

RAPIDES PARISH POLICE JURY

SPECIAL SESSION
SEPTEMBER 25, 2006

The Police Jury of the Parish of Rapides, State of Louisiana, met in Special Session at its regular meeting place, the Police Jury Room of the Parish Courthouse, 701 Murray Street, Alexandria, Louisiana, on Monday, September 25, 2006, at 3:03 p.m. (Central Standard Time), pursuant to the provisions of a written notice given to each and every member thereof and duly posted in the manner required by law, viz:

Alexandria, Louisiana
July 19, 2006

NOTICE OF SPECIAL POLICE JURY MEETING

NOTICE IS HEREBY GIVEN that a special meeting of the Police Jury of the Parish of Rapides, State of Louisiana, has been ordered and called and will be held at its regular meeting place, the Police Jury Room of the Parish Courthouse, Alexandria, Louisiana, on Monday, September 25, 2006 at 3:00 p.m. for the following purposes to-wit:

1. Public Hearing for Rapides Parish Police Jury, sitting as the Board of Review, to receive any protests under a Request for Review of property tax assessments timely filed.
2. Any other business that may properly come before the Police Jury.

BY ORDER OF THE PRESIDENT

Angie Richmond, Secretary
Rapides Parish Police Jury

There were present: Honorable Jerry P. Wood Sr., President; Richard "Butch" Lindsay, Vice President; and Police Jurors Ezra L. Reed, Donald H. Wilmore, Joe Fuller and Scott Perry Jr.

Absent were Police Juror Theodore Fontaine, Steve P. Bordelon and Richard W. Billings.

Also present were Mr. Pete Bruce, Public Works Director/Parish Engineer; Ms. Kay Smith, OEWD Director; Ms. Elaine Morace, WIA Operations Director; Ms. Donna Andries, Sales Tax Administrator; Mr. Robert Barr, Courthouse and Jail Building Superintendent; Acting Chief Brent Bordelon, Fire District No. 2; Ms. Linda Sanders, Civil Service Director; Mr. Thomas O. Wells, Legal Counsel; and Ms. Angie Richmond, Secretary.

The invocation was given by Mr. Joe Fuller.

The Pledge of Allegiance was led by Mr. Butch Lindsay.

The Police Jury of the Parish of Rapides, State of Louisiana, was duly convened as the governing authority of said Parish by Hon. Jerry P. Wood Sr., President, who welcomed all present and then stated that the Police Jury was ready for the transaction of business.

On motion by Mr. Joe Fuller, seconded by Mr. Butch Lindsay, to sit as a Board of Review for hearing complaints on property assessment, as advertised. On vote the motion carried.

Mr. Ralph Gill, Rapides Parish Tax Assessor, presented the 2006 Assessments for Rapides Parish:

Total Assessed value of all real and personal
property

\$592,974,855

Assessed value of all homestead exempt property	\$162,345,081
Assessed value of all taxable real and personal property	\$430,629,774
Public Service assessed value	\$ 79,777,080
Total assessed value, including homestead exemption	\$672,751,935
Total Taxpayer assessed value	\$510,406,854

Mr. Gill also presented the supplemental assessments for ANR Pipeline for the tax years of 1994 through 2003, and Tennessee Gas Pipeline for the tax years 2000 through 2003, specific years per instructions of the Louisiana Tax Commission Order No. 5-24-06:

Assessed values for ANR Pipeline:

2003 total assessed value:	\$2,795,992
2002 total assessed value:	\$2,796,112
2001 total assessed value:	\$2,796,471
2000 total assessed value:	\$2,543,299
1999 total assessed value:	\$2,459,667
1998 total assessed value:	\$2,206,618
1997 total assessed value:	\$2,720,612
1996 total assessed value:	\$2,721,450
1995 total assessed value:	\$2,721,928
1994 total assessed value:	\$2,722,407

Assessed values for Tennessee Gas Pipeline:

2003 total assessed value:	\$2,864,589
2002 total assessed value:	\$2,926,160
2001 total assessed value:	\$2,938,889
2000 total assessed value:	\$2,870,919

The President then opened to receive the protests for those requests for review timely filed:

Tennessee Gas Pipeline Company, Wards 2, 4, 9 and 11, public service pipeline company for the (court) ordered reassessment for the tax years 2000-2003, Assessment Nos. 02RSU0008450, 04RSU0016175, 09RSU0011550, 11RSU0010125, represented by Ms. Sally J. Costley of El Paso Pipeline Group.

