

AGENDA
City of Monroe

LEGAL & REGULAR SESSION – FEBRUARY 25, 2025, 6:00PM
CITY COUNCIL CHAMBERS CITY HALL

I: ROLL CALL AND DECLARE QUORUM:

II: INVOCATION & PLEDGE OF ALLEGIANCE – MR. MCFARLAND:

III: COMMUNICATIONS & SPECIAL ANNOUNCEMENTS:

1. Mr. Harvey
2. Mrs. Ezernack
3. Ms. Woods
4. Mr. McFarland
5. Mr. Muhammad
6. Mayor Ellis

IV: APPROVE MINUTES OF THE LEGAL AND REGULAR SESSION OF FEBRUARY 11, 2025:
(PUBLIC COMMENTS)

V: PRESENTATIONS:
NONE.

VI: PUBLIC HEARINGS:
NONE.

PROPOSED CONDEMNATIONS:
(Public Comment)
None.

VII: ACCEPTANCE OR REJECTION OF BIDS:
(Public Comment)
None.

VIII: RESOLUTIONS AND MINUTE ENTRIES:

1. Council:

Public Comment:

(a) Adopt a Resolution granting an exception to the Open Container Ordinance to the General Claire L. Chennault Foundation (Red, White & Blue Airshow) pursuant to Monroe City Code Sec. 12-231 D. (Open Container Ordinance) and further providing with respect thereto.

(b) Adopt a Resolution closing Chennault Golf Course, Bogey Drive, and adjacent areas to the general public from May 2, 2025, at 2:00 pm through May 4, 2025, for the Red, White, and Blue Airshow.

(c) Adopt a Resolution granting an exception to the Open Container Ordinance to the Lotus Club for an event (Crawfish Boil) pursuant to Monroe City Code Sec. 12-231 D. (Open Container Ordinance) and further providing with respect thereto.

2. Department of Administration:

Public Comment:

(a) Consider three (3) Renewal Applications for a New 2025 Class A Alcoholic Beverage Permit. The Monroe Police Department has no disqualifying records and Sales Tax has been approved.

(b) Consider five (5) Renewal Applications for a New 2025 Class B Alcoholic Beverage Permit. The Monroe Police Department has no disqualifying records and Sales Tax has been approved.

(c) Consider an Application by Darian Garcia dba El Tio Jose Mexican Grill, 512 DeSiard Street, Ste. A, Monroe LA 71203 for a New 2025 Class A Alcoholic Beverage Permit. The Monroe Police Department has no disqualifying records and Sales Tax has been approved. (Distance Report Cleared, Cert. of Occupy Cleared)

(d) Consider an Application by Divinestar Investments LLC dba Smoker's Express #11, 3405 DeSiard Street, Monroe LA 71203 for a New 2025 Class B Alcoholic Beverage Permit. The Monroe Police Department has no disqualifying records and Sales Tax has been approved. (Distance Report Cleared, Cert. of Occupy Cleared)

(e) Consider request from the Purchasing Division for authorization for an authorized City representative to advertise for bids for the Water Distribution System Improvements – Sunset Drive. The engineer's estimate is \$333,500.00. The DBE goal is 16.94% and the source of funds is Water Capital Funds.

(f) Adopt a Resolution authorizing a contract with J.E. Dupuy Flooring and Acoustical, Inc. to furnish and install carpet at 1401 Stubbs Avenue and further providing with respect thereto.

3. Department of Planning & Urban Development:

Public Comment:

None.

4. Legal Department:

Public Comment:

None.

5. Mayor's Office:

Public Comment:

(a) Adopt a Resolution authorizing a Cooperative Endeavor Agreement with the Miss Louisiana Organization and further providing with respect thereto.

(b) Adopt a Resolution authorizing a Cooperative Endeavor Agreement with Ouachita Green and further providing with respect thereto.

6. Department of Public Works:

Public Comment:

None.

7. Department of Community Affairs:

Public Comment:

None.

8. Police Department:

Public Comment:

None.

9. Fire Department:

Public Comment:

None.

10. Engineering Services:

Public Comment:

(a) Consider request from Abdulrahman Kassim dba Stop & Save Mini Mart for a Major

Conditional Use Permit authorizing the use of this location (910 Louisville Avenue) to allow the sale of alcohol for consumption off-premises in the B-3 (General Business/Commercial) District. The applicant proposes to operate a convenience store at this location. The Comprehensive Zoning Ordinance allows this as a Major Conditional Use in the B-3 (General Business Commercial) District. Major Conditional Uses are uses that second level of approval; therefore, this request comes before the City Council for their approval in addition to that of the Planning Commission.

BREAK IF NEEDED:

IX: INTRODUCTION OF RESOLUTIONS & ORDINANCES:

Public Comment:

None.

X: RESOLUTIONS AND ORDINANCES FOR SECOND READING AND FINAL ADOPTION AND SUBJECT TO PUBLIC HEARING:

(a) Finally adopt an Ordinance authorizing the City of Monroe to take corporeal possession of and sell to Robert Rucks, all rights, title, and interest that the City may have acquired to the Lots 1 & n 5 ft of Lot 2, Square 49, Lee Avenue Addition, Ouachita Parish, 3601 Lee Ave, District 4, Monroe, La, by Adjudication at Tax Sale dated June 25th 2003, and further providing with respect thereto.

(b) Finally adopt an Ordinance declaring a ± 0.146 acre tract of immovable property (north ½ of a revoked portion of Grammont Street) no longer necessary for public use and authorizing said property to be sold at private sale to Choice Brands, Inc. and further providing with respect thereto.

XI: CITIZENS PARTICIPATION:

XII: ADJOURN.

City Hall, Monroe, Louisiana
February 11, 2025
6:00p.m.

The Honorable Vice Chairman Rodney McFarland I, called the meeting to order. He then asked the clerk to call roll.

There were present: Mr. Harvey, Mr. McFarland, & Mr. Muhammad

There was absent: Mrs. Ezernack & Ms. Woods.

Vice Chairman McFarland announced that a quorum was present, and that the Invocation and the Pledge of Allegiance would be led by Ms. Woods designee.

The Invocation was led by Vice Chairman Rodney McFarland I.

COMMUNICATIONS & SPECIAL ANNOUNCEMENT:

(1) Mr. Harvey had no announcements.

(2) Mr. Muhammad had no announcements.

(3) Mayor Friday Ellis introduced the City's friends from Grow Nela Mr. Rob Cleveland, CEO, Mr. Chap Breard, and Mr. Brandon Welch, Business Development Manager.

Mr. Rob Cleveland, CEO Grow Nela, said Grow Nela is the regional economic development organization representing all ten parishes in Northeast Louisiana including the City of Monroe. He said they are working closely with the Mayor and his staff on many economic development projects. He said Grow Nela main function is to attach new businesses, jobs, and investments to Northeast Louisiana. He said typically an organization like Grow Nela will receive three to four new business leads every month. He noted at the end of last year they saw 20 new leads and they were able to respond to 17. He said of those 17 leads 12 needed a site and 5 needed a building. He said the top sites they responded with were Charleston IP (6), Millhaven North (5), and Holly Ridge East (4). He said a lot of the leads they have are looking for big parcel of land and they have that in the Charleston IP and Millhaven North centered in Ouachita Parish and the City of Monroe. He said there are never enough vacant buildings and the buildings they have are primarily in West Monroe and Sterlington, but they are responding with multitenant buildings in the City of Monroe.

Mr. Chap Breard said they appreciated the City's support, and this is a revamp of an old organization. He said they are excited and appreciated the funding and he said there is a lot of activity. He said he is excited all three entities West Monroe, City of Monroe, and the Ouachita Parish Police Jury are working together to move the Parish forward. He said at the end of the day they all need jobs and investments.

Mr. Harvey wanted to know if Mr. Cleveland could describe what Charleston IP and Millhaven North mean for those that may not be familiar.

Mr. Cleveland said Charleston IP is on the South end of Monroe approximately 600 acres in Richwood and it is a certified site meaning that a lot of the work has been done such as the environmental work, survey work, and understanding utilities at that site. He said it is a very attractive site because they can immediately respond to companies that they can turn shovel tomorrow. He said the Millhaven site is out by Louisiana Delta Community College (LDCC) and the graphic package facility another 640 acres that they are looking to certify the site next to it.

Mayor Ellis said it is not only attracting new investments but it also if the City have companies here that want to expand they can help them through that process. He said they can help them get connected with State entities and answer questions of what incentives come along with this. He said there is a lot of work to be done and historically there have been two organizations that represented the City in one way or another. He said ultimately all entities City of Monroe, West Monroe, Ouachita Parish and surrounding parishes decided to put all eggs in one basket for one company to give all their time, talent, and effort here through a big search process. He said they are a great organization doing great work and the meta site is taking a lot of their time. He said they have been really great partners, and he thanked them for the work that they do, and he said he looks forward to what is in store for the region.

Lastly, Mr. Cleveland said he likes to tell people with the connectivity and social media there has never been an easier time to connect. He said if you have an idea they would love to hear about it.

