real Estate Appraisers Course (1A1-1/81)
American Institute of Real Estate Appraisers Residential Valuation Course 8-2
Appraisal Institute Standards of Professional Practice (Exam SPP)
Appraisal Institute Standards of Professional Practice Part A (8/93)
Appraisal Institute Standards of Professional Practice Part B (8/93)
Appraisal Institute Standards of Professional Practice Part C (4/98)
Bob Brooks School of Real Estate, Baton Rouge, LA
Continuing Education Seminars, Louisiana Real Estate Commission
Marshall & Swift - Basic Use of M&S Computerized Cost Programs
Subdivision Analysis - Appraisal Institute, September 1991, Baton Rouge, LA
Louisiana Real Estate Commission - Rules and Regulations LREC, 10/1991, Alexandria, LA
Development in Income Property Valuation - Appraisal Institute, 2/92, Kenner, LA
Associate Relocation Management Company - Appraisal of the ERC, 4/1992, Alexandria, LA
Residential Real Estate Appraisal-Louisiana Real Estate Commission, 6/92, Alexandria, LA
Appraisal Therapy Overview - Appraisal Institute, June 1992, Biloxi, Mississippi
Wetlands Protection, Uses and Urban Growth - LREC, 10/92, Baton Rouge, LA
Environmental Site Assessment - Louisiana Real Estate Commission, 10/1992, Baton Rouge, LA
Introduction of URAR, Bill Pena, Fannie Mae, Dallas, Texas - 1/15/93, New Orleans, LA
Introduction to Fannie Mae Form 1004B-6/93, 1/7/94 Alexandria, LA
Contemporary Appraisal Practice - LREC, 10/20/94, Lafayette, LA
Basic Residential HUD Appraisal Requirements, 12/9/94, Kenner, LA
4.7 Basic Residential HUD Appraisal Requirements, 12/9/94, Kenner, LA
Persuasive Style in Narrative Appraisal Reports, June 9-10, 1995, Biloxi, MS
Core Law for Appraisers - Appraisal Institute, Northwest Florida Chapter, 2/9/1996
U.S. Department of Housing and Urban Development - FHA Appraiser Training, Shreveport, LA, 3/5/1996
Fannie Mae Seminar- Hibernia National Banking, Baton Rouge, LA 9/9/ 1997
1.1 B Dissection of a Residential Appraisal Report - IFA, Alexandria, LA, 10/3/97
How to Value Louisiana Timberland-LA Chapter of the Appraisal Institute, Monroe, LA, 10/17/97
Louisiana Agency Law-LREC, Alexandria, LA 2/12/1998
Commercial and Residential Appraiser-Alexandria Pineville Board of Realtors, Alexandria, LA, 4/7/1998
Attacking and Defending and Appraisal-Appraisal Institute, San Antonio, TX, 6/5/98
Online Residential Design & Functional Utility-Appraisal Institute-Chicago, IL 3/1/99
Online Internet Search Strategies for R.E. Appraisers-Appraisal Institute, Chicago, IL, 3/15/99
The FHA Homebuyer Protection Plan and the Appraisal Process, Appraisal Institute, Alexandria, LA, 10/15/99
Louisiana Real Estate Commission, USPAP, 1999 Education Program, Lafayette, LA, 11/10/99

Seminars and Workshops - continued

Rules and Regulations, HUD Section 8 Housing, Landlords, Alexandria, LA 8/10/00
Louisiana Real Estate Commission, Real Estate Closings, 12/12/2000
Valuation Process & Match Pair Analysis Seminar, Teaching-Alexandria, LA, 2/8/01
Louisiana Real Estate Licensing, Brooks School of Real Estate, Distance Education, 12/12/2001
Louisiana Real Estate Rules and Regulations, LREC, Brooks School of Real Estate, Distance Education 12/12/2001
Real Estate Professionals Relationship with Appraiser Seminar, Teaching - Alexandria, LA 3/14/2002
Analyzing Commercial Lease Clauses, Appraisal Institute, Alexandria, LA 7/20/02
Online Residential Design & Functional Utility, Appraisal Institute, Chicago, IL 12/5/02
Online Residential Property Construction & Inspection - Appraisal Institute, Chicago, IL 12/5/02
Online Standards of Professional Practice Part B - Appraisal Institute, Chicago, IL 12/16/02
LA Real Estate Licensing Law, Brooks School of Real Estate, Distance Education 12/10/02
LA Real Estate Rules & Regulations, Brooks School of Real Estate, Distance Education 12/10/02
Agency Relations in Real Estate Transactions, Alexandria, LA -4/30/03
LA DOTD Real Estate Section Guidelines for Appraisers Alexandria, LA 4/22/03
Mold - A Fungus Among Us - Louisiana Real Estate Commission- 6/12/2003
Appraisal Review- Central Louisiana Board of Realtors, Alexandria, LA, 1/28/04
Online Business Practices and Ethics - Appraisal Institute-Distance Learning-2/10/04
Online Appraising Manufactured Housing-Appraisal Institute-Distance Learning-2/17/2004
Standards and Ethics for Professionals-Course 400-Appraisal Institute-San Antonio, TX, 2/24/2004
Seminar - Business Ethics and Legal Liabilities, 5/18/06
Seminar - Contracts, 6/16/2005
Online FHA and the Appraisal Process, Appraisal Institute, 12/5/2006
Online 7 hour National USPAP Equivalent Course, Appraisal Institute, 12/5/2006
Online Residential Property Construction and Inspection, Appraisal Institute, 12/6/06
Online Valuation of Detrimental Conditions in Real Estate, Appraisal Institute, 12/9/2006
Seminar - Business Ethics and Legal Liabilities, 5/18/2006
Seminar - LA Real Estate Commission Bylaws and Resolutions, 1/9/2007
Seminar - Residential Agreement to Buy or Sell, 6/28/2007
Seminar - LA Real Estate Commission Rules and Regulations, 7/9/2007
Online - Business Practices and Ethics, 3/16/08
Online - Residential Design & Functional Utility, 11/12/2008
Online - Supervising Appraisal Trainees, 11/19/2008
Online - Appraising from Blueprints and Specifications, 11/18/2008
Seminar - 7 hour National USPAP Update Course, 11/20/2008
Online - Appraising Manufactured Housing, 11/18/2008
Seminar - Appraisal Challenges: Declining Markets and Sales Concessions, 11/13/2008
Online - 7 Hour USPAP, Equivalent Course, 2010-2011, Appraisal Institute, 11/18/2010
Online - Reviewing Residential Appl. And Using Fannie Mae Form 2000, Appraisal Institute, 11/19/10
Online - Scope of Work: Expanding Your Range of Service, Appraisal Institute, 11/22/10
Online - Valuation of Green Residential Properties, Appraisal Institute, 11/19/2010
Online - Agency Relations in Real Estate Transactions - Bob Brooks, 11/22/10
Online - Licensing Law - 2010 - Bob Brooks, 11/22/10
Online - Louisiana Rules and Regulations - Bob Brooks, 11/22/10
Online - Live Webinar The 411 on UAD - McKissock 8/9/2011
Online - Broker & Agent Responsibilities - Bob Brooks, 4/2/12
Online - Property Pricing & CMAS- McKissock, 4/2/12
Online - What Real Estate Professionals Need to Know About FHA- McKissock, 4/2/12
Online - Fair Housing & Cultural Diversity- Burk Baker, 4/3/12
Online - Advertising Rules and Regulations - How They Relate to Social Media - 2012 Mandatory- McKissock, 12/5/12

Seminars and Workshops - continued

- Online - 7 Hour USPAP, Equivalent Course, Appraisal Institute, 12/6/12
- Online - Land and Site Valuation- McKissock, 12/6/12
- Online - Construction Details and Trends- McKissock, 12/9/12
- Online - Online Appraisal Curriculum Overview - Residential, Appraisal Institute, 12/10/12
- Online - Online Business Practice and Ethics - Appraisal Institute - 11/28/2013
- Online - Agency Relations in Real Estate Transactions - Donaldson Education 12/10/2013
- Online - Fair Housing and Cultural Diversity 2013 - Donaldson Education - 12/20/2013
- Online - LA Real Estate Contracts - 2013 Mandatory Topic - Donaldson Education - 12/10/2013
- Webinar - The New Appraiser Quality Monitoring (AQM) Policy from Fannie Mae: Letters and Lists- Appraisal Institute - 2/26/2014
- Online - Give Your clients the Green Light: Simple Ways to Green a Home-McKissock- 12/3/2014
- Online - LREC 2014 Mandatory Topic - McKissock - 12/3/2014
- Online - Demystifying Appraisals - McKissock - 12/3/2014
- Online - 2014-2015 7-hour National USPAP Update Court - McKissock - 12/6/2014
- Online - Land and Site Valuation - McKissock - 12/6/2014
- Online - Understanding Residential Construction - McKissock - 12/6/2014
- Online - Mortgages, Loans, and Laws - How They Help Your Client - McKissock - 12/15/14
- Online - TIL-RESPA Integrated Disclosure Rule - McKissock - 10/5/15
- Online - Give Your Clients the Green Light - Simple Ways to Green a Home- McKissock - 10/5/15
- Online - Helping Buyers Narrow in on Their Dream Home - McKissock - 10/5/15
- Online - Property Measuring and Pricing- McKissock - 10/5/15
- Online - 2016-2017 7-hour National USPAP Update Court - McKissock - 10/24/16
- Online - Residential Property Inspection for Appraisers - McKissock - 10/23/16
- Online - Avoiding Mortgage Fraud for Appraisers- McKissock - 10/24/16
- Online - 2016 Mandatory - The CFPB and You - Donaldson Educational Services - 10/20/16
- Online - 2016 Mandatory - Agency - McKissock - 10/21/16
- Online - Homeowners Flood Insurance: Gulf of Mexico Region Specific - McKissock - 10/20/16
- Online - Land and Site Valuation - McKissock - 10/25/16
- Online - Know the Code: Your Guide to the Code of Ethics - McKissock -10/27/2016
- Online - Americans with Disabilities Act ADA- McKissock -12/6/2017
- Online - What Everyone Should Know About Their Credit History - McKissock -12/6/2017
- Online - 2047 Mandatory - Insurance Awareness and Contract Timelines - McKissock -12/7/2017
- Online - Real Estate Safety: Protect Yourself and Your Clients - McKissock -12/7/2017
- Online - Business Practice and Ethics - Appraisal Institute -9/24/2018
- Online - The Sales Comparison Approach - McKissock -9/11/2018
- Online - Residential Property Inspection for Appraisers - McKissock -9/10/2018
- Online - Appraisal of Self Storage Facilities - McKissock -9/11/2018
- Seminar - USPAP Update Law/Update - LREC -9/12/2018
- Online - 2018 Mandatory Topic - Real Estate Best Practices - McKissock -9/23/2018
- Online - Know the Code: Your Guide to the Code of Ethics - McKissock -9/24/2018
- Online - 2019 Mandatory: LREC Updates and Addenda - McKissock - 12/16/19
- Online - The FHA Handbook 4000.1 - McKissock - 9/28/2019
- Online - Complex Properties: The odd Side of Appraisal - McKissock - 9/29/2019
- Online - The Sales Comparison Approach - McKissock - 10/6/2019
- Online - Educating Sellers - McKissock - 12/16/19
- Online - Educating Homebuyers - McKissock - 12/16/19
- Online - Managing Online Transactions (Demonstrated with dotloop) - McKissock - 12/17/19
- Online - 2020 -2021 7-hour National USPAP Update Court - McKissock - 12/02/2020
- Online - 2020 Mandatory: Fair Housing & Cultural Diversity - Burk Baker - 12/3/2020
- Online - Helping Buyers Narrow in on Their Dream Home - McKissock - 12/3/2020
- Online - Real Estate Safety : Protect Yourself and Your client - McKissock - 12/7/2020
- Online - NAR: May the Code be with you - McKissock -12/7/2020
- Online - Realtor Code of Ethics Training Non CE- NAR -12/20/2021

Seminars and Workshops - continued

Online - What Everyone should know about their credit history - McKissock - 12/20/2021
Online - Commercial Real Estate 101- McKissock - 12/20/2021
Online - JMan's Tech tools- McKissock - 12/21/2021
Online - 2021 Mandatory Basics of Invest Property & Property Mang- McKissock - 12/21/2021
Online - Taking the Distress out of Distressed Properties - McKissock - 12/7/2022
Online - Educating Sellers - McKissock - 12/6/2022
Online - 2022 Mandatory Course Topic - 36 ways to Lose Your License - McKissock - 12/6/2022
Online - NAR: May the Code Be With You - McKissock - 12/6/2022
Online - The Basics of Expert Witness for Commercial Appraisers - McKissock - 12/6/2022
Online - Land and Site Valuation - McKissock - 12/7/2022
Online - The Income Approach: An Overview - McKissock - 12/7/2022
Online - 2022-2023 7-Hour National USPAP Update Course - McKissock - 12/6/2022
Online - LREC 2023 Mandatory Course - Bob Brooks- 12/16/2023
Online - Real Estate Safety: Protect Yourself and Your Clients - McKissock - 12/16/2023
Online - Going Green: elements of an Eco-friendly Home- McKissock - 12/16/2023
Online - What Everyone Should Know about Their Credit History - McKissock- 12/16/2023
Online - Land and Site Valuation - McKissock - 10/24/2024
Online - Complex Properties: The Odd Side of Appraisal - McKissock - 10/25/2024
Online - Appraisal of Self Storage Facilities - McKissock- 10/24/2024
Online - 2024-2025 7-Hour National USPAP Update Course - McKissock - 10/25/2024
Online - May the Code be with you - McKissock -10/23/2024
Online - Taking the Distress out of Distressed Properties - McKissock - 10/22/2024
Online - Educating Sellers - McKissock - 10/22/2024
Online - LREC 2024 Mandatory Course - McKissock- 10/22/2024

