

PROCEEDINGS OF THE POLICE JURY OF THE PARISH OF BEAUREGARD, STATE OF LOUISIANA TAKEN AT A REGULAR MEETING, TUESDAY, February 8, 2022.

The Police Jury of the Parish of Beauregard, State of Louisiana, met in regular session on February 8 ,2022, at six (6:00) o'clock p.m.

There being present: Police Jurors: Kelly Bailey, President; Eddie Ware, Vice President, Mike Harper, Ronnie Jackson, John Stebbins, Wayne Reeves, Jeffery Meadows, Shanel Handy, Chuck Montgomery, and Jerry Shirley.

There being absent: NONE

The Police Jury of the Parish of Beauregard was duly convened as the governing authority of said Parish by Kelly Bailey, President. Jerry Shirley gave the Invocation and the Pledge of Allegiance.

1. INVOCATION

2. PLEDGE OF ALLEGIANCE

3. ANNOUNCEMENTS:

- A. Women's League of DeRidder will be hosting their Annual Mardi Gras Gala at the Parish Fairgrounds Exhibit Hall on February 19, 2022, at 6:00PM.
- B. The Taste of Beauregard: The Battle of the Paddle Jambalaya & Gumbo Cookoff takes place on Saturday, February 26, 2022, at Flag Plaza in front of City Hall on Washington Avenue in DeRidder, LA. Cooking begins at 8:00am until 12:00pm. Businesses or individual entry fee is \$100 (per dish entered, Civic Organization entry is \$50).

4. AMENDMENTS AND (OR) DELETIONS TO THE AGENDA BY COMMITTEE CHAIRPERSONS:

A. FINANCE- JEFFERY MEADOWS

7. Approval to hire to fill (2) vacant positions, 1 RN and 1 APRN for the Health Unit.

A motion was made by Mike Harper and seconded by Jeffery Meadows to add number 7. No one opposed. Motion carried.

8. Approval of Gexpro Electric as low bidder for jail lighting totaling \$45,800.00.

A motion was made by Jeffery Meadows and seconded by Jerry Shirley to add number 8. No one opposed. Motion carried.

9. Approve low bidder for the Courthouse, Ground Zero Roofing and the alternates (1) and (2) contracts amount of \$321,800.00.

A motion was made by Jeffery Meadows and seconded by Mike Harper to add number 9. No one opposed. Motion carried.

10. Approve to revise property list to be insured.

A motion was made by Jeffery Meadows and seconded by Jerry Shirley to add number 10. No one opposed. Motion carried.

11. Approve to accept all immovable property & funds from Bundicks Lake Area Improvement Association.

A motion was made by Mike Harper and seconded by Jeffery Meadows to add number 11. No one opposed. Motion carried.

12. Approve to add line items to use ARPA funds for priorities of:

- a. Complete grinder system for jail
- b. Inmate relocation cost
- c. Cybersecurity for the Administration Building
- d. Ventilation of Jail
- e. Plumbing & hot water in the jail

A motion was made by Jeffery Meadows and seconded Mike Harper to add number 12. No one opposed. Motion carried.

B. Road & Bridge - EDDIE WARE

3. Approval to adopt Will Boyer Spur as a named road.

A motion was made by Eddie Ware and seconded Wayne Reeves to add number 3. No one opposed. Motion carried.

4. Approval of private road, Magnolia Ridge Road - Road District #4.

A motion was made by Eddie Ware and seconded by Wayne Reeves. No one opposed. Motion carried.

C. Personnel - WAYNE REEVES

NONE

D. Ways & Means - CHUCK MONTGOMERY
NONE

E. Jail - JEFFERY MEADOWS
NONE

PUBLIC PARTICIPATION

5. PUBLIC HEARING

A. Ordinance - Adjudicated Properties

6. APPROVAL OF MINUTES

A. Approval of Regular Meeting Minutes of January 11, 2022

A motion was made by Jerry Shirley and seconded by Ronnie Jackson for approval of January 11, 2022, regular meeting minutes. No one opposed. Motion carried.