Fair Market Value	Land	Improvement	Total
Assessor determined:	-	-	\$19,139,460
Taxpayer's opinion:	-	-	6,618,080
Assessment	Land	Improvement	Total
Assessor determined:	-	-	2,870,919
Taxpayer's opinion	-	-	992,712

protest fair market value as of January 1, 2000 was:

Land	Improvement	Total
-	\$6,618,080	\$ 6,618,080

(Received 9/11/06)

Tennessee Gas Pipeline Company, Wards 2, 4, 9 and 11, public service pipeline company for the (court) ordered reassessment for the tax years 2000-2003, Assessment Nos. 02RSU0008450, 04RSU0016175, 09RSU0011550, 11RSU0010125, represented by Ms. Sally J. Costley of El Paso Pipeline Group.

Fair Market Value	Land	Improvement	Total
Assessor determined:	-	-	\$19,592,593
Taxpayer's opinion:	-	-	6,813,419
Assessment	Land	Improvement	Total
Assessor determined:	-	-	2,938,889
Taxpayer's opinion	-	-	1,022,013

protest fair market value as of January 1, 2001 was:

Land	Improvement	Total
-	\$6,813,419	\$ 6,813,419

(Received 9/11/06)

Tennessee Gas Pipeline Company, Wards 2, 4, 9 and 11, public service pipeline company for the (court) ordered reassessment for the tax years 2000-2003, Assessment Nos. 02RSU0008450, 04RSU0016175, 09RSU0011550, 11RSU0010125, represented by Ms. Sally J. Costley of El Paso Pipeline Group.

Fair Market Value	Land	Improvement	Total
Assessor determined:	-	-	\$19,507,733
Taxpayer's opinion:	-	-	6,201,509
Assessment	Land	Improvement	Total
Assessor determined:	-	-	2,926,160
Taxpayer's opinion	-	-	930,226
protest fair market value as of January 1, 2002 was:			
	Land	Improvement	Total
	-	\$6,201,509	\$ 6,201,509

(Received 9/11/06)

Tennessee Gas Pipeline Company, Wards 2, 4, 9 and 11, public service pipeline company for the (court) ordered reassessment for the tax years 2000-2003, Assessment Nos. 02RSU0008450, 04RSU0016175, 09RSU0011550, 11RSU0010125, represented by Ms. Sally J. Costley of El Paso Pipeline Group.

Fair Market Value	Land	Improvement	Total
Assessor determined:	-	-	\$19,097,260
Taxpayer's opinion:	-	-	5,945,024
Assessment	Land	Improvement	Total
Assessor determined:	-	-	2,864,589
Taxpayer's opinion	-	-	891,754
protest fair market value as of January 1, 2003 was:			
	Land	Improvement	Total
	-	\$5,945,024	\$ 5,945,024

(Received 9/11/06)

ANR Pipeline Company, Wards 2, 3 and 11, public service pipeline company for the (court) ordered reassessment for the tax years 1994-2003, Assessment Nos. 02RSU0000650, 03RSU0000525, 11RSU0000950, represented by Ms. Sally J. Costley of El Paso Pipeline Group.