Court Testimony:

Qualified and testified as expert witness in real estate valuation -
9th Judicial District Court, Rapides Parish, LA
Qualified and testified as expert witness in real estate valuation -
28th Judicial District Court, LaSalle Parish, Louisiana
Qualified and testified as expert witness in real estate valuation -
10th Judicial District Court, Natchitoches Parish, LA
Federal Bankruptcy Court - Western District of Louisiana, Alexandria Division
and Western District in Shreveport
Qualified and testified as expert witness in real estate valuation -
11th Judicial District Court, Sabine Parish, LA

Clients Represented:

Abbeville Building and Loan
Amsouth Bank, Shreveport, LA
Associates Relocation Management
Associates Relocation Management Company, Dallas, TX
Barksdale Federal Credit Union
Boise Cascade Corporation
BOM Bank
Cadence Bank
Capital One
Catahoula-LaSalle Bank
Catholic Diocese of Alexandria
Cendant Mortgage, Mount Laurel, New Jersey
Cenla Federal Credit Union

Clients Represented:

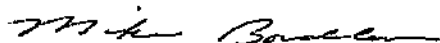
Central Bank, Monroe, Louisiana
Central LA Electric Company, Alexandria, Louisiana
Chase Manhattan Mortgage, Baton Rouge, Louisiana
Citizens Bank, Mamou, Louisiana
City Bank of Natchitoches
City of Alexandria
City of Colfax
City of Natchitoches
City of Olla
City of Pineville
CLB Bank The Community Bank
Colfax Bank, Colfax, Louisiana
Countrywide Home Loans, Shreveport, Louisiana
Cross Keys Bank, Monroe, LA
Department of Wildlife and Fisheries
England Federal Credit Union
Evangeline Bank & Trust Co.
Exchange Bank of Natchitoches
Fairway Independent Mortgage, Baton Rouge, LA
Federal Deposit Insurance Corporation
Fidelity Relocation
Fidelity Funding Mortgage, Dallas, Texas
First Commerce Corporation, Monroe, Louisiana
First National Bank of Commerce, New Orleans, Louisiana
First Bank, Natchitoches, Louisiana
First Federal Bank of Louisiana, Alexandria, Louisiana
H & R Block, Pleasanton, California
Hancock Bank, Alexandria, Louisiana
Heart of Louisiana Federal Credit Union, Alexandria, Louisiana
Heritage Management Services, Baton Rouge, Louisiana
Home Equity Re-Location Service
Homeland Federal Savings, Jena, LA
International Paper Corporation
Intertrust Mortgage
J.P. Morgan Chase Bank
Merchants and Farmers Bank and Trust Company, Leesville, Louisiana
Merrill Lynch Relocation, Houston, TX
PHH Mortgage, Danbury, CT
Rapides Parish School Board, Alexandria, Louisiana
Rapides Parish Sheriff's Department
Red River Bank, Alexandria, Louisiana
Resource One Mortgage, Alexandria, Louisiana
Real Mortgage, Alexandria, Louisiana
Roy O. Martin Industries
Regions Bank, Alexandria, Louisiana
Sabine State Bank, Many, Louisiana
Security Pacific
Southern Heritage Bank
Standard Mortgage Corporation, New Orleans, LA
State of Louisiana Department of Administration
Stonecastle Home Loans, Sherman Oaks, California
Troy & Nichols

Clients Represented:

Town of Ball
Town of Glenmora
Town of Woodworth
Trinity Mortgage, Shreveport, Louisiana Union Bank
U.S. Property and Appraisal, Pittsburgh, PA
Whitney National Bank, Jefferson, Louisiana
Attorneys, contractors and developers in Louisiana
Other Clients Available Upon Request

Related Real Estate Experience:

Licensed Sales Associate since 1982
Full time appraiser since 1983 to present
Full time sales 1982 to 1983
Past Board Member of Alexandria Historic Preservation Committee (2008)
Past Board Member of Greater Central LA Realtors Assoc.
Past Secretary/Treasurer of Greater Central LA Realtors Assoc
Past CMLS Chairman Greater Central LA Realtors Assoc
Member of Greater Central LA Realtors Assoc
SRA - Appraisal Institute
Member of National Association of Realtors
Member of Alexandria/Pineville Chamber of Commerce
Commissioner of Adjustment and Appeals - Zoning - City of Alexandria
Board member of Adjustments & Appeals City of Alexandria



MIKE BORDELON, SRA
Louisiana State Certified
General Real Estate Appraiser-#G0301

RESTRICTION UPON DISCLOSURE AND USE

Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute of Real Estate Appraisers of the National Association of Real Estate Boards.

Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or to the MAI or SRA designation) shall be disseminated to the public through advertising, public relations, news, sales media, or any other public means of communication without the prior written consent and approval of the undersigned.

Mike Bordelon

MIKE BORDELON, SRA
Louisiana State Certified
General Real Estate Appraiser-#G0301

EDUCATIONAL CERTIFICATION

THE APPRAISAL INSTITUTE CONDUCTS A VOLUNTARY PROGRAM OF CONTINUING EDUCATION FOR ITS DESIGNATED MEMBERS. MAI'S, RM'S AND SRA'S WHO MEET THE MINIMUM STANDARDS OF THIS PROGRAM ARE AWARDED PERIODIC EDUCATIONAL CERTIFICATION.

I AM CURRENTLY CERTIFIED UNDER THE CONTINUING EDUCATION PROGRAM OF THE APPRAISAL INSTITUTE.

AS OF THE DATE OF THIS REPORT, I, MICHAEL E. BORDELON, SRA, HAVE COMPLETED THE REQUIREMENTS OF THE CONTINUING EDUCATION PROGRAM OF THE APPRAISAL INSTITUTE.

MIKE BORDELON, SRA

SUPPLEMENTAL INFORMATION

ALL SIGNATURE PAGES IN THIS REPORT ARE TO BE RECOGNIZED AS FOLLOWS:

**MIKE BORDELON, SRA
LOUISIANA CERTIFIED GENERAL REAL ESTATE APPRAISER #G301**

Louisiana Real Estate Appraisers Board

Having complied with the requirements of Chapter 51 of Title 37 of the Louisiana Revised Statutes of 1950 and the requirements of the Louisiana Real Estate Appraisers Board,

Certified General Appraiser

license is hereby granted to

Michael E. Bordelon

License Number - APR 00301-CGA

First Issuance Date - 04/01/1991

Expiration Date - 12/31/2026

John Williams

Chairperson

M. E. Bordelon

Secretary



ORDINANCE NO.

AN ORDINANCE TO DECLARE SURPLUS AND AUTHORIZE THE SALE OF A CERTAIN CITY OWNED 5.204 ACRE TRACT OF LAND TOGETHER WITH IMPROVEMENTS LOCATED ADJACENT TO INDUSTRIAL PORT ROAD AND OTHER MATTERS RELATED THERETO.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby declares surplus and authorize the sale of a certain city owned 5.204 Acre Tract of land together with improvements located adjacent to Industrial Port Road.

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 16th day of December, 2025.

NOTICE PUBLISHED on the 19th day of December, 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 _____ 2026 and final publication was made in the Alexandria Daily Town Talk on the _____ day of January, 2026.

CITY CLERK

PRESIDENT

MAYOR'S APPROVAL/VETO

G. RESOLUTIONS

- 8) **RESOLUTION** authorizing advertisement for bids for bulk fuel for vehicles and equipment.



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 25, 2025

Title: Resolution Authorizing Permission to Advertise for Bulk Fuel for Vehicles and Equipment

Explanation of Proposal:

Additional Information Attached ☒

We request permission to advertise for Bulk Fuel for Vehicles and Equipment for use by Various Departments.

This contract 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(s) 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: Various

Expense Amount: N/A

Account Line Item: N/A

Remaining Amount: N/A

Authorization:

1. Mayor

2. Chief Operating Officer

3. City Attorney

4. Finance Director

5. Division Director

6. Department Head

7. Purchasing Agent

Council Staff

Form

☐

Review:

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

RECEIVED

NOV 25 2025

CITY OF ALEXANDRIA

ADVERTISEMENT FOR BID

**CITY OF ALEXANDRIA, LOUISIANA
PURCHASING DEPARTMENT**

BID # 2546 -- Fuel -- Bulk for Vehicles and Equipment

Separate sealed bids for, Fuel -- Bulk for Vehicles and Equipment, 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, JANUARY 27, 2026 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.

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, December 19, 2025
Friday, December 26, 2025
Friday, January 2, 2026

RESOLUTION NO.

RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR BULK FUEL FOR VEHICLES AND EQUIPMENT.

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 bulk fuel for vehicles and equipment.

BE IT FURTHER RESOLVED, etc., that the City Clerk proceed with the advertisement according to law, with bids to be opened on January 27, 2026.

PASSED AND ADOPTED at Alexandria, Louisiana, this 16th day of December, 2025.

/s/ Donna P. Jones, MMC
City Clerk

- 9) **RESOLUTION** in favor of the administration drafting a comprehensive affordable housing plan that allows for diverse, affordable and energy efficient housing ownership options for working class individuals in the City of Alexandria.



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

Date: December 3, 2025

RESOLUTION in favor of the administration drafting a comprehensive affordable housing plan that allows for diverse, affordable and energy efficient housing ownership options for working class individuals in the City of Alexandria.

Explanation:

Budget:

☐

Neutral

Within
Existing

Requires
Amendment

Account Number:
Account Line Item:

Expense Amount:
Remaining Amount:

Authorization:

Malcolm Larvadain

District 1

1. Mayor

2. City Attorney

3. Finance Director

4. Division Director

5. Department Head

6. Purchasing Agent

Council Staff

Form

☐

Review:

Content

☐

Information: Sufficient

☐

Insufficient

☐

Remarks:

RESOLUTION NO.

RESOLUTION IN FAVOR OF THE ADMINISTRATION DRAFTING A COMPREHENSIVE AFFORDABLE HOUSING PLAN THAT ALLOWS FOR DIVERSE, AFFORDABLE AND ENERGY EFFICIENT HOUSING OWNERSHIP OPTIONS FOR WORKING CLASS INDIVIDUALS IN THE CITY OF ALEXANDRIA.

BE IT RESOLVED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby in favor of the Administration drafting a comprehensive affordable housing plan that allow for diverse, affordable and energy efficient housing ownership options for working class individuals in the City of Alexandria.

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

PASSED AND ADOPTED at Alexandria, Louisiana, this 16th day of December, 2025.

/s/ Donna P. Jones. MMC
City Clerk

- 10) **RESOLUTION** in favor of the administration drafting a comprehensive economic development plan that promotes economic development throughout the City of Alexandria.



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

Date: December 3, 2025

RESOLUTION in favor of the administration drafting a comprehensive economic development plan that promotes economic development throughout the City of Alexandria.

Explanation:

Budget:

☐

Neutral

Within
Existing

Requires
Amendment

Account Number:
Account Line Item:

Expense Amount:
Remaining Amount:

Authorization:

Malcolm Larvadain

District 1

1. Mayor

2. City Attorney

3. Finance Director

4. Division Director

5. Department Head

6. Purchasing Agent

Council Staff

Form

☐

Review:

Content

☐

Information: Sufficient

☐

Insufficient

☐

Remarks:

RESOLUTION NO.

**RESOLUTION IN FAVOR OF THE ADMINISTRATION DRAFTING A
COMPREHENSIVE ECONOMIC DEVELOPMENT PLAN THAT
PROMOTES ECONOMIC DEVELOPMENT THROUGHOUT THE CITY OF
ALEXANDRIA.**

BE IT RESOLVED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby in favor of the administration drafting a comprehensive economic development plan that promotes economic development throughout the City of Alexandria.

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

PASSED AND ADOPTED at Alexandria, Louisiana, this 16th day of December, 2025.

/s/ Donna P. Jones, MMC
City Clerk

- 11) **RESOLUTION** canceling the Regular Council Meeting
 scheduled for Tuesday, December 30, 2025.



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

Date: December 3, 2025

RESOLUTION canceling the Regular Council Meeting scheduled for
Tuesday, December 30, 2025.