B. Approval of Special Session Minutes of January 27, 2022

A motion was made by Jerry Shirley and seconded by Eddie Ware for approval of January 27, 2022, Special Session minutes. No one opposed. Motion carried.

7. CHAIRPERSON'S COMMITTEE REPORT(S)

A. FINANCE - JEFFERY MEADOWS

1. Approval of the January Accounts Payable register in the amount of \$2,425,336.01 and the Payroll Register in the amount of \$211,646.12.

A motion was made by Jeffery Meadows and seconded by Mike Harper. No one opposed. Motion carried.

2. Approval for Industrial Tax Exemption Application #20210399-ITE, CSP DeRidder, LLC.

A motion was made by Jeffery Meadows and seconded by Jerry Shirley. No one opposed. Motion carried.

3. Approval to pay January 2022 IMCAL Membership Fee of \$1,525.55.

A motion was made by Jeffery Meadows and seconded by Wayne Reeves. No one opposed. Motion carried.

4. Approval to renew CEA Louisiana Department of Veterans Affairs FY 2022.

A motion was made by Jeffery Meadows and seconded by Jerry Shirley. No one opposed. Motion carried.

5. Approval to pay NACo annual membership for 2022 of \$713.00.

A motion was made by Jeffery Meadows and seconded by Mike Harper. No one opposed. Motion carried.

6. Approval of Ordinance No. 03-2021.

Motion by Jeffery Meadows, seconded by Mike Harper who offered the following ordinance for adoption.

ORDINANCE NO. 03-2021

AN ORDINANCE TO PROVIDE FOR SALE OF ADJUDICATED PROPERTIES; AND, FURTHER PROVIDING WITH RESPECT THERETO.

WHEREAS, the Parish of Beauregard has an interest in the health, safety, and welfare of its citizens; and

WHEREAS, numerous properties have been adjudicated to the Parish for nonpayment of taxes; and

WHEREAS, Act 819 was enacted by the 2008 Legislative Session, revising La. R.S. 47:2121, *et seq.* to establish procedures for the sale of adjudicated properties, and the Parish of Caldwell desires to establish and adopt such procedures in order to place such adjudicated properties back into the economic stream of commerce for the benefit of its communities; and

WHEREAS, R.S.47:2201, authorizes a political subdivision to adopt general ordinances governing the public sales and donations of adjudicated property.

NOW THEREFORE:

I. ADMINISTRATION

Beauregard Parish Police Jury hereby establishes the Beauregard Parish Adjudicated Property Program, which shall be administered by the Beauregard Parish Police Jury (hereinafter "BPPJ" or "Parish" or "Police Jury"). The Parish shall contract with a third party administrator or management company (hereinafter "Management Company") to administer the sale or donation of adjudicated properties in the Parish.

The BPPJ hereby authorizes, pursuant to La. R.S.47:2196, the public sale of all properties adjudicated to the Parish since January 1, 1975, and for a period of at least three (3) years. The sale of said properties shall be governed by the laws of the State of Louisiana and this Ordinance.

II. PUBLIC INFORMATION AND DISCLOSURE

Forms and instructions shall be accessible to the public from the web site or printed publication produced and provided by Beauregard Parish for such purposes, to include the following:

- A. Listing of all properties adjudicated to the Parish with links to the Parish Assessor's online database, if possible.
- B. Notice to Buyers, which shall contain instructions, disclosure of rights, and contact information.
- C. Persons questioning the status of their property taxes shall be instructed to contact the Parish Tax Collector's office.
- D. Copy of Parish Ordinance regulating policies and procedures for sale of adjudicated properties.
- E. Definitions and citation to Louisiana Revised Statutes.
- F. Offer to Purchase Form with instructions for completion and assistance.

III. PRE-BIDDING PROCESS

A. Initiation of Sale

The Parish Assessor shall make best efforts to annually compile a list of names and addresses of adjudicated properties from the tax roll records and make such list available to the public. The Parish Assessor shall also forward such list to the Management Company.

Pursuant to La. R.S. 2203, the sale of such adjudicated property may be prompted by individual interest (whether it be a natural person or juridical person) or at the request of the Parish or Police Jury, at any time.

