

Town of Lockport
Lockport, Louisiana

Minutes of Regular Meeting May 20, 2014

The Mayor and Town Council met in regular session on Tuesday, May 20, 2014, at 7:00PM, at the Lockport Town Hall Complex.

A. Call to Order, B. Opening Prayer, C. Pledge of Allegiance

Mayor Paul Champagne called the meeting to order. The opening prayer was offered by Town Clerk Danielle Williams. The Pledge of Allegiance was then led by Mayor Champagne.

D. Roll Call

The roll was called with the following present: Mayor Paul Champagne, Councilmembers Donovan Barker, Sharon Guidry, Rodney Hartman, Craig Rogers, and Weldon Triche. Also in attendance were Town Clerk Danielle Williams, Town Attorney Chris Huddleston, Police Chief Warren Vedros, Melanie Caillouet, Hank Holland, Junior Adams, Rosita Adams, Darla Matherne, Marla Stevens, Randy Stevens, Dixie Breaux, Meekel Stevens, Angelic Falgout, and Mary Lynn Blanchard.

E. Approval of Minutes- April 15, 2014

Mayor Champagne asked if there were any corrections or comments concerning the minutes of the April 15, 2014, meeting. Councilman Rogers made a motion to approve the minutes as presented. Councilman Triche seconded the motion and it carried unanimously.

F. Approval of Financial Statements for the month ending April 30, 2014

Mayor Champagne asked if there were any questions or comments concerning the financial statements for the month ending April 30, 2014. Councilman Rogers moved and Councilwoman Guidry seconded a motion to approve the financial statements as presented. The motion carried unanimously.

G. Wendy Thibodaux, Assessor

Ms. Thibodaux announced her intentions to run for Tax Assessor in the upcoming election. Ms. Thibodaux announced that in response to the growth in the Mathews and Lockport areas, the Lockport branch of the Assessor's office will be open four days weekly, Monday-Thursday, instead of three days, beginning June 1, 2014. Ms. Thibodaux also announced that a digital mapping system will be launching soon, whereby citizens can look up property information online.

H. Police Report

Mayor Champagne called on Police Chief Warren Vedros to report on his department's activities. Chief Vedros distributed copies of the monthly activity report. Councilman Triche asked if the new surveillance cameras at the park were effective in identifying individuals responsible for a recent episode. Chief Vedros answered that he was able to get pictures of individuals suspected to be involved in the occurrence, but they have not made a positive identification. A motion was made by Councilman Rogers and seconded by Councilman Triche to accept the Police Report as presented. The motion carried unanimously. Chief Vedros made a recommendation to the Council to promote Corporal Phillip Hosea to Assistant Chief of Police, with a salary of \$35,221.88. Councilman Rogers moved and Councilman Triche seconded the motion approving Chief Vedros' recommendation. The motion carried unanimously.

I. GSE Report

Mayor Champagne called on Melanie Caillouet of GSE, who gave the monthly engineering status report as follows:

Ms. Caillouet introduced a resolution to accept the Municipal Water Pollution Prevention Environmental Audit. A motion was made by Councilman Rogers and seconded by Councilman Hartman to adopt the above stated resolution. The motion carried unanimously.

1. Sewer Rehabilitation (Southeast Quadrant):

The contractor has completed the lining of the gravity mains and the coating of the wetwells with the exception of the two nearest the pump station. A request for payment and request for substantial completion is expected this week. Once the request for payment is received, a balancing change order will be processed. Ms. Caillouet asked for a motion to accept the substantial completion for the sewer rehabilitation of the Southeast Quadrant. Councilman Rogers made a motion to accept the substantial completion of the sewer rehabilitation of the Southeast Quadrant. Councilman Triche seconded the motion and it carried unanimously.

2. Sewer Rehabilitation (Western Quadrants):

SCPDC submitted an LCDBG application in hopes of receiving a grant to assist in the rehabilitation of the western quadrants.

3. Sewer Rehabilitation (Western and Northeast Quadrants):

A capital outlay request for the sewer rehabilitation project was submitted last year and the town was granted \$110,000 (Priority 5). This money has not yet been issued, so it cannot be used for the Southeast Quadrant. GSE submitted for capital outlay money again this year, hoping to increase the priority level of the \$110,000 and receive an additional \$200,000. The current bill only shows the \$110,000 in Priority 5.

4. Sewer Rehabilitation (Northeastern Quadrants):

LDEQ approved the engineering agreement. The plans and specifications have been completed and submitted to LDEQ for approval. Once approved, the town can set bid dates.

J. June Meeting Date

Councilman Hartman made a motion to change the June meeting date to June 10, 2014, in order to adopt the 2013-2014 amended budgets and 2014-2015 proposed budgets in the required timeframe. Councilwoman Guidry seconded the motion and it carried unanimously.

K. Announce Date, Time and Place of Meeting at which the Town Intends to Continue Ad Valorem Property Tax

Mayor Champagne announced that the town will hold the above described meeting at the next regularly scheduled Council meeting on Tuesday, July 15, 2014, at 7:00pm at the Lockport Town Hall.

L. Select Official Municipal Journal for Fiscal Year July 1, 2014 to June 30, 2015

Councilman Hartman moved and Councilman Rogers seconded a motion to select the *Daily Comet* as the Town's official journal. The motion carried unanimously.

M. Proclamations

1. MPS Awareness Day

Mayor Champagne introduced a Proclamation declaring May 15, 2014, as MPS Awareness Day in the Town of Lockport. Mayor Champagne presented a copy of the proclamation to Meekal Stevens.