(4) Mr. McFarland announced Chairlady Woods Chat & Chew will be on February 19th 10am until 12pm at the Powell Community Center. He said she is inviting everyone to come and be with her at her Chat & Chew. He noted his Chat and Chew is quarterly, and it will be on the 17th of March at the Emily P. Recreation Center from 5pm until 7pm. He further noted special guest at his Chat and Chew Chief of Police Victor Zordan, Director of Planning and Urban Development Mrs. Ellen Hill, and Director of Public Works Mr. Louis Tolliver.

Upon motion of Mr. Harvey and seconded by Mr. Muhammad, and the minutes of the Legal and Regular session of January 28, 2025, were unanimously approved. (There were no public comments.)

PROPOSED CONDEMNATIONS:

The following condemnation was removed:

(1) Upon motion of Mr. Harvey, seconded by Mr. Muhammad and unanimously approved to remove 3208 Polk St. (D4) – Owner Brown and Sons Realty & Louis Williams c/o Vanessa W. Ballard. (There were no public comments.)

Mr. McFarland stated he was informed this issue has already been taken care of.

The following condemnations were considered:

(1) 3904 Lee Ave. (D4) – Owner: Earl J. Nelson. Notice to show cause was served. Photographic evidence was presented. There was no one present. Upon motion of Mr. McFarland, seconded by Mr. Muhammad and unanimously approved, the building was condemned, and the property owner given 30 days in which to bring the structure into compliance with the Code or demolish the Structure and clean the lot. (There were no public comments.)

Mr. Tommy James, Code Enforcement Officer, stated this is an open dilapidated structure with a hole in the roof. They are asking that the property be condemn giving the owner 30 days to bring the structure into compliance.

Mr. McFarland condemn the property giving the owner 30 days to bring the structure into compliance and if to proceed on.

(2) 1806 Hansford St. (D4) – Owner: Brown and Sons Realty & Louis Williams c/o Vanessa W. Ballard. Notice to show cause was served. Photographic evidence was presented. There was no one present. Upon motion of Mr. McFarland, seconded by Mr. Harvey and unanimously approved, the building was condemned, and the property owner given 30 days in which to bring the structure into compliance with the Code or demolish the Structure and clean the lot. (There were no public comments.)

Mr. James noted this is also an unsafe open dilapidated structure. They are asking that the property be condemn giving the owner 30 days to come into compliance.

Mr. McFarland said it looks like all the property tonight are in District 4 and he thanked Mr. James for helping him clean up District 4. He said he would love to see some District 1,2, 3, and 5 on the agenda. He condemn the property giving the owner 30 days to make improvements if not move forward.

(3) 704 South 2nd St. (D4) – Owner: Sandra and Jay Jagers. Notice to show cause was served. Photographic evidence was presented. There was no one present. Upon motion of Mr. McFarland, seconded by Mr. Muhammad and unanimously approved, the building was condemned, and the property owner given 30 days in which to bring the structure into compliance with the Code or demolish the Structure and clean the lot. (There were no public comments.)

Mr. James said this is also a dilapidated structure and he spoke with the tenant who was hoping to be able to do something with the property, but she is not going to be able too. They are asking that the property be condemn giving the owner 30 days to come into compliance.

Mr. McFarland condemn the property giving the owner 30 days to bring it up to code and if not move forward.

RESOLUTIONS AND MINUTE ENTRIES:

Council:

(a) Upon motion of Mr. Harvey, seconded by Mr. Muhammad and unanimously approved Resolution No. 8881 granting an exception to the Open Container Ordinance to the Louisiana Cancer Foundation for an event (Mad Dash 5k) at ULM in the Grove pursuant to Monroe City Code Sec. 12-231 D. (Open Container Ordinance) and further providing with respect thereto. (There were no public comments.)

(b) Upon motion of Mr. Harvey, seconded by Mr. Muhammad and unanimously approved Resolution No. 8882 granting an exception to the Open Container Ordinance to the Children's Coalition for an event (The Dragon Boat Festival) on ULM Campus pursuant to Monroe City Code Sec. 12-231 D. (Open Container Ordinance) and further providing with respect thereto. (There were no public comments.)

Department of Administration:

(a) Upon motion of Mr. Muhammad, seconded by Mr. Harvey and unanimously approved to Consider request from the Purchasing Division for an authorized City representative to advertise competitive bids for a five-year contract for rolling stock and replacement parts, including bus procurements, in accordance with Transit Division specifications. The costs of the procurements will be determined in accordance with contractual obligations, and the costs of the purchases will be funded by the Federal Transit Administration and City of Monroe. (There were no public comments.)

Department of Planning & Urban Development:

(a) Upon motion of Mr. Harvey, seconded by Mr. Muhammad and unanimously approved Resolution No. 8883 authorizing a contract with Bright Construction LLC for lead remediation at 102 Masonic Street and further providing with respect thereto. (There were no public comments.)

(b) Upon motion of Mr. Harvey, seconded by Mr. Muhammad and unanimously approved Resolution No. 8884 authorizing a contract with Perspective Building Solutions LLC for lead remediation at 207 Moore Avenue and further providing with respect thereto. (There were no public comments.)

Department of Public Works:

(a) Upon motion Mr. Harvey, seconded by Mr. Muhammad and unanimously approved Resolution No. 8885 authorizing a contract with Dixie Overland Construction for the WTP – Grammont Fill Line Repair Project and further providing with respect thereto. (There were no public comments.)

Engineering Services:

(a) Upon motion Mr. Harvey, seconded by Mr. Muhammad and unanimously approved Resolution No. 8886 approving Change Order No. One (1) for the Bayou Bartholomew Pump Station Improvements Project and further providing with respect thereto. (There were no public comments.)

(b) Upon motion Mr. Muhammad, seconded by Mr. Harvey and unanimously approved Resolution No. 8887 approving Change Order No. One (1) for the HVAC & Electrical Improvements (various city locations) Project and further providing with respect thereto. (There were no public comments.)

INTRODUCTION OF RESOLUTIONS & ORDINANCES:

(a) Upon motion of Mr. Harvey, seconded by Mr. Muhammad and unanimously approved to introduce an Ordinance authorizing the City of Monroe to take corporeal possession of and sell to Robert Rucks, all rights, title, and interest that the City may have acquired to the Lots 1 & n 5ft of Lot 2, Square 49, Lee Avenue Addition, Ouachita Parish, 3601 Lee Ave, District 4, Monroe, La, by Adjudication at Tax Sale dated June 25th 2003, and further providing with respect thereto. (There were no public comments.)

Citizen's Participation:

(1) Ms. Thelma J. Steveson, Mayor of Adams Street, said she left home early to get to the meeting on time and to her dismay Adam Street is sinking at North 19th and Adams Street. She said it's a big hole there and if the City doesn't repair it she won't be able to come to any more meetings.

Mr. McFarland said the City can have Public Works check on it.

There being no further business to come before the council, the meeting was adjourned at 6:23 p.m., upon motion of Mr. Harvey and it was seconded by Mr. Muhammad.

Mr. Rodney McFarland I
Vice Chairman

Ms. Carolus S. Riley
Council Clerk

Ms. Ileana Murray
Staff Secretary

For extended details on the council meeting please call the Council Clerk Monday-Friday at 318-329-2252 to schedule an appointment to listen to the minute recording.

RESOLUTION

STATE OF LOUISIANA

NO. _____

CITY OF MONROE

The following Resolution was introduced by _____ who moved for its adoption and was seconded by _____.

RESOLUTION GRANTING AN EXCEPTION TO THE OPEN CONTAINER ORDINANCE TO THE GENERAL CLAIRE L. CHENNAULT FOUNDATION (RED, WHITE & BLUE AIRSHOW) PURSUANT TO MONROE CITY CODE SEC. 12-231 D. (OPEN CONTAINER ORDINANCE), AND FURTHER PROVIDING WITH RESPECT THERETO.

WHEREAS, The General Claire L. Chennault Foundation applied to the Monroe City Council pursuant to Monroe City Code Sec. 12-231 D., for a permit for a special event, "Red, White & Blue Airshow", to be held Friday, May 2, 2025 from 5pm until 9:00pm and Saturday, May 3, 2025 from 5pm until 9:00pm and Sunday, May 4, 2025 from 12pm until 5pm at the Monroe Regional Airport, 5400 Operations Road for the purpose of obtaining an exception to the Open Container Ordinance for said event, and

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Monroe, Louisiana, in legal session convened, that the General Claire L. Chennault Foundation, be and is hereby granted a permit for a special event, "Red, White & Blue Airshow", to be held Friday, May 2, 2025 from 5pm until 9:00pm and Saturday, May 3, 2025 from 5pm until 9:00pm and Sunday, May 4, 2025 from 12pm until 5pm at the Monroe Regional Airport, 5400 Operations Road. There will be traffic control in place and MPD, OPSO as well as RPSO officers will be assisting with the event. This Resolution shall act as an exception only to the open container for said event pursuant to Monroe City Code Sec. 12-231 D.

This Resolution having been submitted in writing was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Resolution was declared ADOPTED on the _____ day of _____, 2025.