An individual submitting a request for the sale of specific property shall submit an application with a certified check or money order in the amount of \$1,000.00 for each piece of property, payable to *E&P Consulting Services, LLC*. This fee is an administrative fee for the work performed by the Management Company to prepare and sell the identified adjudicated property. It shall be fully refundable to the interested purchaser until a Written Offer to Bid has been signed.

Upon receipt of application and fee, the Management Company shall conduct a preliminary investigation to confirm that the property has been adjudicated, has not been redeemed and has not been determined as needed for a public purpose. The Management Company shall communicate as necessary with the office of the tax collector and tax assessor for the purpose of calculating the Minimum Bid (set forth in (3) below) and shall prepare and provide the interested purchaser with a written Offer to Bid containing the minimum bid figure. In the event that the interested Purchaser rejects the minimum bid offer, he/she shall receive a full refund of the administrative fee.

If the written minimum bid offer is accepted, the Management Company shall:

1. Conduct Title Research - Title research shall include copies of all documents from the public record. If necessary, surrounding properties may be researched to ascertain the physical location and boundaries of subject properties. Management Company shall utilize abstracting services of insured abstractors at its discretion. Said title search shall include tax certificates obtained from the Beauregard Parish Tax Collector, mortgage certificates obtained from Beauregard Clerk of Court, and any records obtained from Parish Assessor's office. Copies of

surveys and maps of record may also be provided.

2. Effect Public Notice - The public sale by auction shall be advertised at least twice in the official journal for the Parish of Beauregard at least thirty days prior to the date of the public sale, and once no more than seven days prior to the date of the public sale. The notice shall provide for the minimum bid, the latest date written bids will be accepted, the time and date of in-person bidding, if any, and any other terms of sale.
3. Other Administration and Determination of Minimum Bid Amount - The Management Company shall prepare reports, send statutory notices to all interested parties, and confirm the minimum bid price, based upon total amount of liens and taxes due, and acquisition costs. Pursuant La. R.S. 47:2202, Beauregard Parish hereby establishes that there is no minimum bid at the public sale of an adjudicated property; however, unless circumstances demand otherwise, recommended bidding to ensure equivalent value shall not be less than the lesser of:
 - a) The total amount for which the property was adjudicated, including all interest, costs, penalties, and the amount of any state, parish, city, levee district charges and all subsequent taxes and other local improvement or code enforcement charges; or,
 - b) Two-third the assessed value.

IV. BIDDING AND PUBLIC SALE

Except as otherwise provided in this ordinance, or by La. R.S. 47:2121 *et seq.*, the auction shall be governed by R.S. 9:3151 *et seq.* Following notice of sale being published in the official journal of the Parish of Beauregard, the following shall occur:

A. Public Auction

Public auction of adjudicated property shall be held at the Beauregard Parish Police Jury office located at 201 W. 2nd Street and shall be handled by the office of Parish Attorney. All bid amounts are subject to final approval by the Parish. The Parish is hereby authorized to accept and/or reject any or all bids, and to execute any and all documents necessary to finalize the sale of properties sold pursuant to these procedures. If in any event a property is not sold at such public auction, the property shall remain adjudicated to the Parish.

B. Terms for Sale of Adjudicated Property

All Acts of Sale of adjudicated property shall contain provisions, acceptable in form and substance to the Parish, which provide that all such sales shall be for cash and shall be without warranty of title and without any warranty of merchantability or fitness; shall be "as is, where is"; that it shall be the obligation of the purchaser to obtain title insurance, if it is desired; that all such sales shall be subject to such encumbrances, liens, mortgages, real charges or other burdens reflected in the public records; and that the Act of Sale for such adjudicated property shall contain a condition which shall require the purchaser of such

property to improve/renovate/make use of the tract, to the satisfaction of the administration, Within 365 days of the passage of the Act of Sale and that, if the purchaser fails to timely comply with this provision, the Parish Jury shall have the right to rescind, dissolve or cancel the sale.

