

LOCAL ASSESSMENT ORDINANCE NO. 61 OF 2020

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE ACCEPTING IMPROVEMENTS AND PAVING OF WINDER DRIVE, WINDER CIRCLE WEST, WINDER CIRCLE EAST AND CASHMERE CIRCLE BEING LOCATED IN FREDOLA'S PLACE AND WINDERMERE ESTATES SUBDIVISIONS, PHASE 1, UNIT 2, PHASE 3 AND UNIT NO. 4, ALL LOCATED IN SECTION 25, TOWNSHIP 17 NORTH, RANGE 15 WEST, OF CADDO PARISH, LOUISIANA, AND PROVIDING FOR THE ASSESSMENT OF ALL ABUTTING REAL ESTATE IN THE AMOUNTS RESPECTIVELY DUE AND PROVIDING FOR THE IMPOSITION OF LIENS AND PRIVILEGES IN FAVOR OF THE PARISH OF CADDO AND PROVIDING FOR THE TERMS OF PAYMENT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

BE IT ORDAINED, by the Caddo Parish Commission in due, legal and regular session convened that it does hereby order the following action to be taken in accordance with La. R.S. 33:3681 et seq.:

Section 1. Notice is hereby that the Parish of Caddo does hereby accept the final satisfactory completion of the improvements and paving of Winder Drive, Winder Circle West, Winder Circle East and Cashmere Circle being located in Fredola's Place and Windermere Estates Subdivisions, Phase 1, Unit 2, Phase 3 and Unit No. 4, all located in Section 25, Township 17 North, Range 15 West, Caddo Parish, Louisiana, to the standards of Chapter 48, Article III, Division 5, Caddo Parish Code of Ordinances.

Section 2. The Caddo Parish Commission hereby orders an assessment of all abutting real estate in the amounts respectively due by the owners thereof according to the rules of the apportionment provided for in La. R.S. 33:3681 et. seq., each assessment being separately numbered as follows:

WINDERMERE ESTATES PHASE 1

<u>Property Owner</u>	<u>Lot Number</u>	<u>Footage Abutting</u>	<u>Assessed Amount</u>
Bruce Liewellyn Bryant & Shirlene Rena Buggs Bryant 5935 Buncombe Rd. Shreveport, LA 71129 GEO# 1715250450008	8	199.98	\$2,579.74
Shirley Ann Wardlow 7228 Winder Dr. Shreveport, LA 71029 GEO# 1715250450009	9	170.00	\$2,193.00
Carrie J. Robinson 5931 Buncombe Rd. Shreveport, LA 71129 GEO# 1715250450011	11	199.98	\$2,579.74
Jessie James Roberts, Sr. & Dorothy H. Roberts 7229 Winder Dr. Shreveport, LA 71129 GEO# 1715250450010	10	199.98	\$2,579.74

WINDERMERE ESTATES UNIT 2 (CORRECTION PLAT)

<u>Property Owner</u>	<u>Lot Number</u>	<u>Footage Abutting</u>	<u>Assessed Amount</u>
Landry Peace, Jr. & Carrie C. Peace 7240 Winder Dr. Shreveport, LA 71129 GEO# 1715250490001	1	217.10	\$2,800.59
Jonathan McClinton & Brenda McClinton 7260 Winder Dr. Shreveport, LA 71029 GEO# 1715250490002	2	185.45	\$2,392.31
Deborah L. Reed 7266 Winder Dr. Shreveport, LA 71129 GEO# 1715250490003	3	441.35	\$5,693.42
Frederick D. Morris, Sr. & Shemeka S. Morris 5309 Prentiss Av. Shreveport, LA 71108 GEO# 1715250490017	17	412.52	\$5,321.51
Timothy Lee Warren & Eurydicea Katrina Warren 7310 Winder Dr. Shreveport, LA 71129 GEO# 1715250490018	18	174.60	\$2,252.34
Edward J. Lee, Jr. & Sophia L. Jackson Lee 5614 Winder Dr. Shreveport, LA 71129 GEO# 1715250490023	23	476.41	\$6,145.69
Theresa A. German 6203 Border Ln. Shreveport, LA 71119 GEO# 1715250490022	22	332.17	\$4,284.99
Robert Henderson & James E. Young, Jr. 7303 Winder Dr. Shreveport, LA 71129 GEO# 1715250490021	21	125.00	\$1,612.50
Veronica Frazier Levy 7307 Winder Dr. Shreveport, LA 71129 GEO# 1715250490020	20	125.00	\$1,612.50
Brandon D. Davis 5610 Buncombe Rd., Apt. 603 Shreveport, LA 71129 GEO# 1715250490019	19	125.00	\$1,612.50