Fair Market Value	Land	Improvement	Total
Assessor determined:	-	-	\$18,639,947
Taxpayer's opinion:	-	-	5,774,866
Assessment	Land	Improvement	Total
Assessor determined:	-	-	2,795,992
Taxpayer's opinion	-	-	866,230
protest fair market value as of January 1, 2003 was:			
	Land	Improvement	Total
	-	\$5,774,866	\$ 5,774,866

(Received 9/11/06)

ANR Pipeline Company, Wards 2, 3 and 11, public service pipeline company for the (court) ordered reassessment for the tax years 1994-2003, Assessment Nos. 02RSU0000650, 03RSU0000525, 11RSU0000950, represented by Ms. Sally J. Costley of El Paso Pipeline Group.

Fair Market Value	Land	Improvement	Total
Assessor determined:	-	-	\$18,640,747
Taxpayer's opinion:	-	-	6,382,219
Assessment	Land	Improvement	Total
Assessor determined:	-	-	2,796,112
Taxpayer's opinion	-	-	957,333
protest fair market value as of January 1, 2002 was:			
	Land	Improvement	Total
	-	\$6,382,219	\$ 6,382,219

(Received 9/11/06)

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ANR Pipeline Company, Wards 2, 3 and 11, public service pipeline company for the (court) ordered reassessment for the tax years 1994-2003, Assessment Nos. 02RSU0000650, 03RSU0000525, 11RSU0000950, represented by Ms. Sally J. Costley of El Paso Pipeline Group.

Fair Market Value	Land	Improvement	Total
Assessor determined:	-	-	\$18,643,140
Taxpayer's opinion:	-	-	6,116,567
Assessment	Land	Improvement	Total
Assessor determined:	-	-	2,796,471
Taxpayer's opinion	-	-	917,485
protest fair market value as of January 1, 2001 was:			
	Land	Improvement	Total
	-	\$6,116,567	\$ 6,116,567

(Received 9/11/06)

ANR Pipeline Company, Wards 2, 3 and 11, public service pipeline company for the (court) ordered reassessment for the tax years 1994-2003, Assessment Nos. 02RSU0000650, 03RSU0000525, 11RSU0000950, represented by Ms. Sally J. Costley of El Paso Pipeline Group.

Fair Market Value	Land	Improvement	Total
Assessor determined:	-	-	\$16,955,327
Taxpayer's opinion:	-	-	6,286,081
Assessment	Land	Improvement	Total
Assessor determined:	-	-	2,543,299
Taxpayer's opinion	-	-	942,912
protest fair market value as of January 1, 2000 was:			
	Land	Improvement	Total
	-	\$6,286,081	\$ 6,286,081

(Received 9/11/06)

ANR Pipeline Company, Wards 2, 3 and 11, public service pipeline company for the (court) ordered reassessment for the tax years 1994-2003, Assessment Nos. 02RSU0000650, 03RSU0000525, 11RSU0000950, represented by Ms. Sally J. Costley of El Paso Pipeline Group.

Fair Market Value	Land	Improvement	Total
Assessor determined:	-	-	\$16,397,780
Taxpayer's opinion:	-	-	6,692,899
Assessment	Land	Improvement	Total
Assessor determined:	-	-	2,459,667
Taxpayer's opinion	-	-	1,003,935
protest fair market value as of January 1, 1999 was:			
	Land	Improvement	Total
	-	\$6,692,899	\$ 6,692,899

(Received 9/11/06)

ANR Pipeline Company, Wards 2, 3 and 11, public service pipeline company for the (court) ordered reassessment for the tax years 1994-2003, Assessment Nos. 02RSU0000650, 03RSU0000525, 11RSU0000950, represented by Ms. Sally J. Costley of El Paso Pipeline Group.

Fair Market Value	Land	Improvement	Total
Assessor determined:	-	-	\$14,710,787
Taxpayer's opinion:	-	-	6,591,464
Assessment	Land	Improvement	Total
Assessor determined:	-	-	2,206,618
Taxpayer's opinion	-	-	988,720
protest fair market value as of January 1, 1998 was:			
	Land	Improvement	Total
	-	\$6,591,464	\$ 6,591,464

(Received 9/11/06)

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ANR Pipeline Company, Wards 2, 3 and 11, public service pipeline company for the (court) ordered reassessment for the tax years 1994-2003, Assessment Nos. 02RSU0000650, 03RSU0000525, 11RSU0000950, represented by Ms. Sally J. Costley of El Paso Pipeline Group.