2. National Childcare Provider Appreciation Day

Mayor Champagne introduced a Proclamation declaring May 9, 2014, as National Child Care Provider Appreciation Day in the Town of Lockport.

Councilman Rogers made a motion to accept the above two proclamations. There was a unanimous second from the Council. The motion carried.

N. Councilman Triche moved and Councilman Barker seconded the motion to suspend the regular meeting and to open a public hearing on the following topics. The motion carried unanimously.

1. To Hear Public Comments on the Lease Agreement between the Town of Lockport and the Following:

- **Halifax Theatre Company (Bayou Playhouse)**
- **Friends of Traditional Louisiana Boat Building**
- **Christopher J. Huddleston**
- **Lafourche Parish Sheriff's Office**

Mayor Champagne referenced the existing leases between the Town and the four entities that were included in the packets. Mayor Champagne recommended leaving lease rates as they currently are. Councilman Hartman supported the Mayor's recommendation. Councilman Triche expressed his concerns over maintenance expenses at the Bayou Playhouse. Councilman Rogers said he would like to make sure the leases cover the operating costs. Mayor Champagne asked if there were any comments from the public. Mr. Perry Martin invited everyone to see a show at the Bayou Playhouse and described all of the benefits the Bayou Playhouse has brought to Lockport. Mr. Hank Holland explained that he has traveled across the state promoting his art, as well as the museum, boat building, and playhouse, because he is proud and humbled to be from Lockport and promote everything his hometown has to offer. Mayor Champagne thanked Mr. Holland for being an ambassador for the town. Mr. Rene' Leonard described the work that was put in to transforming an old, abandoned building into what is currently the Center for Traditional Louisiana Boat Building, as well as efforts made with other entities to acquire funding through various grants. Mr. Leonard said that the Boat Building has recorded visitors from over 30 different Louisiana towns, several states, and even other countries, validating that the boat center is an asset to the Town of Lockport. Ms. Cindy Griffin, Managing Director of the Bayou Playhouse, explained that they are truly a nonprofit organization and without the support of others, through fundraising events, the Bayou Playhouse would not make it. Ms. Griffin said if the rent was raised, it would be almost impossible for the Playhouse to carry on operations. Mr. Ralph Sapia said he is hearing a lot of good publicity involving the Town and he feels that the Town should go forward with renewing the lease agreements. Mayor Champagne asked if there were any other questions or comments from the audience and there were none. Mayor Champagne asked if there were any other questions or comments from the Council and there were none.

Councilman Triche made a motion to end the Public Hearing and go back into regular session. Councilman Rogers seconded the motion and it carried unanimously.

O. Ordinances

1. **Lease agreement between the Town of Lockport and Halifax Theatre Company**
Councilwoman Guidry moved to accept the lease agreement between the Town of Lockport and Halifax Theatre Company. Councilman Triche seconded the motion and it carried unanimously.
2. **Lease agreement between the Town of Lockport Friends of Traditional Louisiana Boat Building**
Councilman Rogers moved and Councilman Triche seconded a motion to accept the lease agreement between the Town of Lockport and Friends of Traditional Louisiana Boat Building. The motion carried unanimously.
3. **Lease agreement between the Town of Lockport and Christopher J. Huddleston**
Councilwoman Guidry moved to accept the lease agreement between the Town of Lockport and Christopher J. Huddleston. Councilman Hartman seconded the motion and it carried unanimously.
4. **Lease agreement between the Town of Lockport and Lafourche Parish Sheriff's Office**
Councilman Hartman moved to accept the lease agreement between the Town of Lockport and Lafourche Parish Sheriff's Office. Councilman Barker seconded the motion and it carried unanimously.

P. Budgets: 1. 2013-2014 Amended Budget and 2. 2014-2015 Proposed Budget

The 2013-2014 amended budget that was presented for consideration includes actual figures for the first ten months of the year and estimated figures for the last two months of the year. Councilman Hartman began reviewing the 2014-2015 proposed budgets. Councilman Hartman reviewed the appropriations from the Sales Tax Fund to other funds. Councilman Rogers noted that no appropriations were made from the Sales Tax Fund to the Sewer Revenue Fund. Councilman Hartman and Councilman Rogers both expressed their desire to include money for street repairs in the budget. After some discussion, Councilman Rogers requested \$50,000-\$75,000 be allocated to street repairs. Councilman Rogers repeated his desire to look into a road sales tax. Councilman Hartman announced that there are small increases in both Municipal Employees Retirement and Municipal Police Retirement. Councilman Rogers recommended a 3% raise in annual salary for all full-time employees for the 2014-2015 budget. Councilman Rogers asked the other Councilmembers to consider the possibility of hiring an additional full-time police officer. Councilman Rogers asked if anything could be allocated towards beautification of Crescent Avenue. Mayor Champagne told Councilman Rogers that he would like to first look at what is currently stored at Town Hall. Mayor Champagne recommended dedicating \$10,000 towards new Christmas lights for the park.

Q. Call for a Public Hearing

1. **To hear public comments on an ordinance to amend the fiscal year 2013-2014 Town of Lockport Budgets. (Available for inspection on May 20, 2014.)**
A motion by Councilman Rogers, seconded by Councilman Hartman, was made calling for a public hearing on the above topic. The motion carried unanimously.
2. **To hear public comments on an ordinance to adopt the fiscal year 2014-2015 Town of Lockport Budgets. (Available for public inspection on May 20, 2014.)**
A motion by Councilman Triche, seconded by Councilman Barker, was made calling for a public hearing on the above topic. The motion carried unanimously.