⁰ Notice to Tax Debtor and Tax Parties

(a) The Management Company, on behalf of the Parish for the benefit of the potential purchaser, shall give notice to any tax sale party whose interest that a prudent purchaser would intend to terminate, as determined by the Management Company, in its discretion, that he has until the later of the following to redeem the property or otherwise challenge in a court of competent jurisdiction the potential sale: (i) depending on the date of adjudication, either six months or the sixty days from the date of the notice provided in this Subsection; or (ii) the filing of the act of sale transferring the property.

(b) The Management Company, on behalf of the Parish for the benefit of the potential purchaser, shall cause to be published in the official journal of Beauregard Parish a notice that any tax sale party whose interest that a prudent purchaser would intend to terminate has until the later of the following to redeem the property or otherwise challenge in a court of competent jurisdiction, the potential sale of the property: (i) Sixty (60) days or six (6) months from the first publication of the notice provided for in this Subsection; or (ii) The filing of the sale or donation transferring the property.

(c) The Management Company shall make available during business hours to any potential bidder, upon reasonable request, the notices, the publication and the results of such notification and publication.

(d) The Management Company on behalf of the Parish for the benefit of the potential purchaser or the successful bidder may file with the recorder of mortgages of Beauregard Parish a copy of one of the notices that was sent to the tax debtor or the current owner. A transfer, mortgage, lien, privilege, or other encumbrance filed after the filing of the notice shall not affect the property. Pursuant to the provisions of La. R.S. 47:2206(C), the recorder of mortgages or recorder of conveyances shall cancel, erase, terminate, or release the acts upon the request of the Management Company or the successful bidder.

D. Closing Transaction

Within 10 business days of the six (6) month or the sixty (60) day period set forth in the notices provided above, closing of the transactions shall occur. Such date may be extended by mutual agreement of the Management Company, acting on behalf of the Parish, and the potential purchaser. On the day of closing, and immediately prior to closing, the purchaser shall provide the Management Company with written notice from the tax collector that the property to be purchased has not been redeemed.

Closings shall be conducted by the management company. However, purchaser may retain additional legal counsel, at its expense.

At closing, the purchaser shall pay the net purchase price, reflecting any deposit that has been made and applied to the purchase price.

All sales are made without warranties whatsoever, except for warranty against eviction based on prior alienation by the political subdivision. Purchaser has the right to obtain title insurance, if available, at its sole cost and expense. All minerals and mineral rights shall be reserved by the Parish, if allowed by law. Cash Sales may contain additional reservations, requirements, restrictions, rights of way, and servitudes imposed by the Parish.

Upon recordation of the sale, disbursement of funds shall occur. All proceeds after the deduction of costs shall be paid pro rata to holders of statutory impositions and governmental liens, unless otherwise agreed. Any excess amount shall be paid to the Parish.

E. Purchaser's Affidavit

1) Contemporaneously with or subsequent to the filing of the sale or donation of adjudicated property, the acquiring person, his successors, or assigns, at his own additional expense may file with the recorder of mortgages of Beauregard Parish indicating how the tax sale parties whose interest the acquiring person, his successors, or assigns, intends to be terminated were identified, how the address of each tax sale party was obtained, how the written notice was sent, the results of sending the written notice, and the dates of publication. The affidavit may also contain a statement of the interest to which the purchaser or done takes subject. The recorder of mortgages shall index the affidavit only under the names of the owner filing the affidavit and the tax debtor, as mortgagors. The affidavit shall conform to La. R.S. 47:2208(A).

2) With respect to a sale, the filing of the affidavit provided in Subsection (1) of this Section shall operate as a cancellation, termination, release, or erasure of record of all statutory impositions of all political subdivisions then due and owing, of all governmental liens, and of all interests, liens, mortgages, privileges, and other encumbrances recorded against the property sold and listed in the affidavit.

3) Upon filing of the affidavit, the recorder of mortgages or the recorder of conveyances shall treat as canceled, terminated, released, or erased, all those liens, privileges, mortgages, or other encumbrances canceled, terminated, released, or erased under Subsection (2) of this Section, only insofar as they affect the property.

4) Purchaser shall be responsible for recording and paying any other recording fees, including, without limitation, fees for recording any affidavits.