Fair Market Value	Land	Improvement	Total
Assessor determined:	-	-	\$18,137,413
Taxpayer's opinion:	-	-	6,562,608
Assessment	Land	Improvement	Total
Assessor determined:	-	-	2,720,612
Taxpayer's opinion	-	-	984,391
protest fair market value as of January 1, 1997 was:			
	Land	Improvement	Total
	-	\$6,562,608	\$ 6,562,608

(Received 9/11/06)

ANR Pipeline Company, Wards 2, 3 and 11, public service pipeline company for the (court) ordered reassessment for the tax years 1994-2003, Assessment Nos. 02RSU0000650, 03RSU0000525, 11RSU0000950, represented by Ms. Sally J. Costley of El Paso Pipeline Group.

Fair Market Value	Land	Improvement	Total
Assessor determined:	-	-	\$18,143,000
Taxpayer's opinion:	-	-	7,103,243
Assessment	Land	Improvement	Total
Assessor determined:	-	-	2,721,450
Taxpayer's opinion	-	-	1,065,486
protest fair market value as of January 1, 1996 was:			
	Land	Improvement	Total
	-	\$7,103,243	\$ 7,103,243

(Received 9/11/06)

ANR Pipeline Company, Wards 2, 3 and 11, public service pipeline company for the (court) ordered reassessment for the tax years 1994-2003, Assessment Nos. 02RSU0000650, 03RSU0000525, 11RSU0000950, represented by Ms. Sally J. Costley of El Paso Pipeline Group.

Fair Market Value	Land	Improvement	Total
Assessor determined:	-	-	\$18,146,187
Taxpayer's opinion:	-	-	7,793,118
Assessment	Land	Improvement	Total
Assessor determined:	-	-	2,721,928
Taxpayer's opinion	-	-	1,168,968
protest fair market value as of January 1, 1995 was:			
	Land	Improvement	Total
	-	\$7,793,118	\$ 7,793,118

(Received 9/11/06)

ANR Pipeline Company, Wards 2, 3 and 11, public service pipeline company for the (court) ordered reassessment for the tax years 1994-2003, Assessment Nos. 02RSU0000650, 03RSU0000525, 11RSU0000950, represented by Ms. Sally J. Costley of El Paso Pipeline Group.

Fair Market Value	Land	Improvement	Total
Assessor determined:	-	-	\$18,149,380
Taxpayer's opinion:	-	-	8,096,123
Assessment	Land	Improvement	Total
Assessor determined:	-	-	2,722,407
Taxpayer's opinion	-	-	1,214,418
protest fair market value as of January 1, 1994 was:			
	Land	Improvement	Total
	-	\$8,096,123	\$ 8,096,123

(Received 9/11/06)

Mr. Rick Ducote, Rapides Parish Deputy Tax Assessor, distributed evidence from the Assessor's Office and explained the Tennessee Gas Pipeline and the ANR Pipeline Company protests were a continuation of a lawsuit in Baton Rouge against the Louisiana Tax Commission. The Louisiana Tax Commission set the assessments of these public service properties at 25% of appraised value. The judge hearing the suit ruled these certain public service properties should be assessed at 15% and instructed by court order tax assessors across the State to re-assess the properties at 15% as set out by law. However, in Rapides Parish the resulting assessments by guidelines of the Louisiana Tax Commission were higher than that of the Louisiana Tax Commission so property tax assessment protests were filed with the Rapides Parish Police Jury. Mr. Ducote asked the Police Jury to uphold their assessment and let the protests go to the next step with the Louisiana Tax Commission.