N. Reports

1. Mayor
Mayor Champagne announced that the North Lafourche Levee District dedicated \$200,000 towards removing trees along the drainage ditch behind the post office from Second Street to the Twenty Arpent Canal. Lafourche Parish Drainage District #1 has agreed to pay the engineering fees, which are estimated to cost \$26,500. Mayor Champagne agreed that the Town could dedicate \$15,000 towards this project.
Mayor Champagne said he has tried contacting Mr. Bill Frye, Progressive Waste Solutions, but has not heard back from him.
2. Council
 - a. Councilwoman Guidry requested the town crew be proactive with inspecting ditches and drainage throughout town as hurricane season approaches.
 - b. Councilman Hartman asked about the pending LCDBG application. Mayor Champagne said that the town applied for money to assist with sewer rehab projects. Councilman Hartman asked Mayor Champagne if he heard from the highway department. Mayor Champagne said that he has not heard from anyone. Councilman Hartman asked if the rainwater pumped out of town goes into the Parish's drainage system. Councilman Rogers answered that the Parish pumps the water out with electric pumps, but the citizens pay taxes for that.

- c. Councilman Barker asked what he should tell residents regarding dilapidated structures. Mayor Champagne said the true answer is that the town is working on a solution.
- d. Councilman Triche commented that the camera project is near completion at the park. Mayor Champagne clarified that the primary purpose of the cameras is to ensure safety of children and other park goers and that malicious activity is a secondary priority. Councilman Triche noted that he saw that the crew was working on pressure washing the sewer treatment plant and it is in dire need of new paint.
- e. Councilman Rogers announced that he received a letter stating that Community Bank is closing their Lockport branch. Councilman Rogers said that the final Municode Committee meeting was held and he asked administration to contact Municode regarding the process of presenting the needed changes to Municode. Councilman Rogers asked where the town stood in regards to the annexation from the Rouse property to the Belle Vue Bridge. Mr. Huddleston said he would look into the matter.

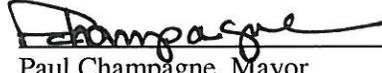
O. Public Wishing to Address the Council

- a. None.

P. Adjourn

The next regularly scheduled Town meeting will be held on Tuesday, June 10, 2014. There being no further business to come before the Council, a motion by Councilman Triche to adjourn the meeting was seconded by Councilwoman Guidry and carried unanimously at 9:11PM.

Town of Lockport



Paul Champagne, Mayor



Danielle Williams, Town Clerk

It was moved by Councilman Rogers and seconded by Councilman Hartman that the following Resolution be adopted:

RESOLUTION

BE IT RESOLVED that the Mayor and Town Council for the Town of Lockport informs the Louisiana Department of Environmental Quality that the following actions were taken:

1. Reviewed the Municipal Water Pollution Prevention Environmental Audit Report which is attached to this Resolution.
2. Set forth the following actions necessary to maintain permit requirements contained in LPDES Permit No. LA 0033286.
 - a. Submit Discharge Monitoring Reports indicating quality and quantity of discharge in a timely manner.
 - b. Provide the necessary funding for equipment and plant repairs and replacement as well as funding for a competent and trained staff.

WHEREUPON, the Resolution was put to a vote and the vote thereon was as follows:

YEAS: Councilmembers Barker, Guidry, Hartman, Rogers, and Triche

NAYS:

and the Resolution was declared adopted on the 20th day of May, 2014.



Danielle Williams, Town Clerk

It was moved by Councilman Rogers and seconded by Councilman Triche, that the following resolution be adopted:

RESOLUTION

A resolution providing for the acceptance of work performed by Suncoast Infrastructure, Inc. for the construction of the Southeast Quadrant Gravity Sewer System Rehabilitation, Town of Lockport, Lafourche Parish, Louisiana.

WHEREAS, by contract dated December 17, 2013, the Town of Lockport did award a contract for the construction of the Southeast Quadrant Gravity Sewer System Rehabilitation, Town of Lockport, Lafourche Parish, Louisiana, under Entry No. 1170330 of the records of Lafourche Parish, and

WHEREAS, the work performed under this contract has been inspected by authorized representatives of the Owner, Engineer and Contractor.

NOW, THEREFORE BE IT RESOLVED, that the contract is hereby declared to be substantially complete effective as of the date of the recording of this resolution and that the Town of Lockport has accepted and does by these presents accept the work of Suncoast Infrastructure, Inc., under said contract and does authorize and direct the Clerk of Court and Ex-Officio Recorder of Mortgages of Lafourche Parish to note thereof in the margin of the inscription of said contract under Entry No. 1170330 of the records of Lafourche Parish, Louisiana.

WHEREUPON the motion was put to a vote and the vote thereon was as follows:

YEAS: Councilmembers Barker, Guidry, Hartman, Rogers, and Triche

NAYS:

ABSENT AND NOT VOTING:

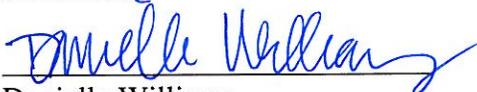
and the resolution was declared adopted on this 20th day of May, 2014.

I, Danielle Williams, Clerk of the Town of Lockport, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Mayor and Board of Aldermen of the Town of Lockport, at a meeting held on the 20th day of May, 2014, at which meeting a quorum was present and voted and that said resolution is now in full force and effect.

WITNESS MY OFFICIAL SIGNATURE this 29th day of May, 2014.