CHAIRMAN

CITY CLERK



POLICE DEPARTMENT
CHIEF VICTOR ZORDAN

P.O. Box 1581
700 Wood Street
Monroe, LA 71210-1581
office: 318-329-2600
fax: 318-329-2610

To: Chief Victor Zordan

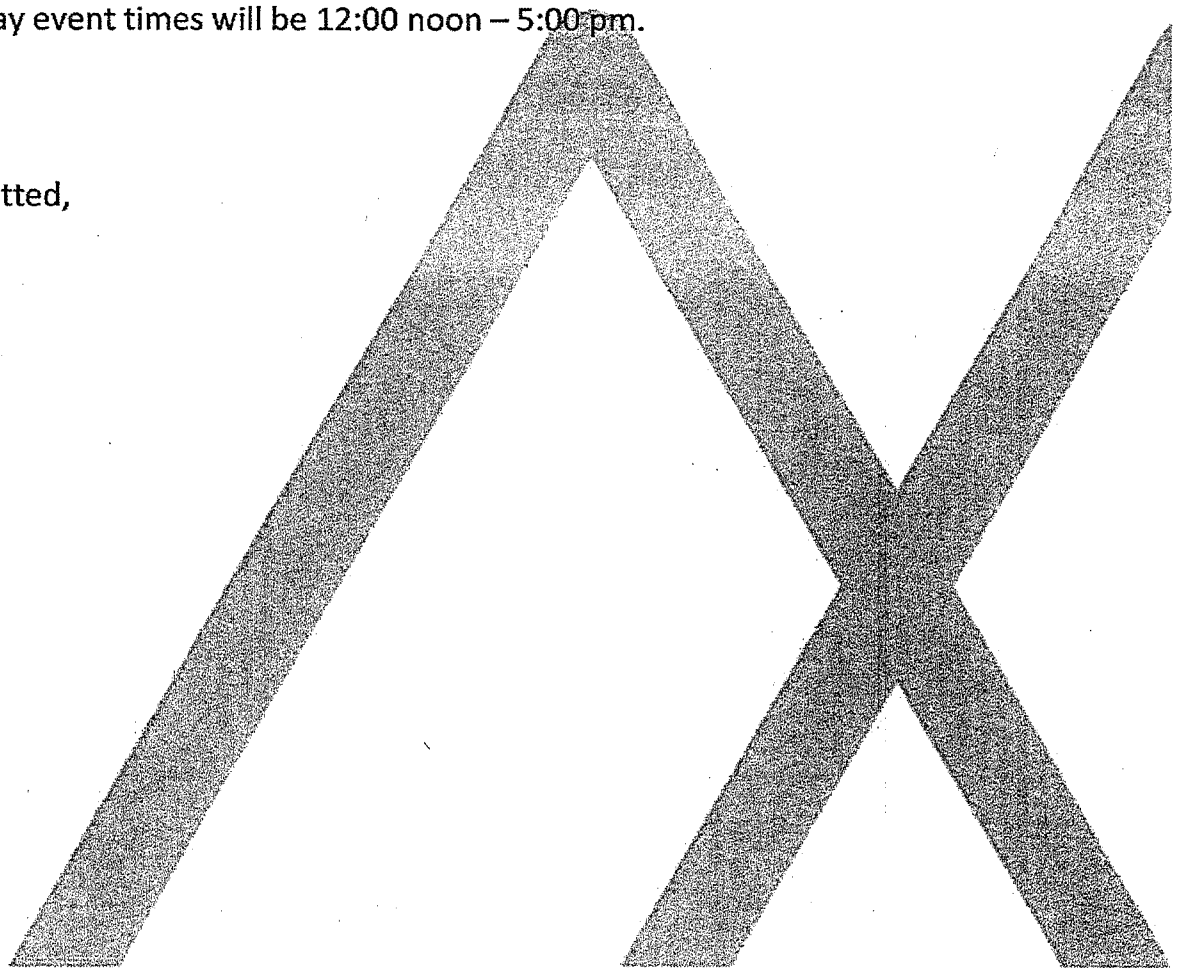
From: Cpl. Kwasic Heckard

Re: 2025 Red, White, & Blue Airshow

Sir,

The General Claire L. Chennault Foundation is hosting their Annual Red, White, & Blue Airshow Friday, May 2nd through Sunday, May 4th of 2025. It will be held at Monroe Regional Airport. The same road closures will be utilized this year. Chennault Park will need to be closed to the public for the days of the event. They will need a no objection letter along with an open container exemption letter for the event. The MPD, OPSO, and RPSO Reserves will assist with this event as usual. They will be applying for their ATC license for the event as well. We will utilize some of our equipment for the event. Friday and Saturday event times will be 5:00 – 9:00pm, and Sunday event times will be 12:00 noon – 5:00 pm.

Respectfully submitted,
Cpl. Heckard



5:05

5G

2025 GL CERTS PDF - 1.1 MB

Monroe, LA 71203

ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Karen Moore

Karen Moore

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ACORD 25 (2016/03)

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1000644768-01

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
2/3/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES DESCRIBED BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Kimmel Aviation Insurance Agency, Inc.
442 Airport Road
Greenwood MS 38930

CONTACT: Karen Moore
PHONE: 316-669-9500
FAX: [blank]
E-MAIL: karen.moore@kimmelinsurance.com
ADDRESS: [blank]

INSURER(S) ACCORDING COVERAGE: Starr Indemnity and Liability Insurance Co.

INSURED: Red, White and Blue Airshow Inc., its officers, members, volunteers and Board of Directors
701 Kansas Lane
Monroe LA 71203

INSURER A: [blank]
INSURER B: [blank]
INSURER C: [blank]
INSURER D: [blank]
INSURER E: [blank]

COVERAGES: CERTIFICATE NUMBER: 1000644768-01 REVISION NUMBER: [blank]

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

FROM DATE	TYPE OF INSURANCE	AGGREGATE LIMIT	POLICY NUMBER	INSURED	PERIOD OF POLICY	COVERAGE	LIMITS
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/>		1000644768-01		04/29/2025 - 05/07/2025	EACH OCCURRENCE DAMAGE TO PREMISES MED EXP (Per one person) PERSONAL & ADV INJURY PERSONAL ASSAULT PRODUCTS - COMPROP AGG Liquor Liability	\$ 5,000,000 \$ \$ 2,500 \$ 5,000,000 \$ N/A \$ 5,000,000 \$ 1,000,000
A	GENERAL AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PER <input type="checkbox"/> LOC <input type="checkbox"/> OTHER: [blank]						
A	AUTOMOBILE LIABILITY ANY AUTO OWNED ANY AUTO NON-OWNED ANY AUTO OTHER		1000644768-01 on premises only		04/29/2025 - 05/07/2025	COMBINED SINGLE LIMIT BODILY INJURY (Per person) PROPERTY DAMAGE (Per accident)	\$ 5,000,000 \$ \$
	UMBRELLA LIAB EXCESS LIAB					EACH OCCURRENCE AGGREGATE	\$ \$
	WORKERS COMPENSATION AND EMPLOYERS LIABILITY EMPLOYERS LIABILITY EMPLOYERS LIABILITY EMPLOYERS LIABILITY EMPLOYERS LIABILITY					E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	\$ \$ \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Red, White and Blue Airshow at the Monroe Regional Airport and any other location necessary and incidental to the aviation operations of the Named Insured.

Certificate Holder is included as Additional Insured.

CERTIFICATE HOLDER
City of Monroe
400 Lea Joyner Memorial Expressway
Monroe, LA 71201

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
AUTHORIZED REPRESENTATIVE
Karen Moore
Karen Moore

ACORD 25 (2016/03)

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Open Microsoft 365 (Office)





FROM THE OFFICE OF
MAYOR FRIDAY ELLIS

January 29, 2025

To Whom It May Concern:

It is my understanding that the Chennault Aviation & Military Museum will be hosting an event, "Red, White, & Blue Airshow" on Friday & Saturday, May 2-3, 2025, from 5:00-9:00pm and Sunday, May 4, 2025, from 12:00-5:00pm. The event will be held at the Monroe Regional Airport, located at 5400 Operations Road, Monroe, Louisiana, 71212. Alcohol will be served at the event.

Chennault Aviation & Military Museum will apply for the required special event permit issued by the state. The City of Monroe has no objection to said activities.

Sincerely,

Friday Ellis
Mayor

RESOLUTION

**STATE OF LOUISIANA
CITY OF MONROE**

NO. _____

The following Resolution was offered by _____ who moved for its adoption and was seconded by _____:

A RESOLUTION CLOSING CHENNAULT GOLF COURSE, BOGEY DRIVE, AND ADJACENT AREAS TO THE GENERAL PUBLIC FROM MAY 2, 2025, AT 2:00 PM THROUGH MAY 4, 2025, FOR THE RED, WHITE, AND BLUE AIRSHOW.

