

RESOLUTION NO. _____ OF 2024

A RESOLUTION AUTHORIZING A REQUEST TO BE MADE TO THE LOUISIANA DEPARTMENT OF NATURAL RESOURCES, LOUISIANA STATE MINERAL AND ENERGY BOARD, TO SEEK PUBLIC BIDS FOR AN OIL, GAS AND MINERAL LEASE INVOLVING THE PROPERTY LOCATED IN DISTRICTS F & G AND DESCRIBED HEREIN AND TO EXECUTE THE LEASE FOR CERTAIN MINERAL INTERESTS OWNED BY THE CITY OF SHREVEPORT; AND TO AUTHORIZE THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS RELATED TO THE INTENT OF THIS RESOLUTION; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

BY: COUNCILMEMBER

WHEREAS, the City of Shreveport (“City”) may own certain mineral rights underlying the described property in Exhibit “A” (“the property”); and

WHEREAS, every agency [including every municipality] is authorized to lease its land for the development and production of minerals; and

WHEREAS, the City desires to lease its interest in the property for oil, gas and other minerals subject to conditions contained herein; and

WHEREAS, the Louisiana Department of Natural Resources, Louisiana State Mineral and Energy Board, is available upon the request of the City of Shreveport to seek public bids for an oil, gas, and mineral lease and to execute the lease of the property described herein in Exhibit “A” for oil, gas and other minerals if requested to do so by the City of Shreveport; and

WHEREAS, this Resolution is authorized pursuant to Louisiana Revised Statutes, Title 30; Subtitle I; Chapter 2; Subpart B. Leases by State Agencies [and Municipalities] ([La. R.S. 30:151](#) – [30:159](#)); and

WHEREAS, pursuant to [La. R.S. 30:153\(A\)](#), any agency [Municipality] may, by Resolution, direct the State Mineral and Energy Board to lease the City’s interest in the property for such purposes; and

WHEREAS, pursuant to [La. R.S. 30:153\(A\)](#), after the execution of the original lease, all rights and authority in connection therewith shall be vested in the agency [Municipality] to the same extent as if the agency [Municipality] had itself leased the land; and

WHEREAS, pursuant to [La. R.S. 30:153\(A\)](#) the bonus money, if any, received for the lease shall be transmitted by the State Mineral and Energy Board to the agency [Municipality]; and

WHEREAS, the City of Shreveport has received a written request from Nick Palmer, agent for Cypress Energy Partners, LLC, that the City seek public bids for an oil, gas and mineral lease covering said described property in Exhibit “A”; and

WHEREAS, the City of Shreveport does not, by way of the instant Resolution, guarantee Nicholas Palmer, agent for Cypress Energy Partners, LLC, or any other bidding entity, the award of successful bid on the described property in Exhibit “A” (“the property”).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Shreveport, Louisiana, in due, legal, and regular session convened, that:

1. The City of Shreveport declares it may own certain mineral rights underlying the following described property, to-wit: *See* Exhibit “A” – Property Description
2. The Louisiana Department of Natural Resources, State Mineral and Energy Board, be and it is hereby requested and authorized to seek public bids for an oil, gas and mineral lease covering the property described herein above.
3. The Louisiana Department of Natural Resources, State Mineral and Energy Board, be and it is hereby requested and authorized to execute a lease covering the property described herein above.
4. The Mayor, Tom Arceneaux, and/or his designee, is hereby authorized to execute, for and on behalf of the City of Shreveport, any, and all documents related to the execution and intent of this Resolution.
5. **Any such lease shall contain a NO SURFACE OPERATIONS provision to read the same or substantially the same as the following:**

Lessee, its successors, or assigns, may produce oil, gas, and other minerals from the leased premises by drilling from a surface location on other lands, but notwithstanding any other provision of this lease, Lessee, its successors, or assigns, shall not use the surface of the Lessor's property for drilling or any other operations without prior written permission of Lessor, which permission may be withheld at Lessor's discretion.

6. **Any such lease shall contain a HORIZONTAL PUGH clause to read the same or substantially the same as the following:**

Notwithstanding anything to the contrary herein contained, at the end of the primary term or any extension thereof by operations, if the Commission of Conservation of the State of Louisiana establishes a drilling unit which includes a part of the land herein leased, the production of oil, gas and other minerals from such unit shall maintain this lease in full force and effect only as to such portions of the leased land embraced in said pooled unit; and this lease shall expire as to that part of the land herein leased not included in such unit; and Lessee, its successors and assigns agrees to relinquish by formal instrument any portion of the leased land not included in a unit created by the Commission of Conservation while this lease is in effect.

