

STATE OF LOUISIANA  
CITY OF WEST MONROE

ORDINANCE NO. \_\_\_\_\_

MOTION BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

AN ORDINANCE TO AUTHORIZE THE CITY OF WEST MONROE, LOUISIANA TO ENTER INTO AN “ACT OF EXCHANGE” PENDING FINAL AUTHORIZATION TO TRANSFER AND EXCHANGE A 0.451 ACRE PARCEL OF IMMOVABLE PROPERTY WHICH IS NOT NEEDED FOR ANY PUBLIC PURPOSE BY THE CITY OF WEST MONROE, LOUISIANA TO CHRIS JOHNSON CONSTRUCTION, LLC OR ITS AUTHORIZED SUCCESSORS OR ASSIGNS, FOR THE RECEIPT OF A 0.459 ACRE PARCEL OF IMMOVABLE PROPERTY, AND SUBJECT TO CERTAIN TERMS AND CONDITIONS; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, the City of West Monroe, Louisiana, owns certain immovable property which is not needed for any public purposes, as it is landlocked and is too small for any meaningful uses due to the location of the Interstate 1-20, and

WHEREAS, Chris Johnson Construction, LLC, owns certain immovable property which is needed by the City of West Monroe, Louisiana, as it will allow for the furtherance of projects being undertaken by the City of West Monroe, Louisiana, and

WHEREAS, the relative values of the properties are equal, the terms and conditions provided for the exchange of those properties are fair and reasonable, and the exchange will allow for planned development on both tracts of immovable property which will be beneficial to the City of West Monroe and its residents.

NOW, THEREFORE:

SECTION 1. BE IT ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that the City of West Monroe, Louisiana (sometimes “CITY”) is hereby authorized to transfer and exchange certain immovable property which is not needed for any public purpose by the City of West Monroe, Louisiana, which property is more particularly described as follows, to-wit:

See attached Exhibit “A”

with Chris Johnson Construction, LLC, or its approved successors or assigns for and in consideration of Chris Johson Construction, LLC (sometimes “CJC”) simultaneously transferring and exchanging to the City of West Monroe, Louisiana, certain immovable property more particularly described as follows, to-wit:

See attached Exhibit “B”

subject to the terms and conditions as more particularly set forth as follow, to-wit:

- (a) Both CITY and CJC reserve unto themselves and exclude from this exchange any and all right, title and interest in and to any and all oil, gas and other minerals in, on or under the respective property which each has transferred to the other, all of such interests being expressly reserved by the respective party without any warranty whatsoever from or by the other party; provided, however, that each of CITY and CJC expressly waives any and all surface rights in and to the property resulting from this reservation; and neither CITY nor CJC may exercise any rights it may have in and to such oil, gas and other minerals in such a fashion that its right to the use of the surface of the property is disturbed so as to have a substantial negative impact on the operation of any business located upon the property.
- (b) Both CITY and CJC further agree to be solely responsible for all 2025 property taxes on the respective tracts acquired by each of them.

SECTION 2. BE IT FURTHER ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that Staci Albritton Mitchell, as Mayor of the City of West Monroe, Louisiana, be and she is hereby authorized to enter into the “Act of Exchange” which is attached as Exhibit “C”.

SECTION 3. BE IT FURTHER ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that Staci Albritton Mitchell, as Mayor of the City of West Monroe, Louisiana, she is hereby further authorized to take any other action or execute any and all other documents or impose any and all other terms and conditions deemed by her either necessary or appropriate regarding the exchange of the above-described immovable properties, including but not limited to any and all terms and provisions determined appropriate by the Mayor.

The above ordinance was introduced on July 1, 2025, in regular and legal session convened; notice of this ordinance was published three times in fifteen (15) days, one week apart, as required by R.S. 33:4712; no opposition being filed, it is considered by sections, voted on by yea and nay vote, passed and adopted in regular and legal session convened this 5th day of August, 2025, with the final vote being as follows:

YEA: \_\_\_\_\_

NAY: \_\_\_\_\_

NOT VOTING: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ATTEST:

APPROVED THIS 5TH DAY OF AUGUST,  
2025

\_\_\_\_\_  
ANDREA PATE, CITY CLERK  
CITY OF WEST MONROE,  
STATE OF LOUISIANA

\_\_\_\_\_  
STACI ALBRITTON MITCHELL, MAYOR  
CITY OF WEST MONROE,  
STATE OF LOUISIANA