WHEREAS, the General Claire L. Chennault Foundation will be hosting the Red, White, and Blue Airshow: Saluting America’s Heroes at the Monroe Regional Airport from Friday, May 2, 2025, until Sunday, May 4, 2025;

WHEREAS, due to the expected turnout at the event and the logistical requirements for the operation of the event, Chennault Park Golf Course and Bogey Drive will be largely inaccessible to the general public on those dates;

WHEREAS, for the safety of patrons, participants, and organizers of the event, it is necessary to restrict access to these areas to the general public from May 2, 2025, at 2:00 p.m. through May 4, 2025, with normal business hours resuming on Monday, May 5, 2025.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Monroe, Louisiana, in legal and regular session convened, that Chennault Park Golf Course, Bogey Drive, and the adjacent areas shall be closed from May 2, 2025, at 2:00 pm through May 4, 2025, with normal business hours resuming on Monday, May 5, 2025.

This Resolution having been submitted in writing, was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Resolution was declared **ADOPTED** on February 25, 2025.

CHAIRPERSON

CITY CLERK

RESOLUTION

STATE OF LOUISIANA

NO. _____

CITY OF MONROE

The following Resolution was introduced by _____ who moved for its adoption and was seconded by _____.

RESOLUTION GRANTING AN EXCEPTION TO THE OPEN CONTAINER ORDINANCE TO THE LOTUS CLUB FOR AN EVENT (CRAWFISH BOIL) PURSUANT TO MONROE CITY CODE SEC. 12-231 D. (OPEN CONTAINER ORDINANCE), AND FURTHER PROVIDING WITH RESPECT THERETO.

WHEREAS, The Lotus Club applied to the Monroe City Council pursuant to Monroe City Code Sec. 12-231 D., for a permit for a special event, "Crawfish Boil", scheduled for Saturday, March 1, 2025 at Henry Bry Park. The exception is from 4:00pm until 8:00pm, and

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Monroe, Louisiana, in legal session convened, that The Lotus Club be and is hereby granted a permit for a special event, "Crawfish Boil", scheduled for Saturday, March 1, 2025 at Henry Bry Park. The exception is from 4:00pm until 8:00pm. There will be off duty officers for security at this event. This Resolution shall act as an exception only to the open container for said event pursuant to Monroe City Code Sec. 12-231 D.

This Resolution having been submitted in writing was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Resolution was declared ADOPTED on the _____ day of _____, 2025.

CHAIRMAN

CITY CLERK



FROM THE OFFICE OF
MAYOR FRIDAY ELLIS

February 20, 2025

To Whom It May Concern:

It is my understanding that the Lotus Club will be hosting an event, "Lotus Club Crawfish Boil" on Saturday, March 1, 2025, from 4:00pm-8:00pm. The event will be held at Henry Bry Park, located at 110 Desiard Street, Monroe, Louisiana, 71201. Alcohol will be served at the event.

The Lotus Club will apply for the required special event permit issued by the state. The City of Monroe has no objection to said activities.

Sincerely,

Friday Ellis
Mayor



POLICE DEPARTMENT
CHIEF VICTOR ZORDAN

P.O. Box 1581
700 Wood Street
Monroe, LA 71210-1581
office: 318-329-2600
fax: 318-329-2610

To: Chief Victor Zordan

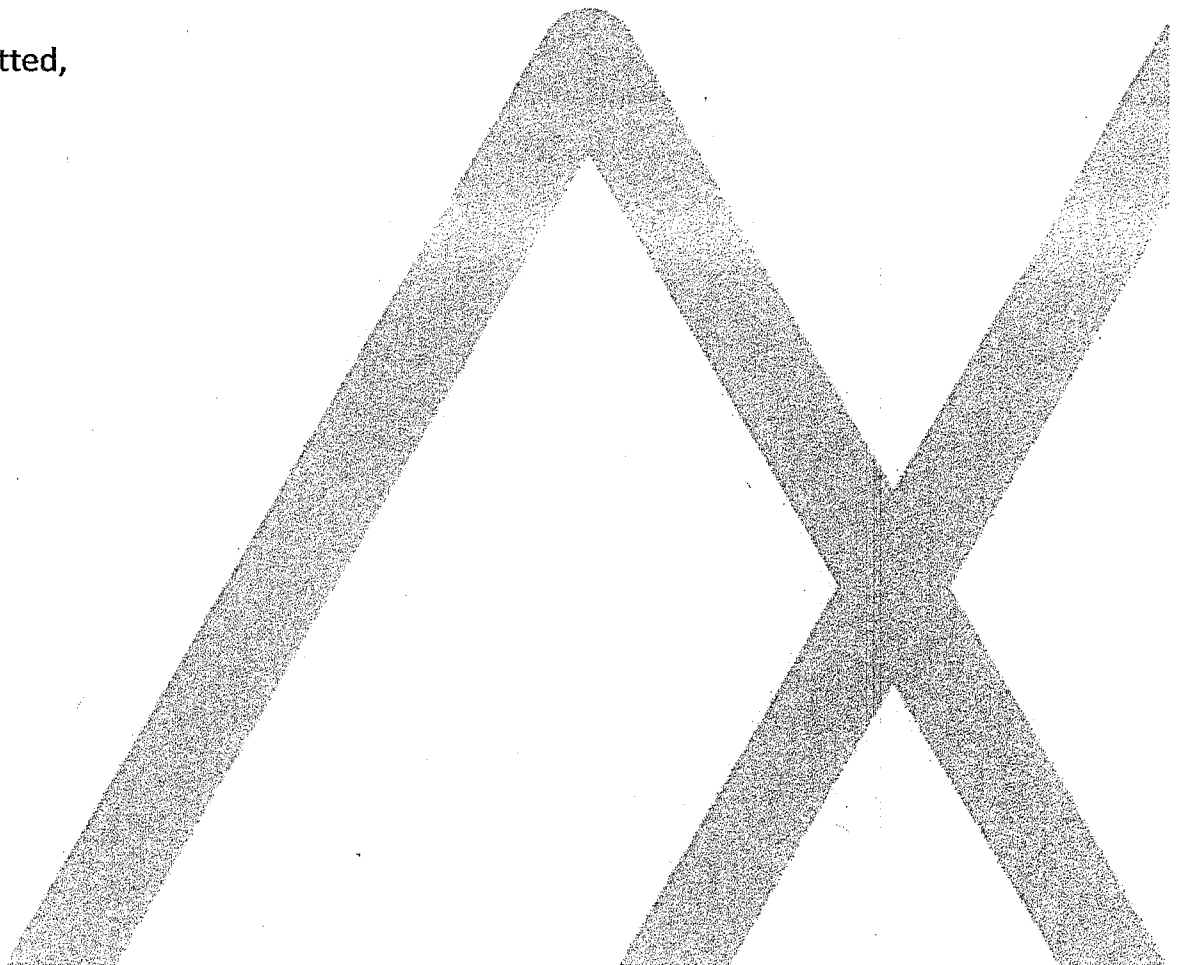
From: Cpl. Kwasic Heckard

Re: Lotus Club (Crawfish Boil)

Sir,

The Lotus Club is having a Crawfish Boil at Henry Bry Park on Saturday, March 1, 2025. The event is scheduled for 4:00 pm – 8:00 pm. They're expecting approximately 250 individuals to be in attendance for the crawfish boil. Alcohol will be consumed at this event. They will need an open container exemption letter. They're requesting 2 off-duty officers to work the event.

Respectfully submitted,
Cpl. Heckard





LOTUCLU-01

SNORRIS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
2/12/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

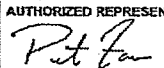
PRODUCER Forth Insurance, LLC (2200) P.O. Box 2110 Monroe, LA 71207	CONTACT NAME: Sharon Norris PHONE (A/C, No, Ext): (318) 361-4767 FAX (A/C, No): (318) 388-1466 E-MAIL ADDRESS: SharonN@tfins.com
	INSURER(S) AFFORDING COVERAGE NAIC # INSURER A: United Fire & Casualty Company 13021 INSURER B: LUBA Casualty Insurance Company 12472 INSURER C: INSURER D: INSURER E: INSURER F:
INSURED Lotus Club of Monroe, Inc. 130 DeSiard Street Ste 900 Monroe, LA 71201	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Liquor Liability 1/2M GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		10129422880	7/1/2024	7/1/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 HIRED NON OWNED
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Per accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB OCCUR CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NF) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	028000016899124	7/1/2024	7/1/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Certificate is included as additional insured on the policy as respects General Liability per form BP7016 05/16 Additional Insured - Designated person or organization.
Crawfish Boil - 3/1/2025 110 Desiard St, Monroe, LA 71201

CERTIFICATE HOLDER City of Monroe PO Box 123 Monroe, LA 71207	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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CITY OF MONROE

TAXATION & REVENUE

*City of Monroe, Louisiana
MAYOR- COUNCIL GOVERNMENT*

MEMO

To: *Carolus Riley
City Council*

From: *Tim Lewis
Director of Tax & Revenue*

Re: *Alcohol Renewals (For February 28, 2024, Meeting)*

Date: *February 14, 2025*

CLASS A - \$500 RESTAURANTS (LIQUOR)