On motion by Mr. Don Wilmore, seconded by Mr. Scott Perry, to uphold the assessment by the Rapides Parish Tax Assessor on the following properties and they be referred to the Louisiana Tax Commission:

Tennessee Gas Pipeline Company, Wards 2, 4, 9 and 11, public service pipeline company for the (court) ordered reassessment for the tax years 2000-2003, Assessment Nos. 02RSU0008450, 04RSU0016175, 09RSU0011550, 11RSU0010125, and ANR Pipeline Company, Wards 2, 3 and 11, public service pipeline company for the (court) ordered reassessment for the tax years 1994-2003, Assessment Nos. 02RSU0000650, 03RSU0000525, 11RSU0000950.

On vote the motion carried.

MDS Realty LLC, Ward 1, 3437 Masonic Drive, Alexandria (former Mervyn's retail location); Assessment No. 24-52-34167-5, represented by Mr. Keith McIntosh, TrammellCrow Company,

Fair Market Value	Land	Improvement	Total
Assessor determined:	1,225,000	2,288,000	3,513,000
Taxpayer's opinion:	1,225,000	1,236,655	2,461,655
Assessment	Land	Improvement	Total
Assessor determined:	122,500	343,200	465,700
Taxpayer's opinion	122,500	185,498	307,998
protest fair market value as of January 1, 2006 was:			
	Land	Improvement	Total
	1,225,000	1,236,655	2,461,655

(Received 9/15/06)

Mr. Johnny Taylor, Rapides Parish Deputy Tax Assessor, distributed evidence from the Assessor's Office and explained the value of the land was over \$3 million and the property owner was asking for a reduction of over \$1 million. After review of their supporting documentation, Mr. Taylor advised it is reported that the former Mervyn's store property is being leased to Burlington Coat Factory at a lesser rental rate because of lease credits over a ten year period; however, the Assessor's Office objects to the reduction because property is assessed as of January 1 of each year, at which time Mervyn's was in operation, and future income and lease negotiations are not issues. He asked the Police Jury uphold the assessment.

On motion by Mr. Don Wilmore, seconded by Mr. Joe Fuller, to uphold the valuation by the Rapides Parish Tax Assessor on MDS Realty LLC, Ward 1, Assessment No. 24-52-34167-5, and refer it to the Louisiana Tax Commission. On vote the motion carried.

Mr. Gill pointed out public service properties assessed by the Louisiana Tax Commission have decreased over the last six years, as opposed to the overall increase of all other property by 4-1/2% per year in Rapides Parish; however, he has been unable to obtain information from the Louisiana Tax Commission.

On motion by Mr. Joe Fuller, seconded by Mr. Don Wilmore and Mr. Scott Perry, to ask the Police Jury Association to request additional information from the Louisiana Tax Commission on allocations or adjustments made or will be made on public service properties. On vote the motion carried.

On motion by Mr. Joe Fuller, seconded by Mr. Don Wilmore, to add the following items to the agenda.

A roll call vote was taken to add the following items to the agenda and was as follows:

YES

NO

ABSENT

Jerry Wood
Butch Lindsay
Ezra Reed
Don Wilmore
Joe Fuller
Scott Perry

Steve Bordelon
Theodore Fountaine
Richard Billings

On roll call vote the motion carried 6-0.

On motion by Mr. Joe Fuller, seconded by Mr. Don Wilmore and Mr. Butch Lindsay, to approve the Apartment Project at LSU-A, as recommended by the Public Works Director/Parish Engineer.

Mr. Pete Bruce, Public Works Director/Parish Engineer, advised the Police Jury passed an ordinance assessing a fee for review by the Parish Engineer on commercial and industrial developments and suggested the Police Jury may want to waive the fee on this development.

Amendment by Mr. Don Wilmore, seconded by Mr. Joe Fuller, to waive the provisions of Section 22-297 of the Rapides Parish Code of Ordinances as it pertains to the Apartment Project at LSU-A.