Paul Champagne
MAYOR, TOWN OF LOCKPORT

ATTEST:


Danielle Williams
CLERK, TOWN OF LOCKPORT

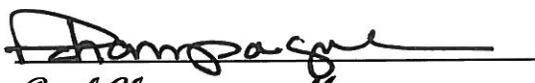


Town of Lockport

Proclamation

- WHEREAS,** the **Mucopolysaccharidoses (MPSs)** are rare genetic disorders in children and adults that involve an abnormal storage of mucopolysaccharides, caused by the absence of a specific enzyme; and
- WHEREAS,** the occurrence of MPS and related diseases in the general population is thought to be one in 25,000 births; and
- WHEREAS,** May 15th is International MPS Awareness Day, on which date the global MPS community joins together to raise awareness of MPS disease disorders and honor the individuals and families who are affected by them; and
- WHEREAS,** the Mayor, the Town Council, and the citizens of the Town of Lockport continue to believe that all Americans should have the chance to live full, independent lives and to follow their talents wherever they lead; and
- WHEREAS,** this month, we recognize Americans living with MPS, and we commit to promoting MPS awareness with the ultimate goal of improving the lives of patients living with the disease;
- WHEREAS,** "Every child should have access to a high a quality early childhood educational program and be prepared to enter kindergarten ready to learn" says Alan Young, President of Child Care Association of Louisiana.
- NOW THEREFORE, I, PAUL CHAMPAGNE, MAYOR OF THE TOWN OF LOCKPORT,** on behalf of the Town Council and the citizens of Lockport, do hereby proclaim May 15 as MPS Awareness Day, and I encourage each of us to learn more about MPS and what we can do to support individuals living with MPS and their families.

In Witness Whereof, I have hereunto set my hand officially and caused to be affixed the Official Seal of the Town of Lockport, Louisiana, at the Town Hall, in the Town of Lockport, on this the 20th day of May, A.D. 2014.


Paul Champagne, Mayor

Attest by


Danielle Williams, Town Clerk



Town of Lockport

Proclamation

WHEREAS, the second Sunday in May has long been recognized as the day to honor mothers and their commitment to children. The Friday before Mother's Day, May 9, 2014, is Provider Appreciation Day, a special day to recognize child care providers, teachers, school-age program staff, child care center directors and staff, and all those who work with children and are responsible for their education and care. It is estimated that nearly 11 million children under age 5 are cared for by 2.8 million child care providers in the United States, and

WHEREAS, the Childcare Association of Louisiana, a statewide, nonprofit organization represents the interests of licensed childcare providers and the children they serve, and wholeheartedly endorses and promotes the National Child Care Provider Appreciation Day, and

WHEREAS, the mission of the Childcare Association of Louisiana is to educate, advocate, and collaborate to build a premier, proactive childcare industry for Louisiana families, and

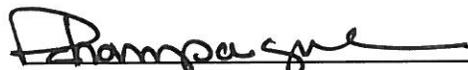
WHEREAS, by calling attention to the importance of high quality child care services for all children and families within the state of Louisiana, the Childcare Association of Louisiana and other advocacy organizations hope to improve the quality and availability of such services, and

WHEREAS, our future depends on the quality of the early childhood experiences provided to young children today, high quality early childcare services represent a worthy commitment to our children's future, and

WHEREAS, "Every child should have access to a high a quality early childhood educational program and be prepared to enter kindergarten ready to learn" says Alan Young, President of Child Care Association of Louisiana.

NOW THEREFORE, BE IT RESOLVED that **May 9, 2014**, shall be hereby designated as Child Care Provider Appreciation Day in the Town of Lockport and all citizens are urged to recognize licensed childcare providers for their important work

In Witness Whereof, I have hereunto set my hand officially and caused to be affixed the Official Seal of the Town of Lockport, Louisiana, at the Town Hall, in the Town of Lockport, on this the 20th day of May, A.D. 2014.



Paul Champagne, Mayor

Attest by



Danielle Williams, Town Clerk

ORDINANCE NO. 2014-001

An ordinance to amend the Lockport
Code of Ordinances so as to amend
Section 2-6

BE IT ORDAINED by the Lockport Town Council in regular session
assembled that the Lockport Town Code of Ordinances is hereby amended
and re-enacted so as to amend Section 2-6
to read as follows:

SECTION 2-6 RENTAL OF TOWN PROPERTY

- (A) The mayor is hereby authorized to enter into a lease agreement with
Halifax Theater Company for the terms and conditions stated in the
attached Lease Agreement.

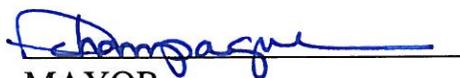
The vote on the ordinance was as follows:

YEAS: Councilmembers Barker, Guidry, Hartman, Rogers, and Triche

NAYS: None

ABSENT: None

The ordinance was declared adopted this 20th day of May, 2014.


MAYOR

ATTEST:


TOWN CLERK

STATE OF LOUISIANA

PARISH OF LAFOURCHE

COMMERCIAL LEASE

BE IT KNOWN BY ALL THESE PRESENTS that on the dates indicated below,
personally came and appeared:

TOWN OF LOCKPORT, 710 Church Street, Lockport, Louisiana 70374, a political subdivision of the State of Louisiana, represented herein by its duly elected Mayor, herein referred to as Lessor;

AND

HALIFAX THEATRE COMPANY, TAX ID #26-2621573, represented herein by its Managing Director, Cindy Griffin, and whose address is 101 Main Street, P.O. Box 665, Lockport, LA, 70374;

Who declared that they have agreed to the following:

Lessor leases the following described property located in the Parish of Lafourche, State of Louisiana, to-wit:

A certain tract or portion of land of the batture along Bayou Lafourche and immediately in front of the Town of Lockport, between Canal St. and Lafourche St. and measuring one hundred fifty (150) feet, more or less, along Main Street, by the width of the batture between said Main Street and Bayou Lafourche, said tract of land being in Section 18, Township 16 South, Range 17 East.