CLASS B - \$500 CONVENIENT STORES (LIQUOR)

CLASS C - \$75 (BEER ONLY)

CLASS D - \$60 (BEER -OFF PREMISES)

CLASS E - \$500 PRIVATE CLUBS

CLASS G - \$500 WHOLESALE (LIQUOR ONLY)

CLASS H - \$100 WHOLESALE (BEER ONLY)

RENEWAL ALCOHOL LICENSE

Class A (3)

1. Tailgators- 519 Desiard Street, Owner- Hailey Ray
2. Olive Garden Restaurant #4488- 4781 Pecanland Mall Drive, Owner- GMRI, INC
3. Downtown Billiards- 524 Desiard Street, Owner- Hailey Ray

Class B (2)

1. Dollar General Store #23262- 2350 Sterlington Road, Owner- DG Louisiana LLC
2. Dollar General Store #8257- 3146 Louisville Avenue, Owner- DG Louisiana LLC



CITY OF MONROE
TAXATION & REVENUE
MAYOR- COUNCIL GOVERNMENT

MEMO

To: Carolus Riley
City Council

From: Tim Lewis
Director of Taxation & Revenue

Re: Alcohol Renewals (For February 25, 2025, Council Meeting)

Date: February 19, 2024

CLASS A - \$500 RESTAURANTS (LIQUOR)	CLASS E- \$500 PRIVATE CLUBS
CLASS B- \$500 CONVIENCE STORES (LIQUOR)	CLASS G-\$500 WHOLESALE (LIQUOR ONLY)
CLASS C- \$75 (BEER ONLY)	CLASS H- \$100 WHOLESALE (BEER ONLY)
CLASS D- \$60 (BEER- OFF PREMISES)	

RENEWAL ALCOHOL LICENSE

CLASS B (3)

- 1. Circle K #2707771- 1407 Sterlington Rd, Owner- Circle K Stores Inc**
- 2. Circle K #2707766- 4200 Sterlington Rd, Owner- Circle K Stores Inc**
- 3. Circle K #2707760- 1600 Martin Luther King Jr. Rd, Owner- Circle K Stores Inc**



CITY OF MONROE

TAXATION & REVENUE
CITY OF MONROE, LOUISIANA
MAYOR- COUNCIL GOVERNMENT

MEMO

To: Carolus Riley
City Council

From: Tim Lewis
Director of Taxation & Revenue

Re: New Alcohol License (For February 25, 2025, Council Meeting)

Date: February 19, 2025,

CLASS A – \$500 RESTAURANTS (LIQUOR)

CLASS B – \$500 CONVIENCE STORES (LIQUOR)

CLASS C – \$75 (BEER ONLY)

CLASS D – \$60 (BEER – OFF PREMISES)

CLASS E – \$500 PRIVATE CLUBS

CLASS G – \$500 WHOLESALE (LIQUOR ONLY)

CLASS H – \$100 WHOLESALE (BEER ONLY)

NEW ALCOHOL LICENSE

CLASS A (NEW) (1)

1. El Tio Jose Mexican Grill
512 Desiard Street, Ste A
Monroe, LA 71203

Owner: Darian Garcia

CLASS B (NEW) (1)

1. Smoker's Express #11
3405 Desiard Street
Monroe, LA 71203

Owner: Divinestar Investments LLC

CO – CLEARED

SALES TAX CLEARED

DISTANCE REPORT CLEARED



MEMO

TO: Carolus Riley, Council Clerk

CC: Stacey Rowell, Director of Administration
Christina Davis, Director of Purchasing
Morgan McCallister, P.E., City Engineer

Date: March 11, 2025

The City of Monroe Purchasing Division requests authorization for an authorized City representative to advertise for bids for the Water Distribution System Improvements – Sunset Drive. The engineer's estimate is \$333,500.00. The DBE goal is 16.94% and the source of funds is Water Capital Funds.

Sincerely,

Angel Taylor

Angel Taylor
Buyer of Purchasing



Volkert Project No.:

1180615

Project Title:

Water Distribution System Improvements – Sunset Drive

Project Description:

The current water distribution line located on Sunset Drive is in need of replacement. The existing line is a 2-1/4" water line and is proposed to be replaced with a new 6" PVC water line. By replacing the existing line with a new 6" line, it will give the residents along Sunset Drive more capacity and allow the City to place fire hydrants along Sunset Drive as needed and to provide adequate fire protection for the residents of this area. The existing line is constantly causing problems due to leaks and is below the minimum size needed to place any fire protection along the street. The proposed work will tie-in at the Parkview intersection and extend down Sunset Drive and tie-in to the intersection of Crescent Drive.

RESOLUTION

**STATE OF LOUISIANA
CITY OF MONROE**

NO. _____

The following Resolution was offered by _____ who moved for its adoption and was seconded by _____.

A RESOLUTION AUTHORIZING A CONTRACT WITH J.E. DUPUY FLOORING AND ACOUSTICAL, INC. TO FURNISH AND INSTALL CARPET AT 1401 STUBBS AVENUE AND FURTHER PROVIDING WITH RESPECT THERETO.

WHEREAS, in accordance with the Purchasing and Bidding Procedures for the City of Monroe (Ord. No. 12,225) and the City’s Administrative Purchasing Manual, the City of Monroe desires to enter into a contract for the furnishing and installation of carpeting at 1401 Stubbs Avenue;

WHEREAS, J.E. Dupuy Flooring and Acoustical, Inc., submitted a quote in the amount of \$49,739.52 under State Contract No. 4400018268;

WHEREAS, Resolution No. 8183 requires Council authorization for specific public works projects, and the City desires to contract with J.E. Dupuy Flooring and Acoustical, Inc. to furnish and install carpet at 1401 Stubbs Avenue.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Monroe, in its legal and regular session convened, that Stacey Rowell, Director of Administration, is hereby authorized and empowered to enter into a contract with J.E. Dupuy Flooring and Acoustical, Inc. to furnish and install carpeting at 1401 Stubbs Avenue;

BE IT FURTHER RESOLVED that the City of Monroe shall make designations in accordance with state law for sales tax-exempt purchases on this project; and

This Resolution was submitted in writing and was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Resolution was declared **ADOPTED** on February 25, 2025.

CHAIRPERSON

CITY CLERK



CITY OF MONROE PROJECT REQUEST FORM

Date: _____

This form must be completed to authorize and coordinate soliciting quotes for the City of Monroe projects starting at \$5,000.00 up to \$250,000.00. Upon submitting this form, a representative from the Purchasing Division will contact you to verify the project scope and schedule. A final project scope, schedule, and budget account will be provided for review and approval by the Department/ Division Head or Administrative Designee.
NO WORK MAY COMMENCE WITHOUT A FULLY EXECUTED PROJECT AUTHORIZATION FORM.
 If you have any questions or need help completing this form, please call the Purchasing Office at 329-2222.

Job Name: Stubbs 2nd floor carpet
 Department: Administration
 Job Location: 1401 Stubbs
 Email: richard.moore@ci.monroe.la.us

Proposal Submitted to: Purchasing Division
 Date of Plans: 1/28/2025
 Phone Number: 3183293426

STATEMENT OF WORK:

Furnish and install the following:
 vinyl plank, carpet, base, floor prep carpet tile, adhesive per attached quote.

State Contract #4400018268
 Account # 1000 2011 6320.009

*Please use a separate attachment if more space is required

Requesting Employee (Print Name): RICHARD MOORE
 Requesting Employee (Signature): *Richard Moore*
 Department/Division Head Approval: *Richard Moore*

TO BE COMPLETED BY ENGINEERING DEPARTMENT

Project Manager: _____ Project Number: _____
 Scope/Schedule Meeting Date: _____ Cost Estimate: _____
 City Engineer Approval (Signature): _____ Date: _____



January 22, 2025

City of Monroe
Attn: Richard Moore

RE: 2nd Floor Stubbs

J.E. Dupuy Flooring and Acoustical, Inc., estimates furnishing and installing the following:

FURNISHING AND INSTALLING:

Cpt-Faculty Remix/Pronounced Navy	Lvt- Chrom. /Dire Wolf	Base- 4" Black	
5,328 of vinyl plank install	@ 2.05/sf		\$10,922.40
150 sy of carpet install	@ \$7.08/sy		\$1,062.00
1,800 lf of base install	@ \$2.21/lf		\$3,978.00
6,678 sf of floor prep	@ \$1.44/sf		\$9,616.32
150 sy of carpet tile	@ \$27.82/sy		\$4,173.00
5,328 sf of lvt	@ \$3.40/sf		\$18,115.20
10 pails of adhesive	@ \$187.26/pail		\$1,872.60
Total-			\$49,739.52

STATE CONTRACT # 4400018268

Accepted: J. E. DUPUY FLOORING AND ACOUSTICAL, INC.

By: _____ By: *Franc Casela*

Date: _____ Date: 1/22/25

J.E. Dupuy Flooring and Acoustical, Inc., guarantees all workmanship for a period of one year.
Certificate of Insurance furnished upon request.

