

STATE OF LOUISIANA  
CITY OF WEST MONROE

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

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

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

AN ORDINANCE TO AUTHORIZE THE CITY OF WEST MONROE, LOUISIANA TO SELL CERTAIN DESCRIBED IMMOVABLE PROPERTY WHICH IS NOT NEEDED FOR ANY PUBLIC PURPOSE BY THE CITY OF WEST MONROE, LOUISIANA TO KVS, LLC FOR THE CASH SUM OF \$18,337.19; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, the City of West Monroe, Louisiana, owns certain immovable property which is not needed for public purposes, and

WHEREAS, the price offered, and the terms and conditions provided for the purchase of that property is fair and reasonable, and the sale and development of that immovable property 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 (“CITY”) is hereby authorized to sell 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:

Lot 1B of “RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF A PORTION OF BLOCK “A” OF ZEIGIN’S SUB. OF THE J.C. RANSOM ESTATE IN SECTION 44 & 52, T17N & 18N - R3E, OUACHITA PARISH, LOUISIANA”, the plat of which is of record as Instrument # 1898143, records of Ouachita Parish, Louisiana

Subject to any and all rights-of-way and/or servitudes of record or of use, including but not limited to the easements for ingress, egress, and utilities located in the northeastern corner of Lot 2, as shown on that plat of record in Plat Book 20, Page 54, and as further extended in the plat filed as Instrument #1898143, records of Ouachita Parish, Louisiana.

to KVS, LLC (“BUYER”) for and in consideration of the cash sum of EIGHTEEN THOUSAND, THREE HUNDRED THIRTY-SEVEN AND 19/100 (\$18,337.19) DOLLARS, subject to the following conditions:

- a) Subject to any and all subdivision or development restrictions of record, and all further rights-of-way and/or servitudes of record or of use;
- b) CITY reserves and excludes from this conveyance any and all right, title and interest in and to any and all oil, gas and other minerals in, on or under the property, all of such interests being expressly reserved by CITY without any warranty whatsoever from or by BUYER; provided, however, that CITY expressly waives any and all surface rights in and to the Property resulting from this reservation; and CITY may not exercise any rights it may have in and to such oil, gas and other minerals in such a fashion that CITY’s 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;

- c) Any and all improvements on the property are conveyed in “as is” condition, without any warranties without any warranties, express or implied, including but not limited to warranties of condition, fitness for a particular purpose or habitability.

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, Mayor of the City of West Monroe, Louisiana, be and she is hereby authorized to execute a Deed on behalf of the City of West Monroe, Louisiana, reflecting the price and terms set forth above, and to take any other action or execute any and all other documents deemed by her either necessary or appropriate in order to transfer the above described immovable property as set forth above, including but not limited to requiring execution of an additional agreement imposing the same or similar provisions to which the adjacent property sold to KVS, LLC in 2023 remains subject, all as through this parcel was then also included in that sale, all to any extent determined as appropriate by the Mayor.

SECTION 3. The above ordinance was introduced on July 16, 2024, 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 20th day of August, 2024, with the final vote being as follows:

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

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

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

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

ATTEST:

APPROVED THIS 20TH DAY OF  
AUGUST, 2024.

\_\_\_\_\_  
CINDY EMORY, CITY CLERK  
CITY OF WEST MONROE  
STATE OF LOUISIANA

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