for a period commencing on the 1st day of July, 2014, and ending on the 30th day of June, 2015, in consideration of the rent and upon the terms and conditions hereinafter stipulated, as follows, to-wit:

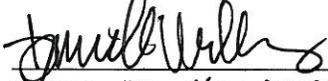
1. Lessee agrees to pay to Lessor a monthly rental of Five Hundred Dollars (\$500.00) per month for the term of the lease. Said rental is due on or before the 5th of each month.
2. Lessor has the right to cancel the lease without penalty if rent, or any portion thereof, is in excess of twenty days late. Should lessor exercise its right to cancel, lessor shall notify lessee in writing that lessor is exercising its right to cancel, and lessee has 30 days to vacate the premises.
3. Lessee shall have the right to sublease the premises on a temporary basis. Any sublease greater than 72 hours shall have the written consent of Lessor. Lessee shall not assign this lease, or any part thereof, without Lessor's written consent. Further, lessor warrants: that lessor is the owner of the premises, that lessor has the right to give lessee possession under this lease, and that lessor will warrant and defend lessee's possession against any and all persons/entities.
4. Lessee agrees to maintain liability insurance on the leased premises in the minimum amount of One Million (\$1,000,000) Dollars and list the lessor as an additional insured on said policy.

5. Lessor agrees to maintain hazard insurance on the building. However, lessee is responsible for the purchase of insurance to cover the loss of lessee's personal property located on the leased property.
6. Neither lessor nor lessee shall make any major renovations, additions, or alterations to the leased premises without the written permission of the other. However, lessor or lessor's agents shall have the right and responsibility to enter the premises for the purposes of making repairs necessary for the preservation of the property and to ensure the continued functionality of the leased premises including but not limited to necessary repairs to the HVAC, plumbing, and/or electrical systems.
7. Utilities (electricity, water, gas, and sewage) are to be paid by lessee for the duration of the lease.
8. Lessor shall have the right to periodically inspect the premises during normal working hours.
9. Lessor warrants that the leased premises are in good condition and are fully functional as a reasonable business environment. Lessee has inspected the premises and is satisfied as to the physical condition of the leased premises. Lessee agrees to keep the premises in good condition during the term of the lease at lessee's expense and to return the premises to lessor in the same condition at the termination of the lease, normal decay, wear and tear excepted. Lessee further agrees to undertake at lessee's expense minor and routine maintenance of the leased premises. Lessor agrees to make at lessor's expense any and all major repairs, not caused by the lessee or the lessee's guests, to ensure the premises remain viable as a reasonable business space/environment. The parties agree that any equipment or materials (ie seats, lighting equipment, sound equipment, props, etc.) brought in or purchased by lessee shall remain the property of the lessee regardless of how it is attached to the leased property. Lessee shall be responsible for any damage caused to the premises by the removal of such property at the end of the lease. Should lessee decide not to remove the material at the end of the lease agreement, then the equipment and/or materials shall become the property of the lessor at no cost to the lessor.
10. Lessor agrees to pay punctually all property taxes and all assessments due on the leased premises during the term of the lease.
11. Lessee shall have the right to name, advertise and promote the building as "THE BAYOU PLAYHOUSE". Any signage on or in the building erected by lessee shall be removed by lessee at the end of the lease agreement. Failure to remove said signage shall render the signage the property of lessor at no cost to lessor. The phrase "THE BAYOU PLAYHOUSE" shall remain the property of lessee.
12. Any alterations to the lease shall be in writing and signed by both parties.
13. Any and all written communication and payments shall be sent to the following:

Lessor:	Town of Lockport 710 Church Street Lockport, LA 70374
Lessee	Halifax Theatre Company 101 Main Street P.O. Box 308 Lockport, LA, 70374
14. Any issue not covered by the lease shall be governed by Louisiana law.
15. This lease shall supercede any and all prior leases.

Thus signed and executed on the date or dates indicated below, in the presence of the undersigned competent witnesses, who have signed with the said appearers and Notary after due reading of the whole.

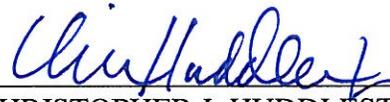
WITNESSES


PRINT: Danielle Williams


PRINT:
Etan B. Domagala


PAUL CHAMPAGNE
MAYOR, TOWN OF LOCKPORT
Date:


CINDY GRIFFIN
HALIFAX THEATRE COMPANY
Date:


CHRISTOPHER J. HUDDLESTON
NOTARY PUBLIC #91082

ORDINANCE NO. 2014-002

An ordinance to amend the Lockport
Code of Ordinances so as to amend
Section 2-6

BE IT ORDAINED by the Lockport Town Council in regular session
assembled that the Lockport Town Code of Ordinances is hereby amended
and re-enacted so as to amend Section 2-6
to read as follows:

SECTION 2-6 RENTAL OF TOWN PROPERTY

(B) The mayor is hereby authorized to enter into a lease agreement with
Friends of Traditional Louisiana Boat Building for the terms and
conditions stated in the attached Lease Agreement.

The vote on the ordinance was as follows:

YEAS: Councilmembers Barker, Guidry Hartman, Rogers, and Triche

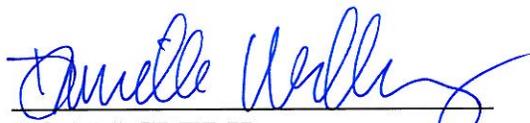
NAYS: None

ABSENT: None

The ordinance was declared adopted this 20th day of May, 2014.