Explanation:

Budget:

☐

Neutral

Within
Existing

Requires
Amendment

Account Number:
Account Line Item:

Expense Amount:
Remaining Amount:

Authorization:

Cynthia Perry
President

1. Mayor

2. City Attorney

3. Finance Director

4. Division Director

5. Department Head

6. Purchasing Agent

Council Staff

Form

☐

Information: Sufficient

☐

Review:

Content

☐

Insufficient

☐

Remarks:

RESOLUTION NO.

**RESOLUTION CANCELING THE REGULAR COUNCIL MEETING
SCHEDULED FOR TUESDAY, DECEMBER 30, 2025.**

BE IT RESOLVED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby canceling the Regular Council Meeting scheduled for Tuesday, December 30, 2025.

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

PASSED AND ADOPTED at Alexandria, Louisiana, this 16th day of December, 2025.

/s/ Donna P. Jones, MMC
City Clerk

12) Resolution confirming the appointment of Zendrea Whitehead to serve as a Commissioner on the Greater Alexandria Economic Development Authority representing District 3.



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

Date: December 9, 2025

TITLE: Resolution confirming the appointment of Zendrea Whitehead to
serve as a Commissioner on the Greater Alexandria Economic
Development Authority representing District 3.

Explanation of Proposal:

Additional Information Attached

☐

Budget:

☐

Neutral

| Within
Existing

| Requires
Amendment

Account Number:

Expense Amount:

Account Line Item:

Remaining Amount:

Authorization:

City Council:
Cynthia Perry,
President
City Council
District 3

3. Finance Director

4. Division Director

5. Department Head

6. Purchasing Agent

1. Mayor

2. City Attorney

Council Staff

Form

☐

Review:

Content

☐

Information: Sufficient

☐

Insufficient

☐

Remarks:

RESOLUTION NO.

RESOLUTION CONFIRMING THE APPOINTMENT OF ZENDREA WHITEHEAD TO SERVE AS A COMMISSIONER ON THE GREATER ALEXANDRIA ECONOMIC DEVELOPMENT AUTHORITY REPRESENTING DISTRICT 3.

BE IT RESOLVED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby confirms the re-appointment of Zendrea Whitehead to serve as a commissioner on the Greater Alexandria Economic Development authority (GAEDA) representing District 3.

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

PASSED AND ADOPTED at Alexandria, Louisiana, this 16th day of December, 2025.

/s/ Donna P. Jones, MMC
City Clerk

- 13) **RESOLUTION** to establish, fund, and implement the Restore Alexandria Neighborhood Program.



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

Date: December 9, 2025

TITLE: Resolution to establish, fund, and implement the Restore Alexandria Neighborhood Program.

Explanation of Proposal:	Additional Information Attached
A resolution to establish, fund, and implement a program to restore the declining neighborhoods in the City of Alexandria. The Restore Alexandria Neighborhoods (RAN) Program will initially construct twenty energy efficient, single family, affordable homes in existing residential neighborhoods that have large numbers of blighted, dilapidated abandoned, and vacant properties. The homes will be offered to qualified citizens of Alexandria who earn an annual income of less than \$25,000. The mortgage payments are at zero percent interest for a fifteen year term. Refer to supporting document, "Restore Alexandria Neighborhoods" for additional information.	

Budget:

☐

Neutral

| Within
Existing

| Requires
Amendment

Account Number:

Expense Amount:

Account Line Item:

Remaining Amount:

Authorization:

City Council:
Malcolm Larvadain
District 1

3. Finance Director

4. Division Director

1. Mayor

5. Department Head

2. City Attorney

6. Purchasing Agent

Council Staff	Form	☐	Information:	Sufficient	☐
Review:	Content	☐		Insufficient	☐

Remarks:

RESOLUTION NO.

A RESOLUTION TO ESTABLISH, FUND AND IMPLEMENT THE RESTORE ALEXANDRIA NEIGHBORHOODS (RAN) PROGRAM.

SECTION I: BE IT RESOLVED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the creation, funding, and implementation of the Restore Alexandria Neighborhoods (RAN) Program.

SECTION II: BE IT FURTHER RESOLVED, etc., that the Restore Alexandria Neighborhoods (RAN) Program is established to construct single family, energy efficient, affordable homes in declining neighborhoods in the City of Alexandria.

SECTION III: BE IT FURTHER RESOLVED, etc., that the key components of the RAN Program are as follows:

1. Establish a \$3MM budget.
2. Create specific account codes for the program.
3. Identify a list of vacant, abandoned, and adjudicated lots.
4. Establish a process to obtain clear title to the property.
5. Construct energy efficient, affordable homes.

SECTION IV: BE IT FURTHER RESOLVED, etc., that the criteria for the RAN Program are as follows:

1. Homes will be a minimum of 1400 sq ft with 3 bedrooms, 2 baths, kitchen, dining, living areas with ample closet space and a carport.
2. Homes will be offered to citizens of Alexandria who are first time homeowners and earn a maximum annual income of \$25,000.
3. The mortgage payments for the homes are at zero percent interest for a fifteen year term.
4. Homeowners must reside in the home for the duration of the fifteen year term.
5. Rental of the home is prohibited.

AND THE RESOLUTION was declared passed and adopted on this the _____ day of June, 2020.

CITY CLERK

PRESIDENT

MAYOR'S

APPROVAL / VETO

RESTORE ALEXANDRIA NEIGHBORHOODS

Program: Restore Alexandria Neighborhoods (RAN)

Goal: Construct twenty single family, energy efficient, affordable homes.

Benefit: Reduction of blighted housing, abandoned homes, and vacant property in declining neighborhoods. Return property to productive use, generate property taxes for COA, and increase the census of the neighborhood.

- Scope: Develop a comprehensive plan for the declining neighborhoods in Alexandria.
 - Involve the community in the planning process.
 - A declining neighborhood is defined as a single family, residential area in which 20% or more of the property is blighted, dilapidated, abandoned, vacant, or under adjudication.
 - Identify a list of blighted, abandoned, vacant, and adjudicated property.
 - Establish contact with owners, heirs, and lien holders of the property.
 - Commence an eighteen month process to obtain clear title to the property.
 - COA will establish a \$3 MM budget for the development of 20 new homes.
 - COA will create specific account codes for the program.
 - New homes will comply with strict specifications to maintain property value.
 - Homes will be a minimum of 1,400 sq ft with 3 bedrooms, 2 baths, kitchen, dining, living areas with ample closet space and a carport.
 - The homes will be offered to citizens of the City of Alexandria who currently earn a maximum annual income of \$24,000 and are first time home owners.
 - The mortgage for the homes are at zero percent interest rate over a fifteen year term.
 - The monthly mortgage payments will be maintained in the specific account code.
 - The zero interest mortgage will be available for the duration of the term while the homeowner is a resident in the home.
 - The homeowner will not accrue any equity in the home until the end of the fifteen year term.
 - Upon completion of the fifteen year term, the owner will receive clear title to the home.

- The mortgage payment will be recalculated at prevailing interest rates if the homeowner moves from the home before the fifteen year term.
- The City of Alexandria or an investor firm will be the mortgage holder and retains the right of first refusal in the sale of the home.
- The homes are intended for single family residences, rental of the property is strictly prohibited.
- The mortgage payments collected from the homeowners will return to the City of Alexandria or the investor firm special development account and shall be either distributed to the investor or reinvested into new future homes.
- Mortgage payments received into the special development account will continue to fund the construction of new homes as the balance allows.

Corollary: The Restore Alexandria Neighborhoods (RAN) Project is a multi-purpose plan. The initial construction of 20 new single residence homes will bring families back into the neighborhoods. The new homes will increase the property value of the surrounding properties. The project will replace blighted, abandoned, and vacant property with new affordable and energy efficient homes. The construction will provide jobs for the unemployed residents of the neighborhood. The influx of new residents will help to anchor the community and reduce crime. The involvement in the community will help to spur improvements in the local schools. The presence of gainfully employed residents will help to rebuild and restore the neighborhood.

Gerber M. Porter
Councilman, District 2
City of Alexandria, LA

Restore Alexandria Neighborhoods
June 1, 2020

H. ORDINANCES FOR FINAL ADOPTION

SUBJECT TO PUBLIC HEARING

- 14) To consider final adoption of an ordinance authorizing the mayor to accept the low bid submitted for petroleum products for various departments.



AGENDA ITEM FACT SHEET

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

Division/Department: **FINANCE/PURCHASING**

Date: **December 2, 2025**

Title: **ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID FOR PETROLEUM PRODUCTS FOR VARIOUS CITY DEPARTMENTS**

Explanation of Proposal:

Additional Information Attached ☒

Ordinance authorizing the Mayor to accept the lowest bid for Petroleum Products for various departments. On Tuesday, December 2, 2025, three (3) bids were opened and read aloud. It is our recommendation that award be made to Gaubert Oil Company LLC at prices bid. Bid prices shall remain in effect for a period of twelve (12) months from bid award date. Please see attached.

Budget:

☐

Neutral

☒

Within Existing

☐

Requires Amendment

Account Number: Various

Expense Amount: N/A

Account Line Item: N/A

Remaining Amount: N/A

Authorization:

1. Mayor

2. Chief Operating Officer

3. City Attorney

4. Finance Director

5. Division Director

6. Department Head

7. Purchasing Agent

Council Staff

Form

☐

Review:

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

City of Alexandria - Purchasing Department
P.O. Box 71, Alexandria, LA 71309-0071
Ph: 318-441-6180 Fax: 318-441-6185

BID TABULATION
BID Number & Name: #2543 - Petroleum Products - (Twelve Months)
Bid Opening Date: Tuesday, December 2, 2025, 10:00 AM
Using Department: Various Using Departments

BID ITEM DESCRIPTION	Vendor #1	Vendor #2	Vendor #3
Category B - Greases:			
1.G. - Transmission Fluid, Automatic Type, Good Synthetic or equal, in compliance with new vehicle warrants	Loft Oil Company	Purish Fuel Co. LLC	Gaubert Oil Company
Brand Name:			Purish MV ATF
Stock Number:			1313512221
1.G.a. - Bulk delivery to Motor Pool - 275 gallons estimated - Unit Price Per Gallon:			\$10.95
Total for 275 Gallons:	\$0.00	\$0.00	\$3,011.25
NOTE: Vendor must supply 275 gallon tank in addition to air operated pump, reel and metered automatic nozzle and parts.			
2.G. - Transmission Fluid, Automatic Type, Dexon® III/Mobicon or equal			
Brand Name:			Puritech S/S ATF
Stock Number:			1610512021
2.G.a. - Bulk delivery to Motor Pool, estimated usage 275 gallons per year, Unit Price Per Gallon:			\$8.29
Total for 275 Gallons:	\$0.00	\$0.00	\$2,279.75
3.G. - Transmission Fluid, Automatic Type, 100% Synthetic, Castrol Transynd™ or Mobil Drive ATF only			
Brand Name:			Castrol Transynd 688
Stock Number:			15E2DF
3.G.a. - Drum delivery to ATRAMS, 55 gallon drums, estimated usage 110 gallons/2 drums a year, Unit Price Per Drum:			\$1,940.00
Total for 2 Drums:			\$3,880.00
4.G. - Lithium Complex Grease, Mobil Grease XHP 461 or equal			
Brand Name:			Chevron Simerix EP2
Stock Number:			259118873
4.G.a. - Keg delivery to Motor Pool, estimated usage 2 kegs per year for 242 gallons per year - Unit Price Per Keg:			\$456.00
Total for 2 Kegs:	\$0.00	\$0.00	\$312.00
Total Per Category B - Greases:	\$0.00	\$0.00	\$10,083.00

City of Alexandria - Purchasing Department
P.O. Box 71, Alexandria, LA 71309-0071
Ph: 318-441-6180 Fax: 318-441-6185

BID TABULATION

Bid Number & Name: WELLS Petroleum Products - Trucks Monthly
Bid Opening Date: Tuesday, December 2, 2023 10:00 AM

Using Department: Various Using Departments

BID ITEM DESCRIPTION	Vendor #1	Vendor #2	Vendor #3
Category III - Miscellaneous:			
1.M. - Anti-Freeze, Ethylene Glycol, Permanent Type, All Season, primary use on other vehicle inventory.	Lott Oil Company	Parish Fuel Co. LLC	Gaulb art Oil Company
Brand Name:			
Stock Number:			
1.M.a. - Bulk delivery to Motor Pool, estimated usage 1 drum (55 gallons) - Unit Price Per Drum:	INCOMPLETE BID PACKET	INCOMPLETE BID PACKET	Havoline AFG 50/50 226821993
			\$341.00
Total for 1 Drum:	\$0.00	\$0.00	\$341.00
NOTE: Vendor must supply 55 drum in addition to an air operated pump, reel and metered automatic nozzle and parts if necessary.			
2.M. - Anti-Freeze, Mobil Heavy-Duty SCA Precharged 50/50 (RED) Protected Coolant/Antifreeze, or Equal:			
Brand Name:			
Stock Number:			
2.M.a. - Drum delivery to ATRAMS, 55 gallons drums, for 110 gallons per year - Unit Price Per 55 Gallon Drum:	INCOMPLETE BID PACKET	INCOMPLETE BID PACKET	Cherion HD PE AFG 50/50 2270445490
			\$750.00
Total for 2 Drums:	\$0.00	\$0.00	\$1,500.00
2.M.b. - Case (gallon) delivery to Parts Department, estimated usage 12 deliveries per year for total of 300 gallons - Unit Price Per Case:			\$99.00
Total for 20 Cases:			\$4,950.00
3.M. - Diesel Exhaust Fluid, Exxon Mobil Corporation Product DEF-Blue or equal, in compliance with UREA regulations.			
Brand Name:			
Stock Number:			
3.M.a. - 25 Gallon containers delivered to Parts Department, estimated usage 12 deliveries per year for total of 180 - 25 gallon containers - Unit Price Per Container:	INCOMPLETE BID PACKET	INCOMPLETE BID PACKET	Diesel Exhaust Fluid DEFCASE-25
			\$9.00
Total for 180 (2x gallon) Containers:	\$0.00	\$0.00	\$1,440.00
3.M.b. - 275 Gallon Tote, delivered to ATRAMS, estimated use = 1,100 gallons per year - Vendor must supply tote & 110 volt DEF pump in addition to Delivery Condition specification # 3.5.1			\$2.25
Total for 1 Tote:	\$0.00	\$0.00	\$618.75
NOTE: Vendor must supply 550 gallon tote and 110 volt DEF pump, reel and metered automatic nozzle and parts and maintenance if necessary.			
Category III - Miscellaneous: (Continued)			
3.M.c. - 275 Gallon Tote, delivered to Sanitation, estimated use = 1,100 gallons per year - Vendor must supply tote & 110 volt DEF pump in addition to Delivery Condition specification # 3.5.1	INCOMPLETE BID PACKET	INCOMPLETE BID PACKET	
Total for 1 Tote:	\$0.00	\$0.00	
NOTE: Vendor must supply 550 gallon tote and 110 volt DEF pump, reel and metered automatic nozzle and parts and maintenance if necessary.			