On vote the motion as amended carried.

Motion by Mr. Scott Perry, seconded by Mr. Joe Fuller, to discuss polling places in fire stations, as deferred from the Regular Police Jury meeting of September 11, 2006.

Mr. Robert Barr, Courthouse and Jail Building Superintendent, advised it would cost an average of \$872 per fire station used as a polling place per election for electrical modifications and rental of air conditioner/heating units, plus an additional cost of \$85 for rental of a port-a-jon at the Hot Wells fire station. It would require two to three weeks for the modifications.

On motion by Mr. Joe Fuller, seconded by Mr. Don Wilmore, to authorize the Courthouse and Jail Building Superintendent to proceed with the necessary costs to heat and cool fire stations used as polling places and rent one port-a-jon, as much as can be done before September 30, 2006. On vote the motion carried.

On motion by Mr. Don Wilmore, seconded by Mr. Joe Fuller, to ratify that Mr. Dallas Lewis remain as temporary Public Works Director until September 30, 2006, conditioned upon Civil Service approving the temporary position during the transition period, as recommended by Mr. Pete Bruce, Public Works Director/Parish Engineer. On vote the motion carried.

On motion by Mr. Don Wilmore, seconded by Mr. Joe Fuller, to renew the lease between the Rapides Parish Police Jury and the Grand Lodge of Louisiana Free and Accepted Masons dated October 1, 1977 for the Cenla Civitan Ballpark for an additional year under option. On vote the motion carried.

On motion by Mr. Don Wilmore, seconded by Mr. Joe Fuller, to authorize the submittal of a proposal to the Louisiana Department of Social Services for the Community Response Initiative and to authorize the President to sign a contract with DSS for the Community Response Initiative funds in the event the proposal is approved and funds are awarded and to authorize the Treasurer to amend the budget as needed. On vote the motion carried.

On motion by Mr. Don Wilmore, seconded by Mr. Joe Fuller, to reject the bid of Petron Inc. for the LSUA AgCenter Phase IIA Maintenance Construction Project for the Dean Lee Research Station, Planning and Construction Project (FP&C No. 50-J40-02-010) due to noncompliance of State rules and requirements, and authorize to readvertise for bid, as recommended by the Project Architect and LSUA AgCenter. On vote the motion carried.

On motion by Mr. Butch Lindsay, seconded by Mr. Joe Fuller, to authorize the Treasurer to amend all budgets as necessary. On vote the motion carried.

On motion by Mr. Joe Fuller, seconded by Mr. Don Wilmore, to award LSUA Ag Center Phase 2A Crushed Stone and Asphalt Paving Project Bid to KDC Construction of Pineville, Louisiana, in the amount of \$374,180.00 for the Dean Lee Research Station, Planning and Construction (FP&C No. 50-J40-02-010), as recommended by the Project Architect and LSUA Ag Center, subject to approval from the Louisiana Division of Administration, Facility Planning and Control. On vote the motion carried.

On motion by Mr. Joe Fuller, seconded by Mr. Don Wilmore, to thank all Parish employees, President of Eighth Region and the England Authority, who assisted the Rapides Parish Police Jury as host of the Eighth Region meeting of the Police Jury Association on Friday, September 22, 2006. On vote the motion carried.

On motion by Mr. Don Wilmore, seconded by Mr. Joe Fuller and Mr. Ezra Reed, to authorize the Director of the Office of Economic and Workforce Development to fill the position of OEWD Office Manager, a vacancy by reason of retirement. On vote the motion carried.

The President asked if there was any public comment on any agenda item, to which there was no response.

On motion by Mr. Don Wilmore, seconded by Mr. Scott Perry, that there being no further business, the meeting be declared adjourned. On vote the motion carried at 3:24 p.m.

Angie Richmond, Secretary
Rapides Parish Police Jury

Jerry P. Wood Sr., President
Rapides Parish Police Jury