MAYOR

ATTEST:


TOWN CLERK

STATE OF LOUISIANA

PARISH OF LAFOURCHE

COMMERCIAL LEASE

BE IT KNOWN BY ALL THESE PRESENTS that on the dates indicated below, personally came and appeared:

TOWN OF LOCKPORT, 710 Church Street, Lockport, Louisiana 70374, through its duly authorized Mayor Paul Champagne, herein referred to as Lessor;

AND

FRIENDS OF LOUISIANA TRADITIONAL BOAT BUILDING, INC., 202 Main Street, Lockport, Louisiana, 70374, through its agent, Thomas Butler, herein referred to as Lessee;

Who declared unto me, Notary, that they have agreed to the following:

Lessor leases and lets unto lessee the surface of the following described property and buildings located thereon, located in the Parish of Lafourche, State of Louisiana, to-wit:

A certain tract of land situated in Lockport, Louisiana, in Square No. Twenty Nine (29), more particularly described as follows:

Beginning at the corner of the public road along Bayou Lafourche, and Lafourche Street, thence along said public road in an easterly direction, a distance of 37'8", thence at an angle of 70 degrees and 45 minutes with said public road in a southerly direction a distance of 48' and 3", thence in a southeasterly direction a distance of 35' and 4 ½, to a point at 67' and 6", from the said public road, measuring on a line at an angle of 70 degrees and 52 minutes with said road, thence continuing in a southeasterly direction 37'4" to the upper line of Lot 7, at a right angle therewith, thence along the upper lone of Lot No. 7 in a southerly direction a distance of 49' thence at right angles to the upper line of said Lot No. 7, a distance of 110" to Lafourche Street, thence along Lafourche Street a distance of 88' and 3" to the place of beginning. Together with all buildings and improvements located thereon.

Said property is hereinafter known as "THE BARKER BUILDING".

AND

A portion of property located in the Town of Lockport, Parish of Lafourche, State of Louisiana, Measuring 40' along Lafourche Street by a depth of 110' between equal and parallel lines. Said property is bounded to the East or toward Bayou Lafourche by the Barker Ford Building, to the North by Lafourche Street, to the West by property of Eugene Gouaux, and to the South by lot 7 of block 29 of the Town of Lockport; all boundaries are now or formerly. Said lot is located in Block 29 of a map entitled the "MAP OF LOCKPORT LA." dated June 23, 1919 prepared by J.A. Lovell, Civil Engineer.

for a period commencing on the 1st day of July, 2014, and ending on the 30th day of June, 2015, in consideration of the rent and upon the terms and conditions hereinafter stipulated, as follows, to-wit:

1. Lessee agrees to pay to Lessor a monthly rent of Five Hundred Dollars (\$500.00). Said rent is due on or before the 5th of each month.
2. Lessee agrees to pay a 10% late fee if the monthly rental is not paid by the 15th of the month.
3. Lessor has the right to cancel the lease without penalty if rental or any portion thereof is in excess of fifteen days late. Should lessor exercise its right to cancel, lessor shall notify lessee in writing that lessor is exercising its right to cancel. Upon receipt of such notification, lessee has fifteen (15) days from the date of notification to bring the rental current and continue leasing the property or to vacate the premises.
4. Lessee shall not sublease said premises or assign this lease, or any part thereof, without lessor's written consent.
5. Lessee agrees to maintain liability insurance on the premises in the minimum amount of One Million Dollars (\$1,000,000) and to list the lessor as an additional insured on said policy.
6. Lessor agrees to maintain hazard insurance on the office building. Lessee is responsible for the purchase of insurance to cover the loss of lessee's personal property located on the leased property.
7. Lessee shall not make any major renovations to the leased premises without the lessor's written permission. Permission shall not be unreasonably withheld. Any and all improvements shall become part of the immovable and title to such improvements belongs to lessor. Furniture, woodworking equipment (including dust recovery system), and display equipment will be considered personal property and not subject to this clause. Lessee shall be responsible for any damage caused to the structure of the building upon the removal of the above items.
8. All utilities, including electricity and water, shall be paid by lessee.
9. Lessor shall have the right to periodically inspect the premises during normal working hours.
10. Lessee shall notify lessor prior to April 1, 2015, if lessee wishes to enter into a new lease under new terms commencing July 1, 2015.
11. If a new lease is not agreed upon by the parties by May 1, 2015, lessor shall have the right to place a 4' x 4' sign advertising the premises for lease and the right to show the premises to potential tenants during normal working hours.
12. A Five Hundred Dollar (\$500.00) security deposit has been paid. Lessor shall return the security deposit at the conclusion of the lease less amounts withheld for outstanding utility bills and less amounts for damage to the premises other than normal wear and tear.
13. Any alterations to the lease shall be in writing and signed by both parties.
14. Any and all written communication and payments shall be sent to the following:

Lessor: Town of Lockport
 710 Church Street
 Lockport, LA 70374

Lessee Friends of Louisiana Traditional Boat Builders, Inc
202 Main Street
Lockport, LA 70374

15. Any issue not covered by the lease shall be governed by Louisiana law.

16. This lease shall supercede any and all prior leases.

Thus signed and executed on the date or dates indicated below, in the presence of the undersigned competent witnesses, who have signed with the said appearers and Notary after due reading of the whole.