City of Alexandria - Purchasing Department
P.O. Box 71, Alexandria, LA 71309-0071
Ph: 318-441-6180 Fax: 318-441-6185

BID TABULATION
Bid Number & Name: #1253, Petroleum Products - (Twenty Month)
Bid Opening Date: Tuesday, December 2, 2025 10:00 AM
Using Department: Various Using Departments

BID ITEM DESCRIPTION	Vendor #1 Lott Oil Company	Vendor #2 Parish Fuel Co. LLC	Vendor #3 Gaudert Oil Company
3 M.D. - Diesel Klean & Cetane Boost, or equal, Injector cleaner and performance booster. Drum delivered to ATRANS			
Price Per 55 Gallon Drum:	INCOMPLETE BID PACKET	INCOMPLETE BID PACKET	\$2,200.00
Total Per Category III - Miscellaneous:	\$VALUE1	\$VALUE1	\$11,049.75
TOTAL OVERALL BID PRICE FOR ALL CATEGORIES I - III:	\$VALUE1	\$VALUE1	\$78,884.10



AGENDA ITEM FACT SHEET

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

Division/Department: **FINANCE/PURCHASING**

Date: **OCTOBER 02, 2025**

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

Explanation of Proposal:

Additional Information Attached ☒

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

Questions and/or clarifications of bid specifications are to be in written form only, either mailed, faxed, or emailed to the attention of Casey Barnes, City of Alexandria Purchasing Department, PO Box 71, Alexandria LA 71309-0071; Fax 318-441-6185; or emailed to casey.barnes@cityofalex.com; and must be received by close of business on Thursday, November 20, 2025.

Budget:

☐

Neutral

☒

Within Existing

☐

Requires Amendment

Account Number: Various

Expense Amount: N/A

Account Line Item: N/A

Remaining Amount: N/A

Authorization:

1. Mayor

2. Chief Operating Officer

3. City Attorney

4. Finance Director

5. Division Director

6. Department Head

7. Purchasing Agent

Council Staff

Form

☐

Review:

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

RECEIVED

OCT 07 2025

OFFICE OF THE CLERK

ADVERTISEMENT FOR BID

CITY OF ALEXANDRIA, LOUISIANA PURCHASING DEPARTMENT

BID # 2543- PETROLEUM PRODUCTS

Separate sealed bids for Petroleum Products will be received by the CITY OF ALEXANDRIA at the CITY COUNCIL MEETING CHAMBERS, ALEXANDRIA CITY HALL, ALEXANDRIA, LOUISIANA, until 10:00 AM CST CDT, TUESDAY, December 2, 2025 and then at said office publically opened and read aloud.

Complete bid packet, bid specifications may be obtained at the City of Alexandria's website, www.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 Casey Barnes, City of Alexandria Purchasing Department, PO Box 71, Alexandria, LA 71309-0071; Fax 318-441-6185; email to casey.barnes@cityofalex.com; and must be received by 4:00 PM, Thursday, November 20, 2025.

Address for Postal Delivery:

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

Address for Courier or Overnight Delivery:

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

Address for Electronic Bid Submission:

www.centralbidding.com

Phone: 225-810-4814

PLEASE PUBLISH THREE (3) TIMES:

Friday, October 24, 2025
Friday, October 31, 2025
Friday, November 7, 2025

RESOLUTION NO. 0707-2025

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

BE IT RESOLVED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes advertisement for bids for petroleum products for various departments.

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

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

/s/ Donna P. Jones, MMC
City Clerk

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR PETROLEUM PRODUCTS FOR VARIOUS DEPARTMENTS 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 Gaubert Oil Company, LLC for Petroleum Products for various 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 2nd day of December, 2025.

NOTICE PUBLISHED on the 5th day of December, 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

- 15) To consider final adoption of an ordinance authorizing the mayor to accept the low bid submitted for electric utility right-of-way emergency services.



AGENDA ITEM FACT SHEET

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

Division/Department: Finance / Purchasing

Date: October 2, 2025

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

Explanation of Proposal:

Additional Information Attached ☒

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

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number:

Expense Amount:

Account Line Item:

Remaining Amount:

Authorization:

1. Mayor

2. Chief Operating Officer

3. City Attorney

4. Finance Director

5. Division Director

6. Department Head

7. Purchasing Agent

Council Staff

Form

☐

Review:

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

EXECUTED

OCT 02 2025

CITY COUNCIL

ADVERTISEMENT FOR BID

CITY OF ALEXANDRIA, LOUISIANA
UTILITY DIVISION

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

Separate sealed bids for, ELECTRIC UTILITY RIGHT-OF-WAY EMERGENCY SERVICES, will be received by the CITY OF ALEXANDRIA at the CITY COUNCIL MEETING CHAMBERS, ALEXANDRIA CITY HALL, ALEXANDRIA, LOUISIANA, until 10:00 AM CST CDT, TUESDAY, December 2, 2025, and then at said office publically opened and read aloud.

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

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

Questions and/or clarifications of bid specifications are to be in written form only, either mailed, faxed, or emailed to the attention of Joann Swain, City of Alexandria Purchasing Department, PO Box 71, Alexandria, LA 71309-0071; Fax 318-619-3412; email to joann.swain@cityofalex.com; and must be received by 4:00 PM, Thursday, November 13, 2025.

Address for Postal Delivery:

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

Address for Courier or Overnight Delivery:

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

Address for Electronic Bid Submission:

www.centralbidding.com

Phone: 225-810-4814

PLEASE PUBLISH THREE (3) TIMES:

Friday, October 24, 2025
Friday, October 31, 2025
Friday, November 7, 2025

RESOLUTION NO. 0706-2025

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

BE IT RESOLVED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes advertisement for bids for electric utility right-of-way emergency services.

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

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

/s/ Donna P. Jones, MMC
City Clerk

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR ELECTRIC UTILITY RIGHT-OF-WAY EMERGENCY SERVICES AND OTHER MATTERS WITH RESPECT THERETO.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the mayor to accept the low bid submitted for electric utility right-of-way emergency services.

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

SECTION III: BE IT FURTHER ORDAINED, etc., 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 2nd day of December, 2025.

NOTICE PUBLISHED on the 5th day of December, 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

- 16) To consider final adoption of an ordinance authorizing the mayor to accept the low bid submitted for service utility body.



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: **DECEMBER 2, 2025**

Title: **ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID FOR A MINIMUM OF ONE (1) SERVICE UTILTY BED**

Explanation of Proposal:

Additional Information Attached ☒

Ordinance authorizing the Mayor to accept the low bid for a minimum of one (1) Service Utility Body for use by the Motor Pool Department. On Tuesday, December 2, 2025 @ 10:00 AM, one (1) bid was opened and read aloud. It is our recommendation that award be made to Glass Tint Etc. 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: 101-043700-707600

Expense Amount: \$38,650.00

Account Line Item: VEHICLES

Remaining Amount: \$1985.00

Authorization:

1. Mayor

4. Finance Director

5. Division Director

2. Chief Operating Officer

6. Department Head

3. City Attorney

7. Purchasing Agent

Council Staff

Form

☐

Review:

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

City of Alexandria - Purchasing Department
2021 Industrial Park Road, Bldg. WH
P.O. Box 71, Alexandria, LA 71309-0071
Phone (318)441-6182 Fax (318)619-3412

[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: **OCTOBER 10, 2025**

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

Explanation of Proposal:

Additional Information Attached ☒

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

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

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 101-043700-707600

Expense Amount: \$40,635.00

Account Line Item: Machinery and Equipment

Remaining Amount: N/A

Authorization:

1. Mayor

2. Chief Operating Officer

3. City Attorney

4. Finance Director

5. Division Director

6. Department Head

7. Purchasing Agent

Council Staff

Form

☐

Review:

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

10/10/2025

OCT 11 2025

OCT 11 2025

ADVERTISEMENT FOR BID

CITY OF ALEXANDRIA, LOUISIANA
PURCHASING DEPARTMENT

BID #2545- SERVICE UTILITY BODY

Separate sealed bids for a minimum of one (1) Service Utility Body, will be received by the CITY OF ALEXANDRIA at the CITY COUNCIL MEETING CHAMBERS, ALEXANDRIA CITY HALL, ALEXANDRIA, LOUISIANA, until 10:00 AM CST CDT, TUESDAY, DECEMBER 02, 2025, and then at said office publically opened and read aloud.

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

Address for Postal Delivery:

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

Address for Courier or Overnight Delivery:

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

Address for Electronic Bid Submission:

www.centralbidding.com

Phone: 225-810-4814

PLEASE PUBLISH THREE (3) TIMES:

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

RESOLUTION NO. 0708-2025

**RESOLUTION AUTHORIZING ADVERTISEMENT FOR BIDS FOR A
MINIMUM OF ONE SERVICE UTILITY BODY FOR THE MOTOR POOL
DEPARTMENT.**

BE IT RESOLVED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes advertisement for bids for a minimum of one service utility body for the Motor Pool Department.

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

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

/s/ Donna P. Jones, MMC
City Clerk

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOW BID SUBMITTED FOR SERVICE UTILITY BODY 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 Glass Tint Etc. for service utility body.

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 2nd day of December, 2025.

NOTICE PUBLISHED on the 5th day of December, 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

- 17) To consider final adoption of an ordinance authorizing the mayor to provide funding for the local match for the Louisiana Watershed Initiative Project 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: Engineering

Date: 11/25/2025

Title: AN ORDINANCE AUTHORIZING THE MAYOR TO PROVIDE FUNDING FOR THE LOCAL MATCH FOR THE LOUISIANA WATERSHED INITIATIVE (LWI) PROJECT AND OTHER MATTERS WITH RESPECT THERETO.

Explanation of Proposal:

Additional Information Attached ☐

This ordinance authorizes additional funding in the amount of \$440,000 as part of the City's local match for the increased funding to the Chatlin Lake Canal area flood prevention program under the Louisiana Watershed Initiative. The State of Louisiana increased the available funding for the program by \$2,000,000, bringing the total cost of the project from \$10,000,000 to \$12,440,000.

The City Council previously authorized amending the CEA with the State in Ordinance No. 98-2025, and sufficient funds for the increased match have already been budgeted in the Capital Plan.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 300-252205-707000
312-252205-707000

Expense Amount: \$ 0.00
\$ 440,000.00

Account Line Item: \$ 249,499.75
\$ 4,340,000.00

Remaining Amount: \$ 249,499.75
\$ 3,900,000.00

Authorization:

1. Mayor

2. Chief Operating Officer

3. City Attorney

4. Finance Director

5. Division Director

6. Department Head

7. Purchasing Agent

Council Staff

Form

☐

Review:

Content

☐

Information: Sufficient

☐

Insufficient

☐

Remarks:

RECEIVED

NOV 25 2025

CITY COUNCIL

ORDINANCE NO. _____ – 2025

AN ORDINANCE AUTHORIZING THE MAYOR TO PROVIDE ADDITIONAL FUNDING FOR THE LOCAL MATCH FOR THE LOUISIANA WATERSHED INITIATIVE (LWI) PROJECT AND OTHER MATTERS WITH RESPECT THERETO.

