

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 A COOPERATIVE ENDEAVOR AGREEMENT WITH KVS, LLC, TO PROVIDE FOR CERTAIN COLLABORATIVE EFFORTS REGARDING CONSTRUCTING A WATER SYSTEM EXTENSION AND PROVIDING FOR PAYMENT OF THOSE IMPROVEMENTS; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, KVS, LLC (“KVS”) has purchased tracts of property located at the Northwest corner of the intersection of Arkansas Road and Good Hope Road; and

WHEREAS, KVS previously applied to have the property annexed into the City of West Monroe (“City”), and that annexation has been approved and is now complete; and

WHEREAS, KVS plans to first now construct a convenience store at that location similar to the other convenience stores it operates, such as those located at the corner of Forsythe Avenue and 18th Street, and at the foot of the Monroe side of the Louisville Bridge; and

WHEREAS, in conjunction with the construction of the proposed new store, KVS wishes to have better access to a public water system, and has explored the construction of a new line which would connect to existing City water lines; and

WHEREAS, City has also evaluated this new line and its estimated costs, and has determined that an expanded line will be beneficial to the City for not only this location but in order to provide for future expansions of the municipal limits in that area, as well as providing the ability to now “loop” that expansion in order to provide a better, cleaner, more efficient flow of water in the surrounding area, with higher water pressure; and

WHEREAS, City has further determined that the costs incurred by the City in the construction of that water system expansion, both for the proposed convenience store and for future City expansion, will be more than offset by the City’s portion of the sales taxes that are expected to be collected by the City from the operations of the proposed convenience store over a period of less than eight (8) years; and

WHEREAS, KVS has agreed that in lieu of paying for a portion of the anticipated construction costs of the water system expansion, it will obligate itself to construct the proposed convenience store as described above, and thereafter operate that store in the manner as its similar

convenience stores are operated, all for a period of no less than eight (8) years or until the City has recovered through the sales taxes it receives the cost of the waterline expansion attributable to the proposed convenience store, whichever first occurs; or to otherwise offset any balance of the expenditures not yet repaid from the collection of taxes by the City.

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 Mayor Staci Albritton Mitchell be and she is hereby authorized to enter into a Cooperative Endeavor Agreement with KVS LLC, whereby the City will be obligated to construct an extension of its existing water distribution system that will include the ability and capacity to provide all needed water service to the proposed new convenience store and surrounding area, and KVS, LLC will be obligated to construct and operate the proposed new convenience store in such a manner and for such a period of time that its operations are anticipated to result in the City of West Monroe receiving additional sales taxes from those operations over a period of less than eight (8) years, which is anticipated to be more than sufficient for the City to recoup the cost of construction expended by the City which are attributable to that portion of the cost of providing the water service extension to the proposed convenience store.

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 is hereby further authorized to modify the specific provisions of that Cooperative Endeavor Agreement to achieve the result stated above as she deems it necessary or appropriate in order to accomplish the desired objectives and to thereafter execute that Cooperative Endeavor Agreement with KVS, LLC; and to take any and all further actions and to execute any and all further documents she deems either necessary or proper to carry out the activities arising out of that Cooperative Endeavor Agreement described above according to its terms and its intent.

The above Ordinance was read and considered by Sections at a public meeting of the Mayor and Board of Aldermen, in regular and legal session convened, voted on by yea and nay vote, passed and adopted this 16th day of August, 2022, the final vote being as follows:

YEA: _____

NAY: _____

NOT VOTING: _____

ABSENT: _____

ATTEST:

APPROVED THIS 16TH DAY OF
AUGUST, 2022

RONALD S. OLVEY, CITY CLERK
CITY OF WEST MONROE
STATE OF LOUISIANA

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