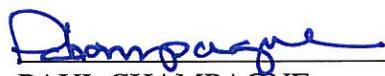
WITNESSES

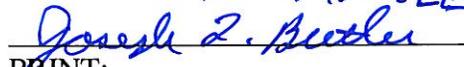

PRINT: Danielle Williams


PRINT: Etan B. Domagala

PRINT:

PRINT:


PAUL CHAMPAGNE
MAYOR, TOWN OF LOCKPORT
Date:

JOSEPH T. BUTLER

PRINT: JOSEPH T. BUTLER
FRIENDS OF LOUISIANA
TRADITIONAL BOAT BUILDING,
INC.
Date: 6-5-2014


CHRISTOPHER J. HUDDLESTON
NOTARY PUBLIC
#91082

ORDINANCE NO. 2014-003

An ordinance to amend the Lockport
Code of Ordinances so as to amend
Section 2-6

BE IT ORDAINED by the Lockport Town Council in regular session
assembled that the Lockport Town Code of Ordinances is hereby amended
and re-enacted so as to amend Section 2-6
to read as follows:

SECTION 2-6 RENTAL OF TOWN PROPERTY

- (A) The mayor is hereby authorized to enter into a lease agreement with
CHRISTOPHER J. HUDDLESTON for the terms and conditions
stated in the attached Lease Agreement.

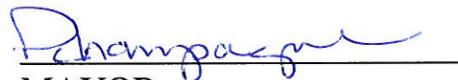
The vote on the ordinance was as follows:

YEAS: Councilmembers Barker, Guidry, Hartman, Rogers, and Triche

NAYS: None

ABSENT: None

The ordinance was declared adopted this 20th day of May, 2014.


MAYOR

ATTEST:


TOWN CLERK

STATE OF LOUISIANA

PARISH OF LAFOURCHE

COMMERCIAL LEASE

BE IT KNOWN, that

TOWN OF LOCKPORT, a political subdivision of the State of Louisiana, represented herein by its Mayor, Paul Champagne, herein referred to as Lessor;

AND

CHRISTOPHER J. HUDDLESTON, 307 Pelican Drive, Raceland, Louisiana, 70394, herein referred to as Lessee;

Who declared that they have agreed to the following:

Lessor leases and lets unto lessee the office space in the Lockport Town Hall Complex known as Office Suite C and Suite D for a period commencing on the 1st day March, 2013, and ending on the 30th day of June, 2015, in consideration for the rental and upon the terms and conditions hereinafter stipulated, as follows, to-wit:

1. Lessee agrees to pay to Lessor a monthly rental of Two Hundred Ten (\$210.00) Dollars. Said rental is due on or before the 5th of each month.
2. Lessee agrees to pay a 10% late fee if the monthly rental is not paid by the 15th of the month.
3. Lessor has the right to cancel the lease without penalty if rental or any portion thereof is in excess of fifteen days late. Should lessor exercise his right to cancel, lessor shall notify lessee in writing that lessor is exercising his right to cancel. Upon receipt of such notification, Lessee has 15 days from date of notification to bring the rental current and continue leasing the property or vacate the premises.
4. Lessee shall not sublease said premises or assign this lease, or any part thereof, without Lessor's written consent.
5. Lessor agrees to maintain hazard insurance on the office building. Lessee is responsible to purchase insurance to cover the loss of lessee's personal property located on the leased property.
6. Lessee shall not make any major renovations to the leased premises without the lessors written permission.
7. Lessor shall have the right to periodically inspect the premises during normal working hours.
8. Any alterations to the lease shall be in writing and signed by both parties.
9. Any and all written communication and payments shall be sent to the following:

Lessor: Town of Lockport
 710 Church Street
 Lockport, LA 70374

Lessee Christopher J. Huddleston
 307 Pelican Drive
 Raceland, LA 70394

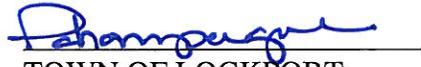
10. Any issue not covered by the lease shall be governed by Louisiana law.

17. This lease shall supercede any and all prior leases.

Thus done, passed and signed on the 5th day of may 2014, in the presence of the competent witnesses hereinbelow named.

WITNESSES




TOWN OF LOCKPORT
PAUL CHAMPAGNE




CHRISTOPHER J. HUDDLESTON

ORDINANCE NO. 2014-004

An ordinance to amend the Lockport
Code of Ordinances so as to amend
Section 2-6

BE IT ORDAINED by the Lockport Town Council in regular session
assembled that the Lockport Town Code of Ordinances is hereby amended
and re-enacted so as to amend Section 2-6
to read as follows:

SECTION 2-6 RENTAL OF TOWN PROPERTY

(E) The mayor is hereby authorized to enter into a lease agreement with
Lafourche Parish Sheriff's Office for the terms and conditions stated
in the attached Lease Agreement.

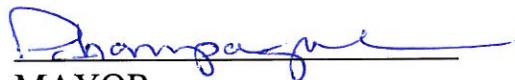
The vote on the ordinance was as follows:

YEAS: Councilmen Barker, Champagne, Hartman, Rogers, and Triche

NAYS: None

ABSENT: None

The ordinance was declared adopted this 20th day of May, 2014.