WHEREAS; The Louisiana Office of Community Development (OCD) originally estimated the cost of the LWI project for the prevention of neighborhood flooding in the Chatlin Lake Canal area as \$10,000,000; and

WHEREAS; The City Council authorized the Mayor in Ordinance No. 98-2025 to execute an Amendment to the Cooperative Endeavor Agreement between the State of Louisiana and the City for an amended flood protection program (Application No. 0192) with a current estimate of cost totaling \$12,440,000; and

WHEREAS; OCD has agreed to allocate an additional \$2,000,000 previously allocated for contingencies; and

WHEREAS; The City desires to commit previously budgeted funding of \$440,000 as additional local funding commitment for the balance of current estimated project cost.

SECTION I: BE IT ORDAINED, etc., by the Council of the City of Alexandria, Louisiana in legal session convened, that the Council hereby authorizes the Mayor to commit additional funds totaling \$440,000 to match the OCD funding totaling \$12,000,000 for the project.

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 the ordinance s 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, 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 ordinance in conflict herewith are hereby repealed

THIS ORDINANCE

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

CITY CLERK

PRESIDENT

MAYORS APPROVAL/VETO

- 18) To consider final adoption of an ordinance rescinding Ordinance Number 18-2025 for qualified valve exercise program services.



AGENDA ITEM FACT SHEET

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

Division/Department: **Finance / Purchasing**

Date: **November 12, 2025**

Title: **Rescind Ordinance #118-2025 for Qualified Valve Exercise Program Services**

Explanation of Proposal:

Request the Mayor to rescind Ordinance #118-2025 adopted on November 4, 2025 to Hydromax USA, LLC. This is a duplicate as Ordinance #84-2025 was adopted for the Qualified Valve Exercise Program Services on July 29, 2025 to Hydromax USA, LLC.

Additional Information Attached ☒

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: Various

Expense Amount: Various

Account Line Item: Various

Remaining Amount:

Authorization:

1. Mayor

2. Chief Operating Officer

3. City Attorney

4. Finance Director

5. Division Director

6. Department Head

7. Purchasing Agent

Council Staff

Form

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Review:

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

RECEIVED

NOV 25 2025

CITY COUNCIL

ORDINANCE NO. 84-2025

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOWEST PROPOSAL RECEIVED FROM HYDROMAX USA, LLC FOR QUALIFIED VALVE EXERCISE PROGRAM SERVICES AND OTHER MATTERS WITH RESPECT THERETO.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the mayor to accept the lowest proposal received from Hydromax USA, LLC, for qualified valve exercise program services.

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

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

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

THIS ORDINANCE was introduced on the 15th day of July 2025.

NOTICE PUBLISHED on the 18th day of July, 2025.

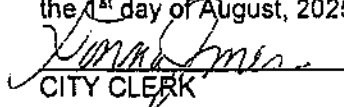
THIS ORDINANCE having been submitted in writing, introduced and published, was then submitted to a final vote as a whole, the vote thereon being as follows:

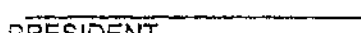
YEAS: Fowler, Larvadain, Villard, Felter.

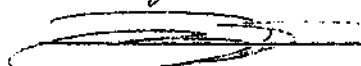
NAYS: None

ABSENT: Perry, Johnson, Green.

AND THE ORDINANCE was declared adopted on this the 29th day of July, 2025 and final publication was made in the Alexandria Daily Town Talk on the 1st day of August, 2025.


CITY CLERK


PRESIDENT


MAYOR'S APPROVAL/VETO

DELIVERED JUL 30 2025

RECEIVED JUL 31 2025

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.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the mayor to accept the lowest proposal received from Hydromax USA, LLC for valve exercising program services.

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

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

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

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

THIS ORDINANCE was introduced on the 21st day of October, 2025.

NOTICE PUBLISHED on the 24th day of October, 2025.

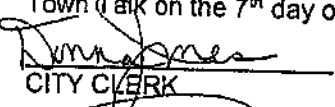
THIS ORDINANCE having been submitted in writing, introduced and published, was then submitted to a final vote as a whole, the vote thereon being as follows:

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

NAYS: None

ABSENT: None

AND THE ORDINANCE was declared adopted on this the 4th day of November, 2025 and final publication was made in the Alexandria Daily Town Talk on the 7th day of November, 2025.


CITY CLERK

PRESIDENT


MAYOR'S APPROVAL/VETO

RECEIVED NOV 06 2025

DELIVERED NOV 05 2025

ORDINANCE NO.

AN ORDINANCE RESCINDING ORDINANCE NUMBER 18-2025 FOR QUALIFIED VALVE EXERCISE PROGRAM SERVICES AND OTHER MATTERS WITH RESPECT THERETO.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby rescinding Ordinance No. 18-2025 for Qualified Valve Exercise Program Services.

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

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

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

THIS ORDINANCE was introduced on the 2nd day of December, 2025.

NOTICE PUBLISHED on the 5th day of December, 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

- 19) To consider final adoption of an ordinance authorizing the mayor to enter into a Cooperative Endeavor Agreement with Pafford Emergency Medical Services to support emergency medical training program with the Alexandria Fire Department.



AGENDA ITEM FACT SHEET

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

Division/Department: Alexandria Fire Department

Date: 10/24/2025

Title: An ordinance authorizing the Mayor to enter into a Cooperative Endeavor Agreement with Pafford Emergency Medical Services to support emergency medical training programs with the Alexandria Fire Department.

Explanation of Proposal:

Additional Information Attached ☒

The Alexandria Fire Department desires to enter into a CEA with Pafford Emergency Medical Services.

The CEA would allow use of AFD and Pafford EMS to conduct emergency medical training together. This CEA will allow both agencies to coordinate training efforts to ensure standardization and certification of all such emergency medical training programs, personnel, and courses.

Budget:



Neutral



Within
Existing



Requires
Amendment

Account Number:

Expense Amount:

Account Line Item:

Remaining Amount:

Authorization:

1. Mayor

4. Finance Director

5. Division Director

2. Chief Operating Officer

6. Department Head

3. City Attorney

7. Purchasing Agent

Council Staff

Form ☐

Review:

Content ☐

Information:

Sufficient ☐

Insufficient ☐

Remarks:

RECEIVED

NOV 27 2025

CITY OF ALEXANDRIA



AGREEMENT FOR EMT/AEMT/PARAMEDIC STUDENT AFFILIATION

This Student Affiliation Agreement ("**Agreement**"), effective as of _____ (the "**Effective Date**"), is by and between Pafford Emergency Medical Services, Inc. (hereinafter "**Pafford**") a domestic corporation lawfully organized under the laws of the State of Louisiana; and the Alexandria Fire Department, through the City of Alexandria (hereinafter "**Agency**"), appearing herein through its duly authorized agent, Mayor Jacques M. Roy.

WHEREAS, Pafford and Agency recognized the need for a cooperative agreement in educational programs for EMT/Paramedic students; and

WHEREAS, Agency desires to provide clinical or other field work experience and instruction as part of its educational programs for its students (the "**Students**"); and

WHEREAS, Pafford, in the interest of furthering the educational objectives of the Agency, desires to make its facilities available to the Students for such experience;

WHEREAS, the parties desire to facilitate the Student's educational programs by allowing students approved by Pafford the opportunity for clinical experience via Pafford's third party-ride program in the following areas:

- Paramedic
- Advanced Emergency Medical Technician (AEMT)
- Emergency Medical Technician (EMT)

NOW THEREFORE, in consideration of the promises and mutuals covenants, agreements and undertakings hereinafter set forth, it is hereby agreed:

1. **Contract Documents**. The Contract documents consist of this Agreement and, if there are exhibits hereto, all exhibits that are specifically listed in this Section 1. All such exhibits shall be attached hereto and made a part hereof as though copied verbatim herein. The following listed exhibit(s) are attached and made a part of this Agreement:

a. Exhibit A: Pafford Third Party Rider Training Packet

2. **Clinical Experience**. In consideration of the mutual benefits to be derived by each of the parties herein, Pafford grants permission to Agency, and Agency agrees, to assign and place students in the EMT and Paramedic Field Clinical and Internship Program (the "**Third Party Rider Program**" or, "**the Program**") at Pafford, on a semester-by-semester basis, for the purpose of furthering the training of such students.

After consultation with Pafford, Agency will plan and implement the educational program for the clinical and field internship experience on Advanced Life Support or Critical Care Life Support Ambulances, including coordinating with Ambulance Operations personnel in planning clinical experience dates, time, and number of students at any given time.

Pafford agrees to provide clinical preceptors to oversee and supervise students during their clinical rotation in each location. The Preceptor/Student ratio shall not exceed one (1) Preceptor to one (1) student per clinical area. Patients shall be made aware that care is provided by students (Patients have the right to refuse care rendered by students). Pafford reserves the right to direct and/or administer patient care.

3. Term. This agreement shall be for two (2) years commencing on the Effective Date (the "**Primary Term**") and shall be terminated two (2) years therefrom, on the anniversary of such Effective Date (the "**Contract Termination Date**") provided, however that if the Contract Termination Date occurs prior to the completion of the Program semester for which students are then-currently placed at Pafford, then the term of this Agreement shall extend to the end of such then-current semester.

Either party shall have the right to terminate this Agreement, prior to the Contract Termination Date by giving ninety (90) days' prior written notification of such termination.

4. Roster. At least two weeks prior to the commencement of a Program semester, Agency shall provide Pafford with a roster setting forth the name of each student who will be placed in the Program at Pafford and the term of each semester during which such clinical rotation or the internship / externship shall occur. The roster shall include the specialty of each student, and the estimated number of hours to be performed under the supervision of Pafford pursuant to this Agreement. Pafford has the right to approve, limit, or exclude the number of students from participation in the Program.
5. Academic Preparation, Assignment, and Supervision Rules. Agency agrees that each student participating in the Program pursuant to this Agreement shall have completed academics appropriate to the level of training prior to assignment to the Program. Agency will designate a coordinator for each student assigned to Pafford. The designated coordinator(s) shall schedule the assignment of students at Pafford with mutual agreement of both Agency and Pafford. Agency agrees the designated coordinator will be available by telephone, pager, or other immediate means of contact at all times while students are present at Pafford. Agency agrees that while at Pafford, the students shall observe and act in accordance with all applicable Pafford policies, procedures, and directives. Agency agrees that each instructor placed pursuant to this Agreement shall have appropriate education and clinical background to supervise the area they are assigned students.
6. Procedure and Required Documentation. No student shall be permitted to participate in the Program without a Agency issued identification badge. At least three weeks prior to commencing the Program, Pafford shall be notified in writing by Agency that each student is compliant with regard to the following matters. Agency agrees that no student will begin the Program until fully compliant with the requirements below. Pafford shall be provided with evidence of compliance with each of the following matters with respect to each student:
 - a. Health insurance coverage for each student if covered;
 - b. Negative 10 panel drug screen to include:
 - i. Amphetamines

- ii. Barbiturates
 - iii. Benzodiazepines
 - iv. Benzoylcegonine- Cocaine Metabolite
 - v. Extended opiates
 - vi. Marijuana metabolite
 - vii. Methadone
 - viii. Phencyclidine
 - ix. Propoxyphene
 - x. Methaqualone
- c. Valid criminal background check to include:
- i. Social security number verification
 - ii. Criminal search (7 years or up to 5 criminal searches)
 - iii. General Services Administration (GSA) list of parties excluded from federal programs
 - iv. Office of Inspector General (OIG) list of excluded Individuals/Entities
 - v. US Treasury, Office of Foreign Assets Control (OFAC), list of Specially Designated National (SON)
 - vi. Violent Sexual Offender and Predator Registry Search
 - vii. Education Verification (highest level)
 - viii. Professional License Verification
 - ix. Certification and Designations
 - x. Check Professional Disciplinary Action Search;
- d. Proof of MMR vaccination or appropriate waiver;
- e. Hepatitis B vaccination or appropriate waiver;
- f. Negative TB/PPD skin test or Negative Chest X-ray;
- g. Proof of Varicella vaccine; if no history of chicken pox, or appropriate waiver;
- h. Proof of Tetanus vaccine or appropriate waiver;
- i. Proof of Influenza vaccine or appropriate waiver (flu season);
- j. Current certification of CPR;
- k. Evidence of training and education in occupational exposure to blood borne pathogens, protective practices to avoid contamination, and procedures for decontamination in case of exposure to infectious materials;
- I. Verification of licensure and certifications of students.
7. Evaluation. Withdrawal. Agency shall be responsible to evaluate the performance of each student enrolled in the Program. Pafford will provide relevant information pursuant to such an evaluation. At any time during the Program, Pafford may require Agency to remove any student whose appearance, conduct, or work is not in accordance with Pafford policies or other acceptable standards of performance. Final action regarding a student's evaluation or withdrawal shall be the responsibility of Agency but Pafford reserves the right to reject any Student for any lawful reason.
8. Insurance to be provided by Agency. During the term of this agreement, Agency shall maintain, and furnish to Pafford, a certificate evidencing the following insurance coverage:

a. Workers Compensation, Employer's Liability and General Liability.

