

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 TWO WARRIORS MEADERY, LLC, TO PROVIDE FOR CERTAIN COLLABORATIVE EFFORTS REGARDING THE CONSTRUCTION OF A SEWER SYSTEM REPLACEMENT/EXPANSION AND TO PROVIDE FOR PAYMENT OF THOSE IMPROVEMENTS; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, Two Warriors Meadery, LLC (“Two Warriors”) has purchased tracts of property located on McClendon Street, West Monroe where it earlier operated prior to a fire which destroyed the business; and

WHEREAS, Two Warriors plans to now construct a new facility at that prior location, but it has been determined that there is uncertainty about the location of the existing sewer service line, causing it to be unsuitable; and

WHEREAS, in conjunction with the construction of the new facility, Two Warriors needs to have new access to the public sewer system, and has explored the construction of a new line which would connect to a replacement/expansion of existing City sewer lines; and

WHEREAS, City has also evaluated this new replacement/expansion line and its estimated costs, and has determined that this replacement/expansion line will also be beneficial to the City for not only this location but for several others in the immediate area for future development; and

WHEREAS, City has further determined that the costs incurred by the City in the construction of that sewer system replacement/expansion, both for the proposed new facility and for future area needs, 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 new facility over a period of five (5) years; and

WHEREAS, Two Warriors has agreed that in lieu of paying for a portion of the anticipated construction costs of the sewer system replacement/expansion, it will obligate itself to construct the proposed new facility as described above and thereafter operate that facility for a period of no less than five (5) years in the manner as its similar business previously at that location, or otherwise to offset a proportionate cost of the expenditures not yet repaid by 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 Two Warriors Meadery, LLC, whereby the City will be obligated to construct a replacement/expansion of its existing sewer collection system that will include the ability and capacity to provide all needed sewer service to the proposed new facility, and Two Warriors Meadery, LLC and its members will be obligated to construct and operate the proposed new facility for a period of five (5) years, such that its operations are anticipated to result in the City of West Monroe receiving additional sales taxes from those operations over that five (5) year period which are 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 sewer service replacement/expansion to the proposed new facility.

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 include such further specific provisions in that Cooperative Endeavor Agreement which she determines will best achieve the result stated above, all as she deems it necessary or appropriate in order to accomplish the desired objectives, and to thereafter execute that Cooperative Endeavor Agreement with Two Warriors Meadery, 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 4<sup>th</sup> day of October, 2022, the final vote being as follows:

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

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

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

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

ATTEST:

APPROVED THIS 4TH DAY OF  
OCTOBER, 2022

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

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