MAYOR

ATTEST:


TOWN CLERK

STATE OF LOUISIANA

PARISH OF LAFOURCHE

COMMERCIAL LEASE

BE IT KNOWN BY ALL THESE PRESENTS: on the dates indicated below, personally came and appeared:

TOWN OF LOCKPORT, 710 Church Street, Lockport, Louisiana 70374, a political subdivision of the State of Louisiana, represented herein by its duly elected Mayor, herein referred to as Lessor;

AND

LAFOURCHE PARISH SHERIFF'S OFFICE, P.O. Box 5608, Thibodaux, Louisiana, 70301, a political subdivision of the State of Louisiana, represented herein by its duly elected Sheriff, herein referred to as Lessee;

Who declared that they have agreed to the following:

Lessor leases the following described property located in the Parish of Lafourche, State of Louisiana, to-wit:

Approximately Two Thousand Four Hundred Twenty Eight square Feet designated as Suite B, as per sketch attached hereto, in the Lockport Town Hall Complex

For a period commencing on the 1st day of July, 2014, and ending on the 30th day of June, 2016, in consideration for the rental and upon the terms and conditions hereinafter stipulated, as follows, to-wit:

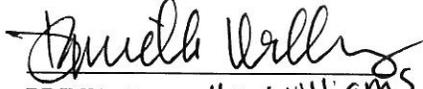
1. Lessee agrees to pay to Lessor a monthly rental of One Thousand Seven Hundred Sixty Nine and 51/100 (\$1,769.51) per month. Said rental is due on or before the 5th of each month.
2. Lessor has the right to cancel the lease without penalty if rental or any portion thereof is in excess of fifteen days late. Should lessor exercise its right to cancel, lessor shall notify lessee in writing that lessor is exercising its right to cancel and lessee has 15 days to vacate the premises.
3. Lessee shall have the right to cancel the Lease without penalty if its Federal Grant Funding is withdrawn or lost for any reason. Should Lessee have to exercise this right to cancel, Lessee shall notify the Lessor in writing no less than Sixty (60) days before vacating the premises.
4. Lessee shall not sublease said premises or assign this lease, or any part thereof, without Lessor's written consent. Further, Lessor warrants that Lessor is the owner of the premises and has the right to give Lessee possession under this Lease, and will warrant and defend Lessee's possession against any and all persons/entities.
5. Lessee agrees to maintain liability insurance on the leased premises in the minimum amount of One Million (\$1,000,000) Dollars and list the lessor as an additional insured on said policy. Said policy of insurance shall cover only "Suite B" of the Lockport Town Hall Complex located in Lockport, Louisiana.

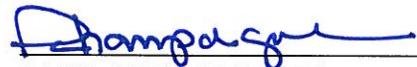
6. Lessor agrees to maintain hazard insurance on the office building. Lessee is responsible to purchase insurance to cover the loss of lessee's personal property located on the leased property.
7. Neither Lessor nor Lessee shall make any major renovations, additions or alterations to the leased premises without the written permission of the other. However, Lessor or Lessor's agents shall have the right and responsibility to enter the premises for the purposes of making repairs necessary for the preservation of the property and to ensure the continued functionality of the leased premises including but not limited to HVAC, plumbing and electrical.
8. Utilities (electricity, water, pest control, gas and sewage) are included in the rental rate and shall be paid by Lessor.
9. Lessor shall have the right to periodically inspect the premises during normal working hours while being accompanied by a representative of the Lessee.
10. Lessor warrants that the leased premises are in good condition and are fully functional as a reasonable office environment. Lessee has inspected the premises and is satisfied as to the physical condition of the leased premises. Lessee agrees to keep the premises in good condition during the term of the Lease at Lessee's expense and to return the premises to Lessor in the same condition at the termination of the lease, normal decay, wear and tear excepted. Lessee further agrees to undertake at Lessee's expense minor and routine maintenance of the leased premises. Lessor agrees to make at Lessor's expense any and all major repairs, not caused by the Lessee or the Lessee's guest, to ensure the premises remain viable as a reasonable office space/environment.
11. Lessor agrees to pay punctually all property taxes and all assessments due on the leased premises during the term of the lease.
12. Lessee shall notify Lessor prior to April 1, 2016 if Lessee wishes to enter into a new lease under new terms commencing July 1, 2016.
13. If a new lease is not agreed upon by the parties by May 1, 2016, Lessor shall have the right to show the premises to potential tenants during normal working hours. So long as said "showing" does not interfere with on-going child visitations or exchanges.
14. Any alterations to the lease shall be in writing and signed by both parties.
15. Any and all written communication and payments shall be sent to the following:

Lessor:	Town of Lockport 710 Church Street Lockport, LA 70374
Lessee	Lafourche Parish Sheriff P.O. Box 5608 Thibodaux, LA 70301
16. Any issue not covered by the lease shall be governed by Louisiana law.
17. This lease shall supercede any and all prior leases.

Thus executed and signed on the dates indicated below, in the presence of the undersigned competent witnesses, who have signed with the said appearers and Notary after due reading of the whole.

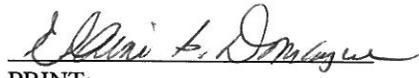
WITNESSES


PRINT: Danielle Williams

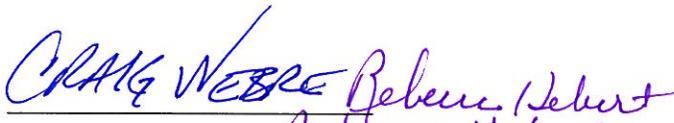


PAUL CHAMPAIGNE
MAYOR

Date:


PRINT: Elaine B. Domingue

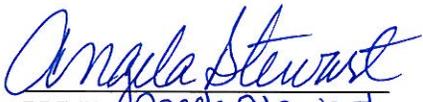

CHRISTOPHER J. HUDDLESTON, NOTARY PUBLIC
~~Notary Bar~~ No. 91082


PRINT: Rebecca Nebert



CRAIG WEBRE
SHERIFF

Date: 6/17/14


PRINT: Angela Stewart


MIKE JIMENEZ, NOTARY PUBLIC
Bar No. 27822

MISAEAL A. JIMENEZ, JR.
Notary Public - Attorney
Identification #27822
Lafourche Parish, LA
Commission Issued For Life