Statutory workers' compensation insurance covering all Program Students of the maximum scope and limits of coverage required by State law, employer's liability insurance in an amount not less than \$100,000.00 and comprehensive general liability insurance (other than medical malpractice) with limit not less than \$1,000,000.00 combined single limit for personally injury liability and property damage.

b. Professional Liability.

Professional liability coverage in accordance with provisions outlined in the State Code for services to be provided by this Agreement. With respect to liability arising out medical malpractice, the obligation of the Agency shall not exceed the amount payable specified in the State Code.

In addition to above coverage, if Agency requires that its students obtain independent professional liability insurance as a condition precedent to engaging in the Program, a certificate, evidencing each student's independent professional liability coverage, shall be provided to Pafford and Agency and shall be maintained in student's Pafford student file.

c. To the fullest extent permitted by state and federal law, Agency shall be an independent contractor vis-a-vis its affiliation with Pafford under the Agreement and the provision of students to participate in the Program shall not create an employer/employee relationship among Pafford, Agency, or students. Notwithstanding the foregoing and without changing or altering Agency's status as an independent contractor with respect to Pafford, solely for the purposes of this Agreement, the parties recognize that Agency's students and/or employees are covered with respect to services or work performed under this Agreement by the Louisiana Workers Compensation Act, La. R.S. 23:1021, et seq., as well as the laws of any other applicable state where services or work is performed. Agency and Pafford agree that all work performed by Agency and its students participating in the Program pursuant to this Agreement is an integral part of Pafford's production of its goods, products, and services for purposes of La. R.S. 23:1061(A)(1) and the workers compensation laws of any other applicable state. Furthermore, the parties agree that Pafford is the statutory employer of the students or any employee of Pafford performing services under this Agreement solely for purposes of La. R.S. 23:1060(A)(3) or the workers compensation laws of any other applicable state and not for any other purposes whatsoever. Irrespective of Pafford's status as the statutory or special employer of Agency's students or employees, Agency shall remain primarily responsible for the payment of worker's compensation benefits under this Agreement and shall not be entitled to seek contribution for any such payments from Pafford. Further, Agency agrees to release, defend, indemnify, and hold harmless Pafford from any and all claims for workers' compensation benefits by Agency's students and/or employees, their representatives or their estates against Pafford and hereby waives any right of Agency and its insurers to seek reimbursement from Pafford of any compensation benefits owed or paid to any Agency employee/Student.

9. Mutual Indemnification. Each party agrees to defend, indemnify and hold harmless the other from and against any and all claims, losses, damages, costs and expenses (including reasonable attorney's fees) that arise out of or result from the negligent, reckless or

intentional acts or omissions of the indemnifying party (the "Indemnitor"). Indemnification is the: (a) the indemnified party promptly providing the Indemnitor written notice of the claim; (b) the Indemnitor's right to control the defense and settlement of the claim (provided that the Indemnitor may not settle or defend any claim without the indemnified party's consent, unless it unconditionally releases the indemnified party from all liability); and (c) the indemnified party providing reasonable assistance to the Indemnitor. This obligation shall expressly survive the expiration or termination, for whatever reason, of this Agreement.

10. Miscellaneous Provisions.

a. Binding Agreement and Assignment.

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns. The Agreement shall not be assignable by either party without the prior written consent of the other party.

b. Warranty of Authority.

Each of the parties represents and warrants that it has the full power and authority to enter into this Agreement, that all required action has been duly taken in connection herewith, and that upon execution this Agreement shall become a binding obligation, enforceable in accordance with its terms and applicable laws.

c. Severability.

If any term, covenant, or condition of this Agreement or the application thereof shall be deemed by a court of competent jurisdiction to be unlawful, invalid, or unenforceable, those terms of this Agreement which valid and enforceable shall not, and the application of any term or provision to personas or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and all other terms shall be valid and enforceable to the fullest extent permitted by the law.

d. Entire Agreement.

This instrument contains the entire Agreement of the parties. It may not be changed orally but only by an Agreement in writing.

e. Notice Procedure and Address.

Any notice request, demand, instruction or other communication to be given any party hereunder or in connection with this Agreement shall be in writing and shall be deemed to be sufficiently given or served for all purposes if personally delivered or when deposited in the U.S. Mail by certified mail, or return receipt requested, postage and registration charges prepaid, addressed to party-recipient at its last known address.

f. Headings.

The Section headings contained in this Agreement are for convenient reference only and shall not in any way affect the meaning or interpretation of this Agreement.

g. Counterparts.

This Agreement may be executed in multiple counterparts (including counterparts executed by one party), each of which shall be an original, but all of which shall



constitute a single agreement.

h. Amendment.

This Agreement may be amended only in a writing executed by the parties hereto, which specifically states that it amends this Agreement.

i. No Waiver.

Failure of any party to insist upon strict observance of or compliance with any term of this Agreement in one or more instances shall not be deemed to be a waiver of its rights to insist upon such observance or compliance with other terms hereof, or in the future.

j. Governing Law.

This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Louisiana excluding the conflicts of law's provisions thereof that would otherwise require the application of the law of any other jurisdiction. If either party shall bring any judicial proceeding in relation to any matter arising under this Agreement, the parties hereby agree that any such matter may be adjudged or determined in the Ninth Judicial District Court, Rapides Parish, Louisiana.

k. HIPAA Requirements.

Both Agency and Pafford shall at all times comply with the standards of documentation and confidentiality mandated by the State and federal regulatory agencies and accrediting agencies, as same may be modified and amended from time to time including applicable requirements of the Health Insurance Portability and Accountability Act of 1996 (HIPAA), the standards of the Commission on Accreditation of Ambulance Service (CAAS), administrative and medical record policies and guidelines established and approved by Pafford.

Employees, students, or agents of the Agency will follow Pafford policies regarding HIPAA regulations and other privacy and confidentiality requirements. Orientation/education on Pafford policies for the aforementioned parties will be directly from Pafford or via Agency instructors along with completion of assigned curriculum.

For any action that may arise from inappropriate use or release of confidential patient health information by Agency, its employees, students, or agents, Pafford may terminate this Agreement, dismiss the student, and/or file a complaint with the Office of Civil Rights. Agency agrees to notify Pafford if they or any of their employees, students, or agents are sanctioned by or otherwise excluded from participation in any federally funded plan or program. Agency agrees to defend, indemnify, and hold Pafford harmless for all actions that may arise from the inappropriate use or release of confidential patient information by their employees, students, or agents.

Each party will make its internal practices, books, and records relating to the use and disclosure of Protected Health Information available to the Secretary of Health and Human Services to the extent required for determining compliance with the Federal Privacy Regulation



Agency agrees that students will sign Pafford's Confidentiality Statement.

11. Nondiscrimination. All services provided under this Agreement shall be provided without differentiation or discrimination because of race, color, national origin, ancestry, religion, sex, marital status, sexual orientation, age, disability, health status, source of payment or any other legally protected class. The parties agree to comply with all applicable laws prohibiting discrimination.
12. Compensation. This Agreement involves no exchange of monies or payment.
13. Program Participation and Accreditation. If applicable, Pafford agrees to participate in semi-annual Clinical Advisory Committee meetings as required by the Commission on Accreditation of Allied Health Education Programs. Pafford and all participants may choose to participate in person, or via phone or other video conferencing platforms.

IN WITNESS WHEREOF, this instrument has been executed to manifest the understanding of the parties:

City of Alexandria

Date

Pafford Emergency Medical Services, Inc.

Date



EXHIBIT A

Pafford Third Party Rider Packet is digital.



WAIVER OF LIABILITY, HOLD HARMLESS AGREEMENT

I, _____ request permission to ride along in a Pafford Emergency Medical Services (PEMS) ambulance, helicopter, and/or airplane. In consideration for being granted permission to ride in a PEMS ambulance, helicopter, or airplane, I hereby indemnify, hold harmless, release and discharge Pafford Air One (PAO), Pafford Emergency Medical Services (PEMS), Inc., PEMS, LLC, Pafford Holdings, LLC (Collectively, "Pafford EMS") and any of their officers, employees, owners, and agents from any liability to me, my employer, my assigns, my heirs, my executors and personal representatives now and forever, for any claim by reason or on account of injury to myself or my property, whether by reason of accident or neglect, during such time that I may be in a vehicle or aircraft owned or operated by PEMS or while accompanying an officer, employee, or agent of PEMS discharging his or her duties. This release includes the costs of any such claims.

In addition, I agree to indemnify and hold harmless PEMS, its owners, employees, officers, agents and assigns for any and all claims, losses, or liability which arise as a result of my conduct, whether it be intentional, negligent, or accident while I am a participant in the Ride-Along Program, including but not limited to such times that I may be in a vehicle or aircraft owned or operated by PEMS or in the company of an officer, employee, or agent of PEMS while he or she is acting in or discharging his or her duties on behalf of PEMS.

I further agree to abide by all rules and regulations applicable to the Ride-Along Program. I have been advised, and I am aware of the dangers involved in operating/riding in an emergency vehicle or aircraft. These dangers include but are not limited to: exposure to blood-borne pathogens, serious physical injury, and death. I understand that I may observe or overhear information that is protected by state and/or federal privacy laws, and I agree to respect the confidential nature of all information, which I may overhear with regard to patients and comply with the confidentiality policies and procedures set in place by PEMS. I will respect the privacy rights of all patients.

I assume all risks of death, injury, loss or damages to person or property, whether due to accident or neglect, and neither I nor any of my representatives shall have any claim against PEMS, their owners, officers, employees, or agents by reason of my death, injury, loss, or damage.

I represent that I have carefully read and understand the contents of this document, and I am signing based on my own free will. I further represent that I am of legal age to sign this document and that there is no legal impediment to me signing this document and granting the release described herein.

Third-Party Rider Printed Full Name

Signature

Date

Witness Printed Full Name

Signature

Date

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A COOPERATIVE ENDEAVOR AGREEMENT WITH PAFFORD EMERGENCY MEDICAL SERVICES TO SUPPORT EMERGENCY MEDICAL TRAINING PROGRAM WITH THE ALEXANDRIA FIRE DEPARTMENT AND OTHER MATTERS WITH RESPECT THERETO.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the mayor to enter into a Cooperative Endeavor Agreement with Pafford Emergency Medical Services to support emergency medical training program with the Alexandria Fire Department.

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 2nd day of December, 2025.

NOTICE PUBLISHED on the 5th day of December, 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

- 20) To consider final adoption of an ordinance authorizing the mayor to renew the current contract for disaster debris removal, reduction and disposal services.



AGENDA ITEM FACT SHEET

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

Division/Department: **FINANCE/PURCHASING**

Date: **November 14, 2025**

Title: **ORDINANCE AUTHORIZING THE RENEWAL OF DISASTER DEBRIS REMOVAL, REDUCTION AND DISPOSAL SERVICES**

Explanation of Proposal:

Additional Information Attached ☒

Ordinance authorizing the Mayor to renew the current contract for Disaster Debris Removal, Reduction and Disposal Services. This is a dual award which was awarded to Crowder Gulf and secondary award to Ceres at rates as proposed. The original contract was awarded on Ordinance # 194-2024. This contract shall remain in effect for a period of twelve (12) months from bid award date. Contingent upon availability of funds and the ability of the successful bidder to honor quoted prices, the City reserves the right to renew the contract for a period of up to twenty-four (24) additional months, in twelve (12) month increments. Proposals are available for review at the Engineering Department.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 101-042400-646037

Expense Amount: N/A

Account Line Item: Emergency Preparedness

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:

NOV 13 2025

CITY COUNCIL

1865P DISASTER DEBRIS REMOVAL, REDUCTION & DISPOSAL SERVICES
RFP Opening: Wednesday, November 06, 2024

Reviewers:

- 1 Darren Green
- 2 Clayton Webb
- 3 Mike Wilkinson

Respondent	Price (3 yr avg)	Cost (0-40)	Technical (0-20)	Financial (0-20)	Qualifications (0-20)	Total Points (0-100)	Comments
Crowder Gulf	1 \$2,912,915	40	20	20	20	100	Has current contract. Did cleanup after Laura in 2020
	2	30	15	20	20	85	
	3	35	18	18	18	89	
	Total					274	
DRC	1 \$2,059,050	20	20	20	15	75	Numerous lawsuits. Unit prices for debris collection are well below national averages
	2	20	15	15	20	70	
	3	20	18	18	18	74	
	Total					219	
Ceres	1 \$2,762,161	40	15	20	20	95	
	2	30	10	20	20	80	
	3	35	18	17	18	88	
	Total					263	
CTC	1 \$1,809,960	20	20	20	20	75	Unit prices for debris collection are well below national averages
	2	20	15	15	15	70	
	3	20	17	17	17	71	
	Total					216	
TFR	1 \$1,234,433	20	20	20	15	75	Unit prices for debris collection are well below national averages
	2	20	15	15	20	70	
	3	20	17	18	17	72	
	Total					217	

Recommendation: Offer Contract to (1) Crowder Gulf and (2) Ceres

ORDINANCE NO. 194-2024

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOWEST PROPOSALS RECEIVED FROM CROWDER GULF AND CERES FOR DISASTER DEBRIS REMOVAL, REDUCTION AND DISPOSAL SERVICES AND OTHER MATTERS WITH RESPECT THERETO.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the lowest proposals received from Crowder Gulf (primary) and Ceres (secondary) for disaster debris removal, reduction and disposal services.