WE WISH TO THANK YOU FOR THE OPPORTUNITY OF QUOTING THIS WORK.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/29/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER Stone Insurance Group LLC American National 103 Regency Place West Monroe, La 71291		CONTACT NAME: Cody Stone PHONE (B/C, No, Ext): 318-397-7536 FAX (A/C, No): E-MAIL ADDRESS: cody.stone@american-national.com	
INSURED J E Dupuy Flooring and Accoustical INC 108 Melvyn Drive, Monroe, La 71203 318-343-1737		INSURER(S) AFFORDING COVERAGE NAIC #	
		INSURER A: American National	
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR	WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
<input checked="" type="checkbox"/>	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	1701X2017	12/11/2024	12/11/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
<input checked="" type="checkbox"/>	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY	Y	Y	1701C1142	09/11/2024	09/11/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ 500,000 BODILY INJURY (Per accident) \$ 500,000 PROPERTY DAMAGE (Per accident) \$ \$
<input checked="" type="checkbox"/>	UMBRELLA LIAB EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION S			1701E0174	12/11/2024	12/11/2025	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER City of Monroe PO Box 123 Monroe, La 71210-0123	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Cody Stone</i>



DUPUFL1

OP ID: JR

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/29/2025

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PRODUCER
HOGAN AGENCY, LLC
P. O. BOX 1707
WEST MONROE, LA 71294-1707
Charles R. Hogan, Jr., CIC

318-397-1212

CONTACT NAME: Charles R. Hogan, Jr., CIC
PHONE (A/C, No, Ext): 318-397-1212 FAX (A/C, No): 318-397-1208
E-MAIL ADDRESS: chuck@hoganagencyinc.com

INSURED
J. E. Dupuy Flooring and Acoustical Inc.
Neill Kirkland
PO Box 4346
Monroe, LA 71211

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: HomeBuilders SIF		N/A
INSURER B:		
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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INSR LTR	TYPE OF INSURANCE	ADDL SUBR (NSD, WVD)	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GENL AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Per occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Per accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in Nh) if yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y N/A	17553-2024	04/01/2024	04/01/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
CITY001 City of Monroe 318-329-4185 tyler.fredricks@ci.monroe.la.u P O Box 123 Monroe, LA 71210	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

RESOLUTION

**STATE OF LOUISIANA
CITY OF MONROE**

NO. _____

The following Resolution was offered by _____ who moved for its adoption and was seconded by _____.

A RESOLUTION AUTHORIZING A COOPERATIVE ENDEAVOR AGREEMENT WITH THE MISS LOUISIANA ORGANIZATION AND FURTHER PROVIDING WITH RESPECT THERETO.

WHEREAS, Article VII, Section 14(c) of the Constitution of the State of Louisiana provides that, "For a public purpose, the state and its political subdivisions or political subdivisions or political corporations may engage in cooperative endeavors with each other, with the United States or its agencies, or with any public or private association, corporation, or individual;"

WHEREAS, the Miss Louisiana Organization serves a public purpose by holding its annual Miss Louisiana Competition at the Monroe Civic Center, which promotes economic development, increases tourism and utilization of the City's hotels, restaurants, and retail outlets, and increases sales tax receipts;

WHEREAS, the Miss Louisiana Organization has requested, and the City agrees to provide, \$25,000.00 in funding through a cooperative endeavor agreement to support the Miss Louisiana Organization and the 2025 Miss Louisiana Competition; and

WHEREAS, a copy of the Cooperative Endeavor Agreement between the City of Monroe and the Miss Louisiana Organization, which includes the terms and conditions of funding, is attached hereto and made part hereof.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Monroe, Louisiana, in legal session convened, Stacey Rowell, Director of Administration, is hereby authorized to enter into and execute the attached Cooperative Endeavor Agreement with the Miss Louisiana Organization.

This Resolution was submitted in writing and was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Resolution was declared **ADOPTED** on February 25, 2025.

CHAIRPERSON

CITY CLERK

COOPERATIVE ENDEAVOR AGREEMENT
MISS LOUISIANA ORGANIZATION

This Cooperative Endeavor Agreement (“CEA”), is made, entered into and effective as of March _____, 2025 (the “Effective Date”), by and between the City of Monroe (“City”), a municipality existing under the laws of the State of Louisiana, and Miss Louisiana Organization, a Louisiana nonprofit corporation recognized by the Internal Revenue Service as a 501(c)(3) nonprofit organization.

RECITALS

WHEREAS, the City of Monroe desires to participate in Miss Louisiana Organization’s presentation of the Miss Louisiana Competition hosted at the Monroe Civic Center, which increases tourism to the City, increases spending and sales tax revenues within the City, and provides access to sponsors and promotional opportunities both within the state and regionally;

WHEREAS, Article VII, Section 14(c) of the Constitution of the State of Louisiana provides that, “For a public purpose, the state and its political subdivisions or political subdivisions or political corporations may engage in cooperative endeavors with each other, with the United States or its agencies, or with any public or private association, corporation, or individual;”

WHEREAS, this CEA and the provision of funds thereunder will serve a public purpose by promoting economic development, increasing tourism, and attracting events that showcase the City and enhance the quality of life of its residents; and

WHEREAS, the City receives commensurate value under this CEA by ensuring that the Miss Louisiana Competition continues to be hosted within the City, receiving the benefit of increased sales tax revenues to the City, and receiving promotional opportunities unique the Miss Louisiana Competition that will showcase the City both statewide and regionally.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the City of Monroe and The Miss Louisiana Organization do hereby agree as follows:

I. Term and Termination

This CEA shall commence on the effective date and terminate on August 30, 2025. If the Miss Louisiana Organization breaches any of its obligations or commitments under this CEA and fails to cure any such breach within five (5) days after receiving written notice, the CEA shall be terminated and the funds disbursed under this CEA shall be fully reimbursed to the City.

I. Miss Louisiana Organization’s Obligations

Miss Louisiana Organization shall:

1. Host the 2025 Miss Louisiana Competition at the Monroe Civic Center from June 19-21, 2025;
2. Obtain and maintain a policy of liability insurance insuring the Miss Louisiana Organization for the Miss Louisiana Competition in an amount not less than \$1,000,000.00, which names the City as an additional insured.
3. Provide incentives as described on the attached Exhibit “A”;
4. Promote the City and its hotels, restaurants, and retail facilities to pageant participants and attendees;
5. Provide the City with report no later than August 15, 2025, documenting the estimated financial impact of the Miss Louisiana Competition within the City, including: i) the number of attendees; ii) an estimate of the hotel, restaurant, and retail expenditures within the City; and iii) a description of any other economic impacts the Miss Louisiana Competition had on the City; and

6. Account for all funds received and spent under this CEA, which shall be provided to the City upon request.

II. City's Obligations

City shall:

1. Disburse the amount of \$25,000.00 for use by the Miss Louisiana Organization for the operation and presentation of the 2025 Miss Louisiana Pageant; and
2. Provide a reduced rental rate for the Monroe Civic Center which recognizes its status as a nonprofit organization and is commensurate with the economic value contributed by the Miss Louisiana Organization.

III. Indemnity

Miss Louisiana Organization is solely responsible for any legal liability arising out of or relating to this CEA, hosting, conducting, and operating the Miss Louisiana Competition and the performance of any of its obligations under the CEA. Miss Louisiana Organization shall hold defend, indemnify, exempt and hold harmless the City, its officials, agents, employees, and insurers (the "City Indemnitees"), to the extent allowed by general law, from and against any and all claims, demands, suits, judgments, costs and expenses asserted by any person or persons (including agents or employees of City, Miss Louisiana Organization, or sublessee) by reason of death or injury to persons or loss of or damage to property resulting from Miss Louisiana Organization's operations, or anything done or omitted by Miss Louisiana Organization under this CEA except to the extent that such claims, demands, suits, judgments, costs and expenses may be attributed to the grossly negligent or intentional acts or omissions of City, its agents or employees. Miss Louisiana Organization agrees to defend and to indemnify the City, including its insurers, employees, officials, and agents, and to hold the same harmless from any and all liability, loss, damages, claims, or causes of action, including reasonable legal fees and expenses that may be incurred by the City, arising out of or related to this CEA, hosting, conducting, and operating the Miss Louisiana Organization, and the performance or breach of any of Miss Louisiana Organization's obligations under this CEA. Miss Louisiana Organization's agreement to defend and indemnify this City is contractual in nature and should be construed broadly and to the fullest extent permitted by law. Miss Louisiana Organization's defense and indemnity obligations shall survive the termination of this Agreement.

IV. Auditor's Clause

The Louisiana Legislative Auditor and City auditors, both internal and external, shall have the option of auditing all accounts, expenditures, receipts, and invoices related to this CEA. Miss Louisiana Organization shall promptly comply with all requests for information, accounts, expenditures, receipts, and invoices under this CEA.

THUS DONE, READ AND SIGNED in the presence of the undersigned legal and competent witnesses, in the City of Monroe, Ouachita Parish, State of Louisiana, on this ____ day of March, 2025.