7. **Any such lease shall contain a VERTICAL PUGH clause to read the same or substantially the same as the following:**

Upon the expiration of the primary term hereof or any extension thereof by operations, this lease shall automatically terminate and be of no further force or effect except as to all that part of the leased premises then included within the geographical boundaries of a producing unit duly established by governmental agency or authority having jurisdiction, from the surface of the earth to a depth of one hundred (100) feet below the deepest depth from which any well commenced during the primary term hereof on the leased premises or on lands pooled therewith is completed and from which there is production in paying quantities, such depth determination to be made on a unit-by-unit basis. In the absence of units so established, this lease shall terminate except as to forty (40) acres around each producing oil well and one hundred sixty (160) acres around each producing or shut-in gas well located on the leased premises, in as near the form of a square as is practicable, from the surface of the earth down to a depth of one hundred (100) feet below the deepest depth from which said well or wells are completed and from which there is production in paying quantities, such depth determination to be made on a well-by-well basis.

8. **Any such lease shall contain a minimum CASH PAYMENT BONUS provision as follows:** Cash Payment Bonus of not less than three thousand dollars (\$3000.00) per acre.
9. **Any such lease shall contain a minimum ROYALTY provision as follows:** Royalty of not less than twenty-two and one-half percent (22.5%).
10. **Any such lease shall contain a maximum TERM provision as follows:** Primary term of lease shall not exceed three (3) years.

11. Any such lease shall contain a provision expressly stating that any lease granted by the City of Shreveport and accepted by Lessee shall be **WITHOUT WARRANTY OF TITLE** and **WITHOUT RECOURSE AGAINST THE CITY**, whether expressed or implied, even for the return of any monies paid, and further, that City shall not be required to return any payments received or be otherwise responsible to Lessee, therefore.
12. Any error in any legal description contained in this Resolution and/or in Exhibit “A” which may be discovered by the State Mineral and Energy Board, or its staff, during its review of the City's application, which are subsequently corrected by the City of Shreveport, provided such irregularities do not materially change the property being herein authorized for lease, shall not affect any authorization granted or conveyed herein and the State Mineral and Energy Board is hereby authorized to advertise and subsequently lease the said property as correctly described.
13. A certified copy of the executed *Lease Agreement* authorized herein, and all Exhibits attached thereto, or an extract thereof, shall be filed and recorded in the conveyance records of Caddo Parish, Louisiana.

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

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

BE IT FURTHER RESOLVED that this Resolution shall become effective in accordance with the provisions of [Shreveport City Charter Section 4.23](#).

THUS, DONE AND RESOLVED by the City Council of the City of Shreveport, Louisiana.

APPROVED AS TO LEGAL FORM:

City Attorney's Office

Exhibit “A”

**CITY OF SHREVEPORT, LOUISIANA NOMINATION 1:
(All lands in Sections 19 & 30 T17N-R14W)**

SECTION 19, TOWNSHIP 17 NORTH – RANGE 14 WEST

TRACT 1:

That certain tract or parcel of land located in Section 19, Township 17 North, Range 14 West, Caddo Parish, Louisiana, being more particularly described as a parcel of land in the Southwest Quarter (SW/4) 19-17-14 Caddo Parish, Louisiana. Being the same tract of land described in that certain Deed, recorded March 21, 1952, under Instrument Number 25229, Book 666, Page 834, of the Conveyance Records of Caddo Parish, Louisiana, containing **0.27200 acres**, more or less. Geo # 171419-000-0016-00

TRACT 2:

That certain tract or parcel of land located in Section 19, Township 17 North, Range 14 West, Caddo Parish, Louisiana, being more particularly described as a parcel of land in all of Section 19, lying East of Buncombe Road & North and East of Meriwether Road Caddo Parish, Louisiana. Being the same tract of land described in that certain Deed, recorded August 25, 1949, under Instrument Number 53403, Book 599, Page 567, of the Conveyance Records of Caddo Parish, Louisiana, containing **382.42280 acres**, more or less. Geo # 171419-000-0022-00

TRACT 3:

That certain tract or parcel of land located in Section 19, Township 17 North, Range 14 West, Caddo Parish, Louisiana, being more particularly described as a parcel of land in that part of the South Half (S2), lying West of Meriwether Road, East of Inner Loop, and North of 70th Street, Caddo Parish, Louisiana. Being the same tract of land described in that certain Cash Sale Deed, recorded November 22, 1991, under Instrument Number 1326020, Book 2783, Page 305, of the Conveyance Records of Caddo Parish, Louisiana, containing **9.066 acres**, more or less. Geo # 171419-000-0028-00

BEING AND AGGREGATE OF **391.7608 ACRES**, MORE OR LESS.