V. LOT NEXT DOOR PROGRAM

Beauregard Parish Police Jury hereby further authorizes the Parish to sell any eligible adjudicated property to any adjoining landowner for any price set by the Parish without

public bidding. In the event that there is more than one adjoining landowner interested in purchasing the property, preference will be given to the landowner that establishes that he or she has maintained the adjudicated property for a period of one year prior to the sale. In the event that more than one adjoining landowner has maintained the property for a period of more than one year, the landowner whose adjoining property has homestead exemption status shall be given the first opportunity to acquire the eligible adjudicated property. Such a sale shall be deemed a public sale, pursuant to La R.S. 47:2202(8). Additionally, in situations involving a property with percentages of the tax bill being taxed to different individual(s)/entity(ies) because of a past tax sale can be considered a Lot Next Door Owner if the adjudication sale will result in a larger percentage of the property being taxed to one owner for the future.

VII. DONATION OF PROPERTY

The Beauregard Parish Police Jury hereby further authorizes the Parish, to the extent allowed by the Louisiana Constitution, to donate any eligible adjudicated property to be used only for purposes allowed by the Louisiana Constitution.

VIII. SEVERABILITY

If any provision contained in this ordinance is held invalid, such invalidity shall not affect other provisions which can be given effect without the invalid provision, and to this end, the provisions established herein are declared severable.

This ordinance becomes effective in accordance with dates set forth herein and five (5) days after publication in the Official Journal.

The above ordinance was introduced on the 8th of February 2022.

The ordinance was submitted to a vote, and the vote thereon was as follows:

YEAS:	(10)
NAYS:	(0)
ABSTAIN:	(0)
ABSENT:	(0)

The ordinance was adopted this 8th day of February 2022.

A motion was made by Jeffery Meadows and seconded Mike Harper. No one opposed. Motion carried.

7. Approval to hire to fill (2) vacant positions, (1) RN and (1) APRN for the Health Unit.

A motion was made by Jeffery Meadows and seconded Shanel Handy. No one opposed. Motion carried.

8. Approval of Gexpro Electric as low bidder for jail lighting totaling \$45,800.00.

A motion was made by Jeffery Meadows and seconded by Shanel Handy. No one opposed. Motion carried.

9. Approve low bidder for the Courthouse, Ground Zero Roofing and the alternate number 1 and 2 contracts for the amount of \$321,800.00.

A motion was made by Jeffery Meadows and seconded Mike Harper. No one opposed. Motion carried.

10. Approve to revise the property list to be insured.

A motion was made by Jeffery Meadows and seconded Jerry Shirley. No one opposed. Motion carried.

11. Approve to accept all immovable property & funds from Bundicks Lake Area Improvement Association.

The following resolution was offered by Jeffery Meadows and seconded by Eddie Ware:
RESOLUTION NO. 06-2022

A Resolution to approve and accept all immovable property and funds from Bundicks Lake Area Improvement Association donate to the Beauregard Parish Policy Jury

WHEREAS, the Bundick Lake Area Improvement Association relinquish all rights of value and ownership to the Beauregard Parish Police Jury and

WHEREAS, the Beauregard Parish Police Jury is charged with maintenance and up keep of said property; and

NOW THEREFORE BE IT RESOLVED that the Beauregard Parish Police Jury
Approve and accept all immovable property & funds from Bundicks Lake Area Improvement Association.

This resolution having been submitted to a vote; the vote thereon was as follows:

YEAS: Wayne Reeves, Jerry Shirley, Jeffery Meadows, Eddie Ware, Kelly Bailey, Ronnie Jackson, John Stebbins, Mike Harper, Shanel Handy, and Chuck Montgomery.
NAYS: None
ABSENT: None

And this resolution was declared adopted on this, the 8th day of February 2022.

A motion was made by Jefferey Meadows and seconded by Eddie Ware. No one opposed. Motion carried.

12. Approval to add line items to use ARPA funds for priorities of:

- a. Complete grinder system for the jail
- b. Inmate relocation cost
- c. Cybersecurity for Administration Building
- d. Ventilation for the jail
- e. Plumbing & hot water in the jail

A motion was made by Jeffery Meadows and seconded by John Stebbins. No one opposed. Motion carried.