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

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

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

THIS ORDINANCE was introduced on the 26th day of November, 2024.

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

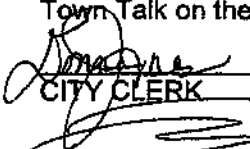
THIS ORDINANCE having been submitted in writing, introduced and published, was then submitted to a final vote as a whole, the vote thereon being as follows:

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

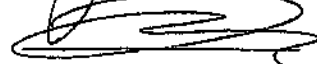
NAYS: None

ABSENT: None

AND THE ORDINANCE was declared adopted on this the 12th day of December, 2024 and final publication was made in the Alexandria Daily Town Talk on the 18th day of December, 2024.


CITY CLERK

PRESIDENT


MAYOR'S APPROVAL ~~VETO~~

DELIVERED DEC 13 2024

RECEIVED DEC 16 2024

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO RENEW THE CURRENT CONTRACT FOR DISASTER DEBRIS REMOVAL, REDUCTION AND DISPOSAL SERVICES AND OTHER MATTERS WITH RESPECT THERETO.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the mayor to renew the current contract for disaster debris removal reduction and disposal services..

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

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

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

THIS ORDINANCE was introduced on the 2nd day of December, 2025.

NOTICE PUBLISHED on the 5th day of December, 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

- 21) To consider final adoption of an ordinance authorizing the mayor to renew the contract for emergency debris removal monitoring services.



AGENDA ITEM FACT SHEET

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

Division/Department: FINANCE/PURCHASING

Date: November 14, 2025

Title: ORDINANCE AUTHORIZING THE RENEWAL OF EMERGENCY DEBRIS REMOVAL MONITORING SERVICES

Explanation of Proposal:

Additional Information Attached ☒

Ordinance authorizing the Mayor to renew the current contract for Emergency Debris Removal Monitoring Services with the primary award being made to Debris Tech and secondary award to Tetra-Tech at rates as proposed. The original contract was awarded on Ordinance #193-2024.

This contract shall remain in effect for a period of twelve (12) months from bid award date. Contingent upon availability of funds and the ability of the successful bidder to honor quoted prices, the City reserves the right to renew the contract for a period of up to twenty-four (24) additional months, in twelve (12) month increments.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 101-042400-646037

Expense Amount: N/A

Account Line Item: Emergency Preparedness

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:

DISCUSS

NOV 14, 2025

CITY OF ALEXANDRIA

1866P EMERGENCY DEBRIS REMOVAL MONITORING SERVICES

RFP Opening: Wednesday, November 06, 2024

Reviewers:

- 1 Darren Green
- 2 Clayton Webb
- 3 Mike Wilkinson

Respondent	Price (3 Year Total)	Cost (0-30)	Automated Reporting (0-15)	Technical (0-15)	Staff Qualifications (0-20)	Firm Qualifications (0-20)	Total Points (0-100)	Consolidated Comments
Thompson	\$44,160							Did not include lodging, meals, and mileage in their overall cost therefore we could not evaluate their price.
	1							
	2							
	3							
Total								
Tetra Tech	\$55,413							Excellent Submittal
	1	25	15	15	20	20	95	
	2	20	15	20	20	20	90	
	3	28	13	14	18	18	91	
Total							276	
Debris Tech	\$52,650							Excellent Submittal
	1	30	15	15	20	20	100	
	2	25	15	15	20	20	95	
	3	28	14	14	19	18	91	
Total							286	

Recommendation: Award to (1) Debris Tech and (2) Tetra-Tech

ORDINANCE NO. 193-2024

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOWEST PROPOSALS RECEIVED FROM DEBRIS TECH AND TETRA-TECH FOR EMERGENCY DEBRIS REMOVAL MONITORING SERVICES AND OTHER MATTERS WITH RESPECT THERETO.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the mayor to accept the lowest proposals from Debris Tech (primary) and Tetra Tech (secondary) for emergency debris removal monitoring services.

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

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

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

THIS ORDINANCE was introduced on the 26th day of November, 2024.

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

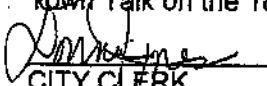
THIS ORDINANCE having been submitted in writing, introduced and published, was then submitted to a final vote as a whole, the vote thereon being as follows:

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

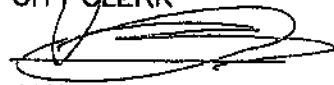
NAYS: None

ABSENT: None

AND THE ORDINANCE was declared adopted on this the 12th day of December, 2024 and final publication was made in the Alexandria Daily Town Talk on the 18th day of December, 2024.


CITY CLERK

PRESIDENT


MAYOR'S APPROVAL/VETO

DELIVERED DEC 13 2024

RECEIVED DEC 16 2024

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO RENEW THE CONTRACT FOR EMERGENCY DEBRIS REMOVAL MONITORING SERVICES AND OTHER MATTERS WITH RESPECT THERETO.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the mayor to renew the contract for emergency debris removal monitoring services..

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

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

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

THIS ORDINANCE was introduced on the 2nd day of December, 2025.

NOTICE PUBLISHED on the 5th day of December, 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

- 22) To consider final adoption of an ordinance authorizing the final renewal for mixed debris removal and disposal services.



AGENDA ITEM FACT SHEET

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

Division/Department: **FINANCE/PURCHASING**

Date: **November 14, 2025**

Title: **ORDINANCE AUTHORIZING THE FINAL RENEWAL FOR MIXED DEBRIS REMOVAL & DISPOSAL SERVICES**

Explanation of Proposal:

Additional Information Attached ☒

Ordinance authorizing the Mayor to renew the existing contract with SCRD Wood Products, LLC at rates as proposed for Mixed Debris Removal & Disposal Services. The original contract was originally awarded on Ordinance 186-2023.

This contract shall remain in effect for a period of twelve (12) months from bid award date. Contingent upon availability of funds and the ability of the successful bidder to honor quoted prices, the City reserves the right to renew the contract for a period of up to twenty-four (24) additional months, in twelve (12) month increments.

Budget:

☐

Neutral

☒

Within Existing

☐

Requires Amendment

Account Number: NA

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:

EXHIBIT

NOV 15 2025

CLERK OF CITY COUNCIL

Mixed Debris Removal RFP #1796P

Bid Tabulation

Bidder#1 SCRD Wood Products LLC	Year1	\$10.00/Cubic Yard
	Year 2	\$9.00/Cubic Yard
	Year 3	\$8.50/Cubic Yard

All other bidders, CERES Environmental, Dynamic Group, and TFR Enterprises were deemed non responsive because their quotes did not include final disposal tipping fees causing their price to be non-competitive and unpredictable.

Recommendation

Award to SCRD Wood Products LLC

ORDINANCE NO. 186-2023

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE LOWEST PROPOSAL RECEIVED FROM SCRD WOOD PRODUCTS, LLC FOR MIXED DEBRIS REMOVAL AND DISPOSAL SERVICES AND OTHER MATTERS WITH RESPECT THERETO.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the mayor to accept the lowest proposal received from SCRD Wood Products, LLC for mixed debris removal and disposal services.

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

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

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

THIS ORDINANCE was introduced on the 28th day of November, 2023.

NOTICE PUBLISHED on the 1st day of December, 2023.

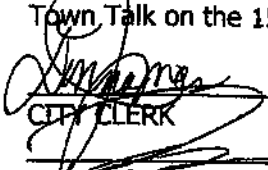
THIS ORDINANCE having been submitted in writing, introduced and published, was then submitted to a final vote as a whole, the vote thereon being as follows:

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

NAYS: None

ABSENT: None

AND THE ORDINANCE was declared adopted on this the 12th day of December, 2023 and final publication was made in the Alexandria Daily Town Talk on the 15th day of December, 2023.


CITY CLERK

PRESIDENT

MAYOR'S

APPROVAL 

1 DELIVERED DEC 13 2023

2 RECEIVED DEC 14 2023

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE FINAL RENEWAL FOR MIXED DEBRIS REMOVAL AND DISPOSAL SERVICES AND OTHER MATTERS WITH RESPECT THERETO.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the final renewal for mixed debris removal and disposal services.

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

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

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

THIS ORDINANCE was introduced on the 2nd day of December, 2025.

NOTICE PUBLISHED on the 5th day of December, 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

- 23) To consider final adoption of an ordinance authorizing the mayor to accept the proposal received from PipeSuite for Gas System Compliance Services.



AGENDA ITEM FACT SHEET

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

Division/Department: Utilities / Gas

Date: November 17, 2025

Title: Request an Ordinance of Award for Gas System Compliance Services - Gas Department

Explanation of Proposal:

Additional Information Attached ☒

On Thursday, November 13, 2025 at 3:00 PM, one (1) bid packet was received and opened for Gas System Compliance Services. This Award will allow the City of Alexandria's Gas Department to continue utilizing the current regulatory compliance requirement software and company. It is our recommendation that award be made to PipeSuite at price(s) submitted.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 401-247800-531124

Expense Amount: \$48,100

Account Line Item:

Remaining Amount:

Authorization:

1. Mayor

2. Chief Operating Officer

3. City Attorney

4. Finance Director

5. Division Director

6. Department Head

7. Purchasing Agent

Council Staff

Review:

Form

Content

☐
☐

Information: Sufficient

Insufficient

☐
☐

Remarks:

RECEIVED

NOV 20 2025

CITY COUNCIL



DATE: November 5, 2025

TO: City of Alexandria Utility Department
Attn: Mr. Marcus Connella, Director of Utilities
915 Third Street Alexandria, LA 71301

SUBJECT: Letter of Transmission for Request for Qualifications (RFQ) for Gas System Compliance Services

Dear Mr. Connella and Members of the Evaluation Committee,

PipeSuite is honored to submit this Statement of Qualifications in response to the City of Alexandria's (CoA) Request for Qualifications (RFQ) for Gas System Compliance Services.

1. Understanding and Commitment

PipeSuite has a deep and proven understanding of the critical services required by the CoA Gas Department to meet all applicable DOT/PHMSA and LADENR regulatory compliance requirements. Having successfully served the CoA as the incumbent provider, we are uniquely positioned to ensure a seamless transition and continuous compliance.

We make a positive commitment to provide the required services as specified in the Scope of Work. Our entire methodology is designed to reduce the regulatory burden on the CoA staff, ensuring worry-free compliance for the full term of the proposed contract based on the Scope of Work requested.

2. Incumbent Advantage and Continuity

This proposal reflects more than just our technical qualifications; it reflects our working knowledge of the Alexandria Gas System, our established relationship with your team, and the successful implementation of our compliance solutions to date. Selecting PipeSuite guarantees zero downtime in compliance management, maximum efficiency, and continuous familiarity with your operational needs.

3. Authorized Points of Contact

The following individuals are authorized to serve as points of contact and to represent PipeSuite regarding this Statement of Qualifications:

Role	Name	Title	Phone	Email Address
Point of Contact	Thomas Payne	Account Manager	(251) 342-9414	tpayne@pipesuite.com
Contract Authorization	Randle Payne	Chief Executive Officer	(251) 207-1533	rpayne@pipesuite.com

PipeSuite affirms that all information contained within this submission is accurate, and look forward to continuing our partnership with the City of Alexandria.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Payne", written over a horizontal line.

Randle Payne
Chief Executive Officer



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 / Gas

Date: November 17, 2025

Title: Request an Ordinance of Award for Gas System Compliance Services - Gas Department

Explanation of Proposal:

Additional Information Attached ☒

On Thursday, November 13, 2025 at 3:00 PM, one (1) bid packet was received and opened for Gas System Compliance Services. This Award will allow the City of Alexandria's Gas Department to continue utilizing the current regulatory compliance requirement software and company. It is our recommendation that award be made to PipeSuite at price(s) submitted.

Budget:

☐

Neutral

☒

Within
Existing

☐

Requires
Amendment

Account Number: 401-247800-531124

Expense Amount: \$48,100

Account Line Item:

Remaining Amount:

Authorization:

1. Mayor

2. Chief Operating Officer

3. City Attorney

4. Finance Director

5. Division Director

6. Department Head

7. Purchasing Agent

Council Staff

Form

☐

Review:

Content

☐

Information:

Sufficient

☐

Insufficient

☐

Remarks:

RECEIVED

NOV 20 2025

CITY COUNCIL



DATE: November 5, 2025

TO: City of Alexandria Utility Department
Attn: Mr. Marcus Connella, Director of Utilities
915 Third Street Alexandria, LA 71301

SUBJECT: Letter of Transmission for Request for Qualifications (RFQ) for Gas System Compliance Services

Dear Mr. Connella and Members of the Evaluation Committee,

PipeSuite is honored to submit this Statement of Qualifications in response to the City of Alexandria's (CoA) Request for Qualifications (RFQ) for Gas System Compliance Services.

1. Understanding and Commitment

PipeSuite has a deep and proven understanding of the critical services required by the CoA Gas Department to meet all applicable DOT/PHMSA and LADENR regulatory compliance requirements. Having successfully served the CoA as the incumbent provider, we are uniquely positioned to ensure a seamless transition and continuous compliance.