WINDERMERE ESTATES UNIT 2 CORRECTION PLAT (continued)

<u>Property Owner</u>	<u>Lot Number</u>	<u>Footage Abutting</u>	<u>Assessed Amount</u>
Theorlando Goldsmith 6624 Winder Circle West Shreveport, LA 71129 GEO# 1715250490004	4	125.00	\$1,612.50
Tersa Ann Kirkikis 6628 Winder Circle West Shreveport, LA 71029 GEO# 1715250490005	5	125.00	\$1,612.50
Leslie Marie Scott P. O. Box 3132 Shreveport, LA 71133 GEO# 1715250490006	6	125.00	\$1,612.50
Kenneth Wayne Thomas & Karena Nadine Payne Thomas 6636 Winder Circle West Shreveport, LA 71129 GEO# 1715250490007	7	154.00	\$1,986.60
Tyrone Mitchell 6640 Winder Circle West Shreveport, LA 71129 GEO# 1715250490008	8	177.48	\$2,289.49
Phyllis A. Hart 6644 Winder Circle West Shreveport, LA 71129 GEO# 1715250490009	9	68.52	\$ 883.91
Christopher L. Watts 6648 Winder Circle West Shreveport, LA 71129 GEO# 1715250490010	10	53.86	\$ 694.79
Lorenzo Wilson, Jr. 6645 Winder Circle West Shreveport, LA 71129 GEO# 1715250490011	11	103.34	\$1,333.09
Debra Lavon Bowman White 6641 Winder Circle West Shreveport, LA 71129 GEO# 1715250490012	12	157.45	\$2,031.11
Reginald Mills & Cherolyn Ann Reed Mills 6637 Winder Circle West Shreveport, LA 71129 GEO# 1715250490013	13	125.00	\$1,612.50
Roy Kenneth Leejay, Jr. & Verlonda Anderson Leejay 6633 Winder Circle West Shreveport, LA 71129 GEO# 1715250490014	14	125.00	\$1612.50

WINDERMERE ESTATES UNIT 2 CORRECTION PLAT (continued)

<u>Property Owner</u>	<u>Lot Number</u>	<u>Footage Abutting</u>	<u>Assessed Amount</u>
Sanda Rena Lawrence Lawson 6629 Winder Circle West Shreveport, LA 71129 GEO# 1715250490015	15	125.00	\$1,612.50
Jerald D. Danzell & Brenda G. Danzell 6625 Winder Circle West Shreveport, LA 71029 GEO# 1715250490016	16	125.00	\$1,612.50

WINDERMERE ESTATES PHASE THREE

<u>Property Owner</u>	<u>Lot Number</u>	<u>Footage Abutting</u>	<u>Assessed Amount</u>
Paul Wayne Pugh, Sr. 5610 Winder Circle East Shreveport, LA 71129 GEO# 1715250500001	1	125.00	\$1,612.50
Corey D. French & Christolyn C. French 5606 Winder Circle East Shreveport, LA 71029 GEO# 1715250500002	2	125.00	\$1,612.50
Emile Norton & Marquita Norton 5602 Winder Circle East Shreveport, LA 71129 GEO# 1715250500003	3	125.00	\$1,612.50
Chad Garland, Trustee of the Frankayla Johnnie Ruth Anderson Heritage Trust 5598 Winder Circle East Shreveport, LA 71129 GEO# 1715250500004	4	125.00	\$1,612.50
Christine Ann Hall Graham 5594 Winder Circle East Shreveport, LA 71129 GEO# 1715250500005	5	125.00	\$1,612.50
Don Patrick Gibbs & Yolonda Woods Gibbs 5590 Winder Circle East Shreveport, LA 71129 GEO# 1715250500006	6	149.07	\$1,923.00
Mary Edna Duncan Williams 5586 Winder Circle East Shreveport, LA 71129 GEO# 1715250500007	7	67.58	\$ 871.78
Quiana T. Davis 6203 Border Lane Shreveport, LA 71119 GEO# 1715250500008	8	41.48	\$ 535.09