WITNESSES:

Miss Louisiana Organization

BY: _____
Dewana Little, Executive Director

WITNESSES:

CITY OF MONROE

BY: _____
Stacey Rowell, Director of Administration

Miss Louisiana

ORGANIZATION

2252 Tower Drive
Suite 108, Box 204
Monroe, Louisiana 71201
Tel: 318 376-2441

January 22, 2025

Mayor Friday Ellis
City of Monroe
P.O. Box 123
Monroe, Louisiana 71210-0123

Dear Mayor Ellis,

The Miss Louisiana Organization would like to thank you and the City of Monroe for your sponsorship. The opportunity that we both have to make a difference in the lives of young women around our state is tremendous. By your continued support of the Miss Louisiana Organization, you are helping to make the dreams come true for young women across our state as they have the opportunity to continue their education using the scholarships that they receive by participating in the Miss Louisiana Pageant.

The Miss Louisiana Organization is also proud to be able to promote the City of Monroe as the official home of Miss Louisiana throughout the year. In addition, we hope that you find it beneficial to have the City promoted across our State through the live statewide televised broadcast which not only reaches our state, but also neighboring states, and internationally through our livestream.

Please find enclosed a letter of agreement listing the incentives the Miss Louisiana Organization will provide the City of Monroe in return for the city's sponsorship. We are extremely grateful for your financial support, as well as you and your family's support. Please review the attached contract, sign and return a copy.

Again, thank you for partnering with the Miss Louisiana Organization in bringing one of the largest statewide events to Monroe each year. If you have any questions or need anything please call Dewana Little (318) 376-2441 or dewanalittle@gmail.com or Darris Waren (318) 372-0963 or darris@fairparkwm.com.

Sincerely,

Dewana Little
Executive Director

Miss Louisiana

ORGANIZATION

\$25,000 Sponsorship City of Monroe

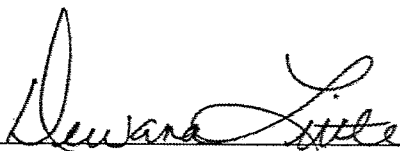
The 2025 Miss Louisiana Competition will be held June 19-21 in Monroe, Louisiana. This agreement describes the cash compensation by the City of Monroe, and the incentives provided by the Miss Louisiana Organization.

City of Monroe to Provide:

- Cash Sponsorship: \$25,000
- Rental Fee Waived/Discounted for Monroe Civic Center Facilities

Miss Louisiana Incentives:

- Full Page Ad in Miss Louisiana & Miss Louisiana's Teen Program Books
- (4) :30 second spots provided by the City of Monroe to be broadcast during the telecast
- A special pre-recorded "welcome to Monroe" from Mayor Ellis for broadcast
- Special recognition with corporate sponsors during the live broadcast
- 10 Miss Louisiana's Teen Competition Tickets | April 26 & 27 at ULM
- 20 Miss Louisiana Competition Tickets | June 19-21
- 8 tickets to the Miss Louisiana Patron Party prior to Saturday Finals
- 4 program books (Teen & Miss)
- City of Monroe logo and website link on the Miss Louisiana website
- City of Monroe logo printed on marketing collateral.
- Special recognition at Miss Louisiana Press Conferences
- Opportunity to utilize Miss Louisiana in marketing campaigns, promotions & appearances.



Dewana Little
Executive Director

Friday Ellis
Mayor, City of Monroe

RESOLUTION

**STATE OF LOUISIANA
CITY OF MONROE**

NO. _____

The following Resolution was offered by _____ who moved for its adoption and was seconded by _____.

A RESOLUTION AUTHORIZING A COOPERATIVE ENDEAVOR AGREEMENT WITH OUACHITA GREEN AND FURTHER PROVIDING WITH RESPECT THERETO.

WHEREAS, Article VII, Section 14(c) of the Constitution of the State of Louisiana provides that, "For a public purpose, the state and its political subdivisions or political subdivisions or political corporations may engage in cooperative endeavors with each other, with the United States or its agencies, or with any public or private association, corporation, or individual";

WHEREAS, through its efforts to fight blight, litter, and adverse environmental issues, and its efforts to educate citizens about environmental concerns, Ouachita Green serves a vital public purpose by helping make our City and the surrounding Parish cleaner and healthier, which attracts economic development, promotes tourism, and increases quality of life for our residents;

WHEREAS, Ouachita Green requested, and the City agrees to provide, \$25,000.00 in funding to help its mission and ensure that it can continue to offer its services and programs within the City of Monroe; and

WHEREAS, a copy of the Cooperative Endeavor Agreement between the City of Monroe and Ouachita Green, which includes the terms and conditions of funding, is attached hereto and made part hereof.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Monroe, Louisiana, in legal session convened, Stacey Rowell, Director of Administration, is hereby authorized to enter into and execute the attached Cooperative Endeavor Agreement with Ouachita Green.

This Resolution was submitted in writing and was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Resolution was declared **ADOPTED** on February 25, 2025.

CHAIRPERSON

CITY CLERK

COOPERATIVE ENDEAVOR AGREEMENT
OUACHITA GREEN

This Cooperative Endeavor Agreement (“CEA”) is made, entered into and effective as of April 1, 2025 (the “Effective Date”), by and between the City of Monroe (“City”), a municipality existing under the laws of the State of Louisiana, and Ouachita Green, a Louisiana nonprofit corporation recognized by the Internal Revenue Service as a 501(c)(3) nonprofit organization.

RECITALS

WHEREAS, Article VII, Section 14(c) of the Constitution of the State of Louisiana provides that, “For a public purpose, the state and its political subdivisions or political subdivisions or political corporations may engage in cooperative endeavors with each other, with the United States or its agencies, or with any public or private association, corporation, or individual;”

WHEREAS, this City of Monroe has the obligation and right to promote initiatives that increase quality of life, promote economic development, and increase tourism within the City of Monroe;

WHEREAS, the City and Ouachita Green desire to cooperate in the continuing operation and success of Ouachita Green’s efforts to preserve natural beauty, protect the environment, prevent blight, conduct litter abatement, promote environmental education and programs, hold community enhancement and beautification projects, and develop other projects and initiatives to make Ouachita Parish and the City of Monroe cleaner and greener communities;

WHEREAS, the City’s support for Ouachita Green is part of a collaborative effort to address environmental issues through regional cooperation with future developers, Keep Monroe Beautiful, Keep West Monroe Beautiful and Keep Ouachita Parish Beautiful;

WHEREAS, this CEA and the provision of funds thereunder will serve a public purpose by supporting Ouachita Green’s efforts, which attract economic development, promote tourism, and increase quality of life for our residents; and

WHEREAS, the City receives commensurate value under this CEA by ensuring that Ouachita Green continues to provide the services and programs with the City, resulting in a healthier, happier, cleaner, and more knowledgeable community within Monroe.

AGREEMENT

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein contained, the City of Monroe and Ouachita Green do hereby covenant and agree as follows:

I. Term and Termination

This CEA shall commence on the effective date and terminate on April 30, 2026. If Ouachita Green breaches any of its obligations or commitments under this CEA and fails to cure any such breach within five (5) days after receiving written notice, the CEA shall be terminated and the funds disbursed under this CEA shall be fully reimbursed to the City.

II. Ouachita Green’s Obligations

Ouachita Green shall:

1. Using the funds provided under this CEA, continue its efforts to preserve natural beauty, protect the environment, prevent blight, conduct litter abatement, promote environmental education and programs, hold community enhancement and beautification projects, and develop other projects and initiatives to make Ouachita Parish and the City of Monroe cleaner and greener communities;

2. Promote collaboration between and serve as a conduit for the City of Monroe and its regional partners in this initiative, including Keep Monroe Beautiful, Keep West Monroe Beautiful, and Keep Ouachita Beautiful;

3. Provide the City with a quarterly report of Ouachita Green's activities, due within ninety (90) days after receipt of the funds hereunder and quarterly thereafter, identifying:
 - a. The opportunities, services, and programs made available to City residents during the previous quarter; and
 - b. The funds spent during the quarter in compliance with the commitments set forth in this CEA.
4. Recognize the City as a sponsor of Ouachita Green;
5. Account for all funds received and spent under this CEA, which shall be provided to the City upon request.

III. City's Obligations

City shall disburse the amount of \$25,000.00 for use by Ouachita Green for the purposes set forth in this CEA.

IV. Indemnity

Ouachita Green is solely responsible for any legal liability arising out of or relating to this CEA, and the performance of any of its obligations under the CEA. Ouachita Green shall defend, indemnify, exempt and hold harmless the City, its officials, agents, employees, and insurers (the "City Indemnitees"), to the extent allowed by general law, from and against any and all claims, demands, suits, judgments, costs and expenses asserted by any person or persons (including agents or employees of City or Ouachita Green) by reason of death or injury to persons or loss of or damage to property resulting from Ouachita Green's operations, or anything done or omitted by Ouachita Green under this CEA except to the extent that such claims, demands, suits, judgments, costs and expenses may be attributed to the grossly negligent or intentional acts or omissions of City, its agents or employees. Ouachita Green agrees to defend and to indemnify the City, including its insurers, employees, officials, and agents, and to hold the same harmless from any and all liability, loss, damages, claims, or causes of action, including reasonable legal fees and expenses that may be incurred by the City, arising out of or related to this CEA and Ouachita Green's operations, and the performance or breach of any of Ouachita Green's obligations under this CEA. Ouachita Green's agreement to defend and indemnify this City is contractual in nature and should be construed broadly and to the fullest extent permitted by law. Ouachita Green's defense and indemnity obligations shall survive the termination of this Agreement.