B. ROAD & BRIDGE - EDDIE WARE

1. Approval of re-subdivision of lot 2 of Shirley Subdivision.

A motion was made Eddie Ware and seconded by Wayne Reeves. No one opposed. Motion carried.

2. Approval to pay for the damages to vehicle of Christopher Amrine for damages caused by a mower on Eli

Fields Road.

A motion was made by Eddie Ware and seconded by Wayne Reeves. No one opposed. Motion carried.

3. Approval to adopt will Boyer Spur.

A motion was made by Eddie Ware and seconded by Wayne Reeves. No one opposed. Motion carried.

4. Approval of private road, Magnolia Ridge Road, Road District #4.

A motion was made by Eddie Ware and seconded by Wayne Reeves. No one opposed. Motion carried.

C. PERSONNEL – WAYNE REEVES

1. Approve Ralph Chaney, Road District 7 & 8 for full-time with benefits effective e 2/8/2022.

A motion was made by Wayne Reeves and seconded by Mike Harper. No one opposed. Motion carried.

2. Fire Protection District #2 Board
- a. Approve to accept the resignation of Vernon Yellot
 - b. Approve to fill the unexpired term of Vernon Yellot with Nathaniel (Sony) Simpson, Jr.

A motion was made by Wayne Reeves and seconded by John Stebbins. No one opposed. Motion carried.

3. Fire Protection District #3 Board
- a. Approve to reappoint LD Spears for another 2-year term.
 - b. Approve to reappoint Michael Atkinson for another 2-year term.

A motion was made by Wayne Reeves and seconded by Shanel Handy. No one opposed. Motion carried.

4. Fire Protection District #4 Board
- a. Approve to reappoint Ruthy Reed for another 2-year term.

A motion was made by Wayne Reeves and seconded by Shanel Handy. No one opposed. Motion carried.

5. Airport Board
- a. Approve to reappoint Sean Bryan for another 2-year term.

A motion was made by Wayne Reeves and seconded Shanel Handy. No one opposed. Motion carried.

6. Bundick Lake Fish and Game Commission Board
- a. Approve to reappoint Mike Maggio for another 4-year term.

A motion was made by Wayne Reeves and seconded by Jeffery Meadows. No one opposed. Motion carried.

7. Beauregard Tourism Commission Board

- a. Approve to reappoint Bruce Hudson for another 3-year term.
- b. Approve to reappoint Pat Andrews for another 3-year term.

A motion was made by Wayne Reeves and seconded by Shanel Handy. No one opposed. Motion carried.

8. Waterworks District #3 Board.

- a. Approve to reappoint Amanda Martin for another 5-year term.

A motion was made by Wayne Reeves and seconded by Jeffery Meadows. No one opposed. Motion carried.

D. WAYS & MEANS - CHUCK MONTGOMERY
NONE

E. JAIL - JEFFERY MEADOWS
NONE

9. SECRETARY REPORT

Due to the increasing cases of illness caused by COVID-19 and the Omicron and Delta variants, for those who choose not to attend the PJAL Annual Convention March 9th - 11th 2022, please let me know by Friday February 11, 2022 so I can contact PJAL Member Services to receive a full refund.

10. TREASURERS REPORT

The Grant Tracking Report is included in your packet for review. Since this a new report, please review and communicate any questions, comments, and concerns to us for discussion.

Additionally, we have received preliminary renewal information for BCBS at an increase of 7.8%. Kathy Sonnier is working on a possibility of any decrease, but also included some additional options for renewal. There was a significant increase in claims for several months which contributed to the spike in our renewal.

11. ADMINISTRATOR'S REPORT

- A. Approval of January emergency work orders, \$914.84.

A motion was made by Jerry Shirley and seconded by Wayne Reeves. No one opposed. Motion carried.

Mrs. Bailey Stated that if there was no further business to come before the Beauregard Parish Police Jury in the Regular Session this 8th day of February 2022, she would entertain a motion to adjourn. Motion was made by Jerry Shirley and a seconded by Chuck Montgomery. No one opposed. Motion Carried.

MARGARET LYONS
SECRETARY

KELLY BAILEY
PRESIDENT