WINDERMERE ESTATES PHASE THREE (continued)

<u>Property Owner</u>	<u>Lot Number</u>	<u>Footage Abutting</u>	<u>Assessed Amount</u>
Evelyn Collins Kelly 5578 Winder Circle East Shreveport, LA 71129 GEO# 1715250500009	9	45.69	\$ 589.40
Jason DeWayne Montgomery & Kristin Gayle Brown Montgomery 5577 Winder Circle East Shreveport, LA 71129 GEO# 1715250500010	10	37.26	\$ 480.65
Brodrick Curry 5585 Winder Circle East Shreveport, LA 71129 GEO# 1715250500011	11	121.17	\$1,563.09
Louis V. Collins & Beverly J. Collins 5589 Winder Circle East Shreveport, LA 71129 GEO# 1715250500012	12	125.00	\$1,612.50
Willie Lee Henderson, Jr. & Letetia P. Henderson 5593 Winder Circle East Shreveport, LA 71129 GEO# 1715250500013	13	125.00	\$1,612.50
Melvin R. Nelson, Sr. & Tangelia T. Nelson 5597 Winder Circle East Shreveport, LA 71129 GEO# 1715250500014	14	125.00	\$1,612.50
Lakisha Renee' Carthen 5601 Winder Circle East Shreveport, LA 71129 GEO# 1715250500015	15	125.00	\$1,612.50
Rosalyn Washington Bowman & Uri'ah Bowman 5605 Winder Circle East Shreveport, LA 71129 GEO# 1715250500016	16	125.00	\$1,612.50
John L. Monroe, Jr. 5609 Winder Circle East Shreveport, LA 71129 GEO# 1715250500017	17	130.20	\$1,679.58

WINDERMERE ESTATES UNIT NO. 4

<u>Property Owner</u>	<u>Lot Number</u>	<u>Footage Abutting</u>	<u>Assessed Amount</u>
Michael Dwight Arvie & Brittany Bass Arvie 0000 Winder Dr. Shreveport, LA 71129	1	225.00	\$2, 902.50

GEO# 1715250520001

WINDERMERE ESTATES UNIT NO. 4 (continued)

<u>Property Owner</u>	<u>Lot Number</u>	<u>Footage Abutting</u>	<u>Assessed Amount</u>
Corey Jamar Young & Tia Laine Johnson Young 7319 Winder Dr. Shreveport, LA 71129 GEO# 1715250520002	2	413.50	\$5,334.15
Sha'Michael Dion Conway & La Jessica Denetta Carter 5590 Cashmere Circle Shreveport, LA 71129 GEO# 1715250520003	3	83.98	\$1,083.34
Karla A. Duncan & Levert Duncan, Jr. 5580 Cashmere Circle Shreveport, LA 71129 GEO# 1715250520004	4	65.18	\$ 840.82
Latoyia R. Smith Pouncy 2744 Elmhurst St. Shreveport, LA 71108 GEO# 1715250520005	5	60.07	\$ 774.90
Jeffrey J. Batiste & Jimmeka T. Batiste 5591 Cashmere Circle Shreveport, LA 71129 GEO# 1715250520006	6	150.63	\$1,943.13
Marva J. Jones 5597 Cashmere Circle Shreveport, LA 71129 GEO# 1715250520006	7	131.00	\$1,689.90
Gabriel O. Fagbeyiro 4200 Madera Drive Shreveport, LA 71119 GEO# 1715250520008	8	131.00	\$1, 689.90
Antonio G. Washington 310 Johnson St. Mansfield, LA 71052 GEO# 1715250520009	9	131.00	\$1,689.90
Shona Tenise Adams 5617 Cashmere Circle Shreveport, LA 71129 GEO# 1715250520010	10	131.00	\$1,689.90
Sandra Lynn Bryant Walls 5623 Cashmere Circle Shreveport, LA 71129 GEO# 1715250520011	11	131.00	\$1,689.90
Kenneth Allen Glover & Veronica Deloris Graham Glover 5629 Cashmere Circle Shreveport, LA 71129 GEO# 1715250520012	12	131.00	\$1,689.90

WINDERMERE ESTATES UNIT NO. 4 (continued)