We make a positive commitment to provide the required services as specified in the Scope of Work. Our entire methodology is designed to reduce the regulatory burden on the CoA staff, ensuring worry-free compliance for the full term of the proposed contract based on the Scope of Work requested.

2. Incumbent Advantage and Continuity

This proposal reflects more than just our technical qualifications; it reflects our working knowledge of the Alexandria Gas System, our established relationship with your team, and the successful implementation of our compliance solutions to date. Selecting PipeSuite guarantees zero downtime in compliance management, maximum efficiency, and continuous familiarity with your operational needs.

3. Authorized Points of Contact

The following individuals are authorized to serve as points of contact and to represent PipeSuite regarding this Statement of Qualifications:

Role	Name	Title	Phone	Email Address
Point of Contact	Thomas Payne	Account Manager	(251) 342-9414	tpayne@pipesuite.com
Contract Authorization	Randle Payne	Chief Executive Officer	(251) 207-1533	rpayne@pipesuite.com

PipeSuite affirms that all information contained within this submission is accurate, and look forward to continuing our partnership with the City of Alexandria.

Sincerely,

Randle Payne
Chief Executive Officer

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE PROPOSAL RECEIVED FROM PIPESUITE GAS SYSTEM COMPLIANCE SERVICES AND OTHR 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 PipeSuite for Gas System Compliance Services.

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

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

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

THIS ORDINANCE was introduced on the 2nd day of December, 2025.

NOTICE PUBLISHED on the 5th day of December, 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

- 24) To consider final adoption of an ordinance authorizing Change Order No. 1 for Fire Station No. 4 Roof Leak Repairs.



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:

Date: November 7, 2025

Title: Resolution Authorizing Change Order No. 1 for Fire Station No. 4 Roof Leak Repairs

Explanation of Proposal:

Additional Information Attached ☒

*Original Bid Amount = \$39,400.00.

* Change Order No. 1 Adds \$20,000.00

* The purpose of this change order is for additional work to repair locations of roofing and flashing that were discovered to be leaking during a rain simulated water test performed by the fire department.

These leaks were not originally visible during initial findings and therefore not part of the original bid.

Budget:

☐

Neutral

☐

Within
Existing

☐

Requires
Amendment

Account Number:

Expense Amount:

Account Line Item:

Remaining Amount:

Authorization:

1. Mayor

4. Finance Director

5. Division Director

2. Chief Operating Officer

6. Department Head

3. City Attorney

7. Purchasing Agent

Council Staff

Form

☐

Review:

Content

☐

Information:

Sufficient

☐

Insufficient

☐

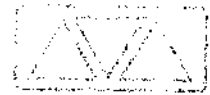
Remarks:

RECEIVED

NOV 13 2024

CLERK

November 18, 2025



**PAN AMERICAN
ENGINEERS, LLC**

Consulting Professional
Engineers and Land Surveyors

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

Attention: Mr. Sam Allen, Fire Chief

Re: City of Alexandria
Spanish Barrel Tile Roof Leak
Repairs Fire Station No. 4
(Masonic Drive at Lee Street)
PAE Job No. 13290

Dear Fire Chief Allen:

The original Bid Package to repair roof leaks were developed based off of inspections in the attic space and interpretations of watermarks in the attic space on roof trusses and other structural elements.

Coming from that inspection, we identified three (3) areas that were to be repaired.

Bids were advertised and received for the repair of those identified areas.

A contract was awarded to Normand Construction, LLC, the lone bidder, for the repair work.

After the repair work was completed, we requested the Fire Department to assist in an actual spray test using the ladder truck to simulate a heavy rain event. The test results indicated that the identified repair areas were no longer leaking; however, four (4) new areas were identified where evidence of a leak was observed in the attic. (See the attached sketch of leak locations)

The Contractor was requested to provide a price for the repair of the newly identified leak locations.

The original Bid Package did not include the repair of the four (4) newly identified leak locations that were revealed as a result of the Fire Department spray test.

The Contractor provided a Price Proposal for each of the four (4) identified leak areas. (See attached cost breakdown from Normand Construction, LLC)

We recommend that City Council approval be secured for this additional work that would be undertaken by a Change Order to the original Contract.

(Continued)

November 18, 2025

Re: City of Alexandria
Spanish Barrel Tile Roof Leak
Repairs Fire Station No. 4
(Masonic Drive at Lee Street)
PAE Job No. 13290

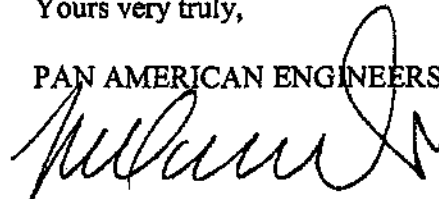
Page 2 of 2

Please be reminded that we have had limited success in locating experienced Contractors that can undertake Spanish clay tile roofing repairs of the type installed on this Fire Station roof. Normand Construction, LLC has been very accommodating and helpful in the original contract repair work, and also helpful in identifying the sources and repairs for the new identified leak areas.

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

Yours very truly,

PAN AMERICAN ENGINEERS, LLC



Thomas C. David, Jr.

TCDJr/fnl
Enclosures

COST BREAKDOWN

NORMAND CONSTRUCTION, LLC
5274 HIGHWAY 1
MARKSVILLE, LA 71351

CHANGE ORDER

RE: City of Alexandria
Spanish Barrel Tile Roof Leak
Repairs Fire Station No. 4
(Masonic Drive at Lee Street)
PAE Job No. 13290

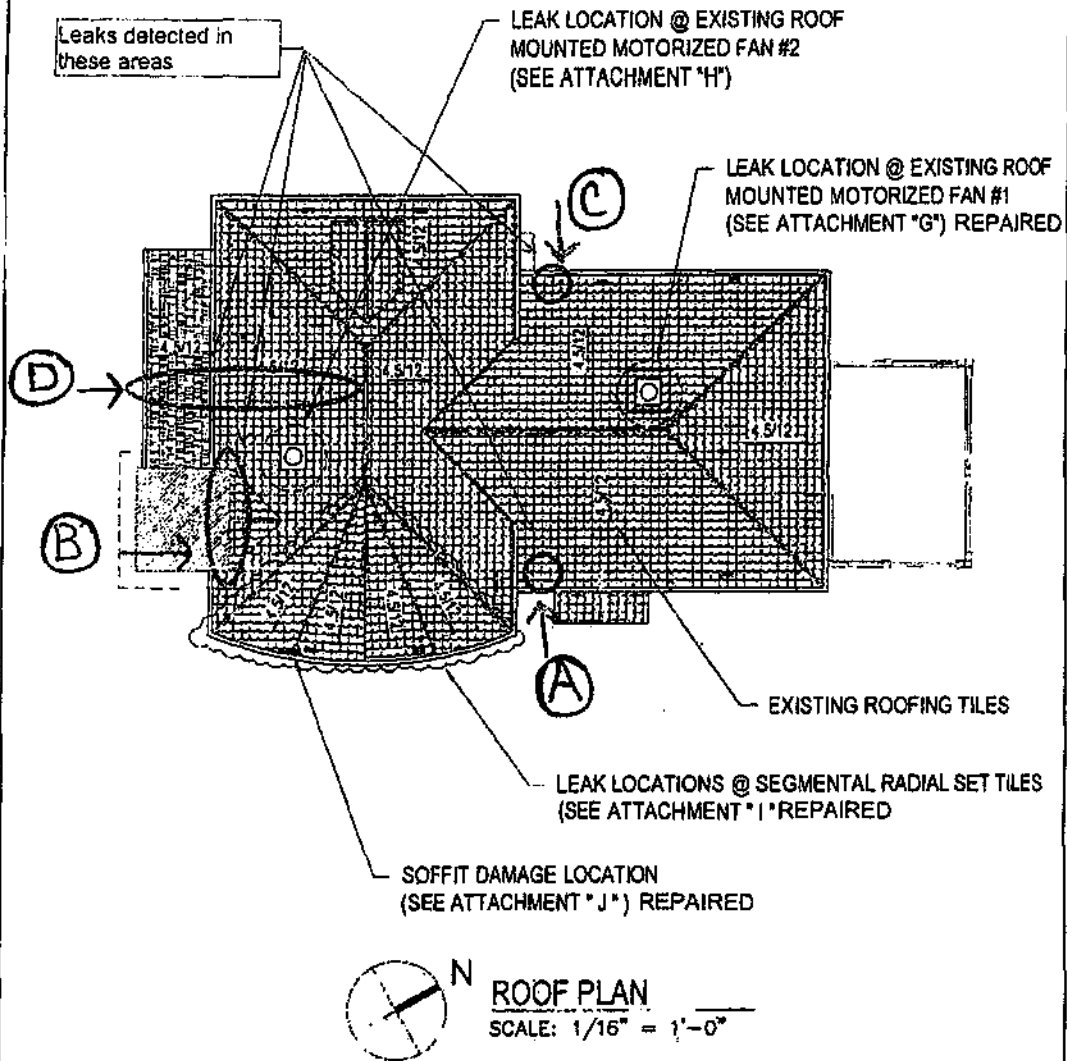
This change order is for the following:

As per leak detection detail that was emailed on 10/01/25 that was not on plans

- **Repair leak on front valley towards masonic – labeled as (A) on detail sheet that is attached - \$ 3,500.00**
- **Repair leak on cricket area against brick – labeled as (B) on detail sheet that is attached - \$ 11,000.00**
- **Repair leaking tile on rear of building – labeled as (C) on detail sheet that is attached - \$ 3,500.00**
- **Repair leak on Washington Dr. side – labeled as (D) on detail sheet that is attached - \$ 2,000.00**

LEAK LOCATIONS

10/1/2025 - C.O.A. Fire Department flooded roof for leak test



PAN AMERICAN
ENGINEERS, LLC
1717 JACKSON STREET
ALEXANDRIA, LA 71301
318-473-2100

SPANISH BARREL TILE
ROOF LEAK REPAIRS
FIRE STATION No.4
(MASONIC DRIVE @
LEE STREET)

LEAK LOCATIONS

Project number	13290	ATTACHMENT "A"
Date	3/19/2025	
Reference Sheet	N/A	Scale SHOWN
Notes: N/A		

**CITY OF ALEXANDRIA
CONSTRUCTION CONTRACT CHANGE ORDER**

PROJECT: Spanish Barrel Tile Roof Leak Repairs Fire Station No. 4
(Masonic Drive at Lee Street)

ORDER NO: One (1)

TO: Glendon Normand Construction, LLC

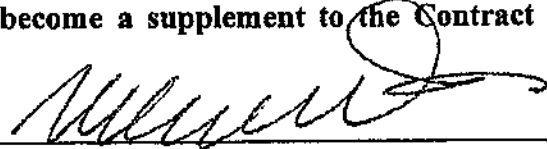
You are hereby requested to comply with the following changes from the contract plans and specifications. Attached itemized breakdown in accordance with R.S. 38:2212.M.(5). Also, please give a brief description and justification of change(s) below.

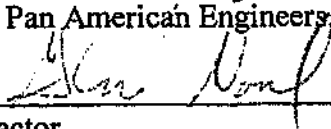
Item No.	Description of Changes	Decrease in Contract Price	Increase in Contract Price
1	Additional Work to Repair Locations of Roofing and Flashing That Were Discovered to be Leaking During a Rain Simulated Water Test Performed by the Fire Department.		\$20,000.00
TOTAL			\$20,000.00
NET CHANGE IN CONTRACT PRICE			\$20,000.00

Justification: See Attached Documentation

The amount of the original Contract:	\$39,400.00
The amount of previously approved Change Orders:	\$0.00
The amount of this Change Order:	\$20,000.00
The revised Contract Total will be:	\$59,400.00
The total percent increase in the Original Contract Amount:	51%
The Contract Days required for completion will be increased by:	<u> </u> (Previous Change Order) <u> </u> (This Change Order) <u> </u> Total

This Document will become a supplement to the Contract and all Provisions will apply hereto.

RECOMMENDED:  11/03/2025
 Pan American Engineers, LLC, Engineer Date

ACCEPTED:  _____
 Contractor Date

APPROVED: _____
 City of Alexandria Date

City of Alexandria
Spanish Barrel Tile Roof Leak Repairs for Fire Station No. 4
(Masonic Drive at Lee Street)
PAE Job No. 13290

November 3, 2025

ATTACHMENT "A"
JUSTIFICATIONS FOR CHANGE ORDER NO. ONE (1)

The purpose of this change order is for additional work to repair locations of roofing and flashing that were discovered to be leaking during a rain simulated water test performed by the fire department.

ORDINANCE NO.

AN ORDINANCE AUTHORIZING CHANGE ORDER NO. 1 FOR FIRE STATION NO. 4 ROOF LEAK REPAIRS 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 authorizing Change Order No. 1 for Fire Station No. 4 roof leak repairs.

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 2nd day of December, 2025.

NOTICE PUBLISHED on the 5th day of December, 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

25) 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