SECTION 30, TOWNSHIP 17 NORTH – RANGE 14 WEST

TRACT 1:

That certain tract or parcel of land located in Section 30, Township 17 North, Range 14 West, Caddo Parish, Louisiana, being more particularly described in that certain Cash Sale Deed, Recorded October 25, 1991, Book 2777, Page 439, Entry # 1323167, in the Conveyance Records of the Clerk of Courts office, Caddo Parish, Louisiana containing **7.927 acres**, more or less. Geo # 171430-000-0015-00

TRACT 2:

That certain tract or parcel of land located in Section 30, Township 17 North, Range 14 West, Caddo Parish, Louisiana, being more particularly described in that certain Cash Sale Deed,

Recorded October 25, 1991, Book 2777, Page 439, Entry # 1323167, in the Conveyance Records of the Clerk of Courts office, Caddo Parish, Louisiana containing **5.500 acres**, more or less. Geo # 171430-000-0017-00

TRACT 3:

That certain tract or parcel of land located in Section 30, Township 17 North, Range 14 West, Caddo Parish, Louisiana, being more particularly described in that certain Cash Sale Deed, Recorded November 22, 1991, Book 2783, Page 311, Entry # 1326022, in the Conveyance Records of the Clerk of Courts office, Caddo Parish, Louisiana containing **2.000 acres**, more or less. Geo # 171430-000-0018-00

TRACT 4:

That certain tract or parcel of land located in Section 30, Township 17 North, Range 14 West, Caddo Parish, Louisiana, being more particularly described in that certain Cash Sale Deed, Recorded October 25, 1991, Book 2777, Page 439, Entry # 1323167, in the Conveyance Records of the Clerk of Courts office, Caddo Parish, Louisiana containing **0.666 acres**, more or less. Geo # 171430-000-0054-00

TRACT 5:

That certain tract or parcel of land located in Section 30, Township 17 North, Range 14 West, Caddo Parish, Louisiana, being more particularly described in that certain Cash Sale Deed, Recorded June 4, 1968, Book 1187, Page 286, Entry # 458799, in the Conveyance Records of the Clerk of Courts office, Caddo Parish, Louisiana containing **35.01 acres**, more or less. Geo # 171430-000-0055-00

TRACT 6:

That certain tract or parcel of land located in Section 30, Township 17 North, Range 14 West, Caddo Parish, Louisiana, being more particularly described in that certain Order of Expropriation, Recorded March 5, 1993, Book 2875, Page 784, Entry # 1377897, in the Conveyance Records of the Clerk of Courts office, Caddo Parish, Louisiana containing **10.749 acres**, more or less. Geo # 171430-000-0091-00

TRACT 7:

That certain tract or parcel of land located in Section 30, Township 17 North, Range 14 West, Caddo Parish, Louisiana, being more particularly described in that certain Act of Exchange, Recorded September 8, 2003, Book 3629, Page 398, Entry # 1880423, in the Conveyance Records of the Clerk of Courts office, Caddo Parish, Louisiana containing **1.143 acres**, more or less. Geo # 171430-000-0123-00

TRACT 8:

That certain tract or parcel of land located in Section 30, Township 17 North, Range 14 West, Caddo Parish, Louisiana, being more particularly described in that certain Acquisition Deed, Recorded November 3, 1949, Book 606, Page 329, Entry # 57779, in the Conveyance Records of

the Clerk of Courts office, Caddo Parish, Louisiana containing **42.46 acres**, more or less. Geo # 171430-001-0010-00

TRACT 9:

That certain tract or parcel of land located in Section 30, Township 17 North, Range 14 West, Caddo Parish, Louisiana, being more particularly described in the following Acquisition Deeds: Recorded September 13, 1949, Book 598, Page 673, Entry # 54583, Recorded September 14, 1949, Book 598, Page 686, Entry # 54637, Recorded September 14, 1949, Book 598, Page 687, Entry # 54638, Recorded September 14, 1949, Book 598, Page 688, Entry # 54639, Recorded September 14, 1949, Book 598, Page 689, Entry # 54640, Recorded September 14, 1949, Book 598, Page 690, Entry # 54641, Recorded September 16 3, 1949, Book 598, Page 733, Entry # 54767, Recorded October 7, 1949, Book 605, Page 216, Entry # 56038 in the Conveyance Records of the Clerk of Courts office, Caddo Parish, Louisiana containing **20.864 acres**, more or less. Geo # 171430-002-0029-00

TRACT 10:

That certain tract or parcel of land located in Section 30, Township 17 North, Range 14 West, Caddo Parish, Louisiana, being more particularly described in that certain Cash Sale Deed, Recorded July 26, 1991, Book 2760, Page 152, Entry # 1313495, in the Conveyance Records of the Clerk of Courts office, Caddo Parish, Louisiana containing **2.14 acres**, more or less. Geo # 171430-003-0033-00

BEING AND AGGREGATE OF **128.4592 ACRES**, MORE OR LESS.

BEING A TOTAL OF 520.220 ACRES