<u>Property Owner</u>	<u>Lot Number</u>	<u>Footage Abutting</u>	<u>Assessed Amount</u>
Earl Armstrong, Jr. & Vernita S. Armstrong 5635 Cashmere Circle Shreveport, LA 71129 GEO# 1715250520013	13	131.00	\$1,689.90
Bruce Wayne Davis & Veronica McClure Davis 5641 Cashmere Circle Shreveport, LA 71129 GEO# 1715250520014	14	131.00	\$1,689.90
John Robert Norris & Eboney Rhodes Norris 5147 Cashmere Circle Shreveport, LA 71129 GEO# 1715250520015	15	153.30	\$1,977.57

FREDOLA'S PLACE

<u>Property Owner</u>	<u>Lot Number</u>	<u>Footage Abutting</u>	<u>Assessed Amount</u>
Drayden Dubois Dunn & Brittney Alexis Odom Dunn 2053 Francais Drive Shreveport, LA 71118 GEO# 1715250560001	1	56.58	\$ 729.88
Freddie Lee Johns & Leola Johns 1206 Johns Rd. Bossier City, LA 71112 GEO# 1715250560002	2	56.56	\$ 729.62

WINDERMERE ESTATES UNIT NO. 4 (continued)

<u>Property Owner</u>	<u>Lot Number</u>	<u>Footage Abutting</u>	<u>Assessed Amount</u>
Rickey Lee Farris & Tracy Yvette Hardman Ferris 5642 Cashmere Circle Shreveport, LA 71129 GEO# 1715250520017	17	129.82	\$1,674.68
Kevin J. Carter & Drucilla Carter 5636 Cashmere Circle Shreveport, LA 71129 GEO# 1715250520018	18	125.00	\$1,612.50
Patrick L. Dennis 845 Francois Dr. Shreveport, LA 71118	19	125.00	\$1,612.50

WINDERMERE ESTATES UNIT NO. 4 (continued)

<u>Property Owner</u>	<u>Lot Number</u>	<u>Footage Abutting</u>	<u>Assessed Amount</u>
Felisa Annette Burks-Payne & Antonio Tyrone Payne 5624 Cashmere Circle Shreveport, LA 71129 GEO# 1715250520020	20	125.00	\$1,612.50
Billy Joe Johnson & Inolia Ann Yearby Johnson 5618 Cashmere Circle Shreveport, LA 71129 GEO# 1715250520021	21	125.00	\$1,612.50
Cedric W. Davis & Vanessa L. Davis 5612 Cashmere Circle Shreveport, LA 71129 GEO# 1715250520022	22	125.00	\$1,612.50
Darryl Edward Stephens & LaJuana Franklin Stephens 3522 Red Bud Lane Shreveport, LA 71108 GEO# 1715250520023	23	538.50	\$6,946.65

Section 3. The Caddo Parish Commission, following a public hearing relating to the enactment of this ordinance, has determined that each assessment as outlined in Section 2 above will benefit each lot or parcel of real estate in an amount not less than the special assessment as outlined above.

Section 4. A certified copy of this ordinance containing the assessments as outlined in Section 2 above shall be filed in the office of the recorder of mortgages for the Parish of Caddo, and when so filed and recorded shall operate as a lien and privilege in favor of the Parish of Caddo against all properties herein assessed. The lien and privilege shall prime all other claims except taxes.

Section 5. This ordinance provides for payment terms as follows:

- . Full payment is due within thirty (30) days of the final passage of this ordinance.
- a. The property owner may elect within thirty (30) days of the final passage of this ordinance to pay twenty percent (20%) down and twenty percent (20%) per year for four years by signing a series of promissory notes with an annual interest rate of five percent (5%).
- b. The property owner may elect within thirty (30) days of the final passage of this ordinance to pay ten percent (10%) down and ten percent (10%) per year for nine years by signing a series of promissory notes with an annual interest rate of five percent (5%).

Section 6. The Clerk of the Caddo Parish Commission shall file a certified copy of this ordinance, upon its passage, in the office of the

recorder of mortgages.

BE IT FURTHER ORDAINED, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this ordinance which can be given effect without the invalid provisions, items or applications, and to this end, the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED, that this ordinance shall take effect immediately upon its passage.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

Parish Attorney

Date