V. Auditor's Clause

The Louisiana Legislative Auditor and City auditors, both internal and external, shall have the option of auditing all accounts, expenditures, receipts, and invoices related to this CEA. Ouachita Green shall promptly comply with all requests for information, accounts, expenditures, receipts, and invoices under this CEA.

***** SIGNATURE PAGE FOLLOWS *****

THUS DONE, READ AND SIGNED in the presence of the undersigned legal and competent witnesses, in the City of Monroe, Ouachita Parish, State of Louisiana, on this ____ day of April, 2025.

WITNESSES:

Ouachita Green

BY: _____
_____, President

WITNESSES:

CITY OF MONROE

BY: _____
Stacey Rowell, Director of Administration

Conditional Use Permit

(CUP 100-25)

Stop & Save Mini Mart

Attn: Abdulrahman Kassim

910 Louisville Avenue

Monroe, LA 71201

This is a major conditional use permit to allow the sale of alcohol for consumption off-premises in the B-3 (General Business/Commercial) District. The applicant proposes to operate a convenience store at this location. The Comprehensive Zoning Ordinance allows this as a Major Conditional Use in the B-3 (General Business/Commercial) District. Major Conditional Uses are uses that require a second level of approval; therefore, this request comes before City Council for their approval in addition to that of Planning Commission.

Alcohol beverage sales, off-premises: The retail sale of alcoholic beverages in the original sealed and labeled container in a business such as a grocery store, convenience store or liquor store for consumption off site.

Planning Commission recommends approval with a 5-0-1 majority vote.

REVIEW CRITERIA:

The Planning Commission and the City Council **shall consider** the following criteria in approving or denying a major or minor conditional use permit:

- a. The proposed major or minor conditional use permit is consistent with the pertinent elements of the City of Monroe Comprehensive Plan and any other adopted plans.
 - Commercial/Urban: These are areas where there are predominantly commercial areas with access to arterial roads and highways that serve the City of Monroe as well as the surrounding areas, and includes large mixed-use development, large retail and shopping centers, restaurants, and entertainment establishments.
- b. The proposed development meets the requirements of this Ordinance.
- c. The proposed development will reinforce the existing or planned character of the neighborhood and the City.
- d. The major or minor conditional use permit complies with any specific use standards or limitations in Section VI (Supplementary Use Standards) of this Ordinance.
- e. Any adverse impacts on adjacent properties attributable to the major or minor conditional use have minimized or mitigated.

Effect of Denial

The final denial of a major or minor conditional use permit application shall ban the Subsequent application for the same or similar use at the same location for a period of Twelve (12) months.

Appeal

A final decision by the City Council on a major conditional use permit may be appealed to the 4th Judicial District Court within thirty (30) days of the City Council's decision (See Section 37-130.B.4 Appeals).

**City of Monroe
Planning Commission**

CASE NO.: CUP 100-25
NAME OF APPLICANT: STOP & SAVE MINI MART
ADDRESS OF PROPERTY: 910 Louisville Avenue
COUNCIL DISTRICT: 4

REQUEST: A **Major** Conditional Use Permit (CUP) to allow the sale of alcohol for consumption off-premises, in the B-3 (General Business/Commercial) District. The property is located at 910 Louisville Avenue.

PURPOSE OF REQUEST: The purpose of the request is to allow the applicant to sell alcohol for consumption off-premises for a new convenience store.

SIZE OF PROPERTY: 1.186-acres (more or less)

PRESENT ZONING: B-3 (General Business/Commercial) District

PRESENT USE: Vacant building

MOST NEARLY BOUNDED BY (STREETS): North of Arkansas Avenue, south of Louisville Avenue, east of North 9th Street and west of North 10th Street

SURROUNDING LAND USES: The surrounding land use consists of Daniel Appliance and Furniture, along with Sleepy Hollow and Tonore's Wine Cellar to the west.

ADVERSE INFLUENCES: Increase in traffic for the area.

POSITIVE INFLUENCES: Increase in sales taxes for the City.

**COMMENTS/
RECOMMENDATIONS:** The applicant is requesting permission to sell alcoholic beverages for consumption off-premises for a new retail convenience store. The business will be located within an existing vacant commercial building. Minimum parking requirements are met on-site for the new business establishment.

The applicant must obtain a certificate of occupancy and occupational license for this location.

There are no churches, schools, playgrounds, or library within a 300' radius of this property.

As per the Comprehensive Zoning Ordinance, this request does follow the guidelines for said request. The future land use for this area is geared towards urban mixed-use, which accommodates commercial and residential, lending to a vibrant urban street life and vitality.

OPTIONS:

Approve the applicant's request as presented.

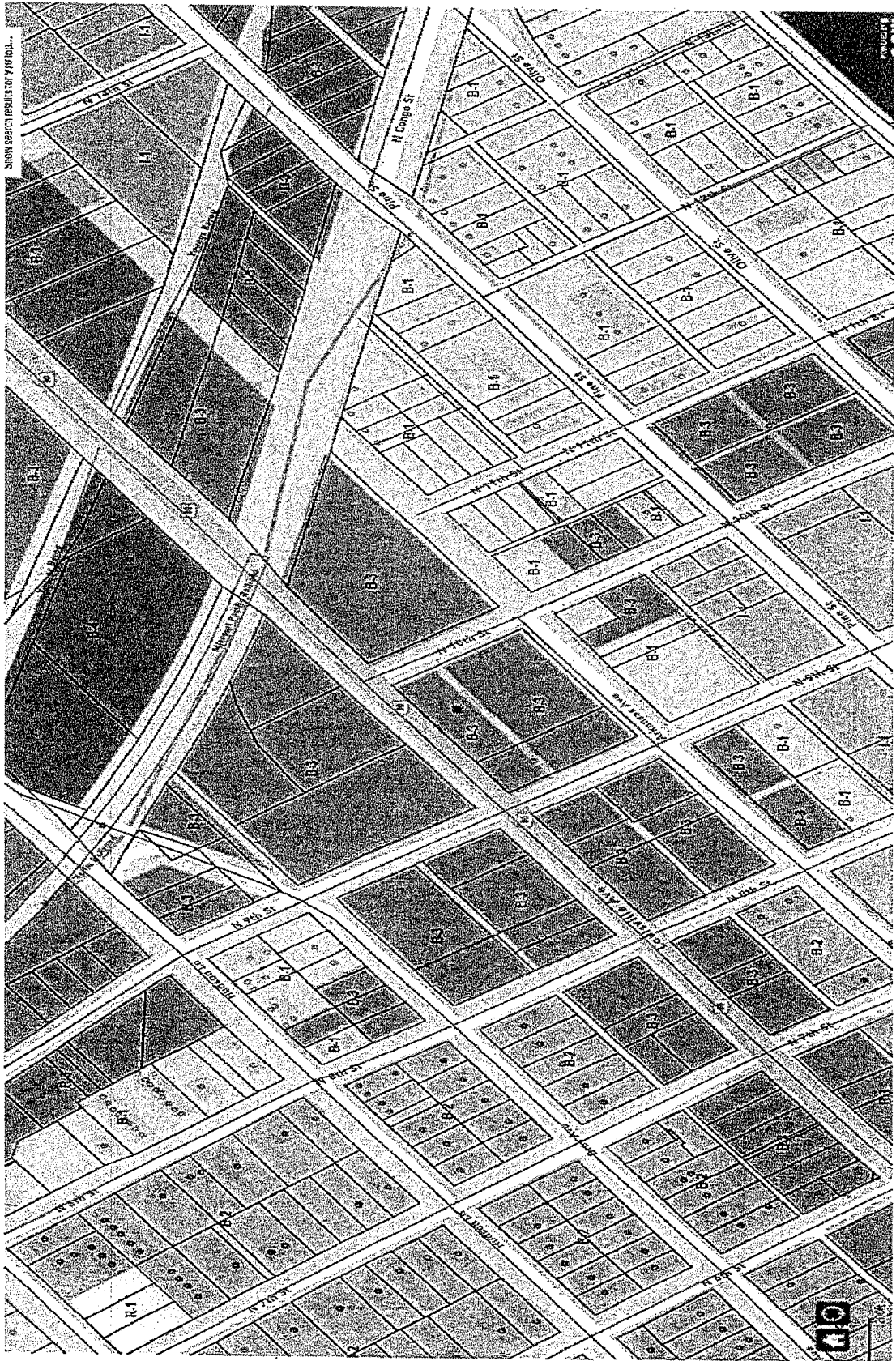
Approve the applicant's request with conditions.

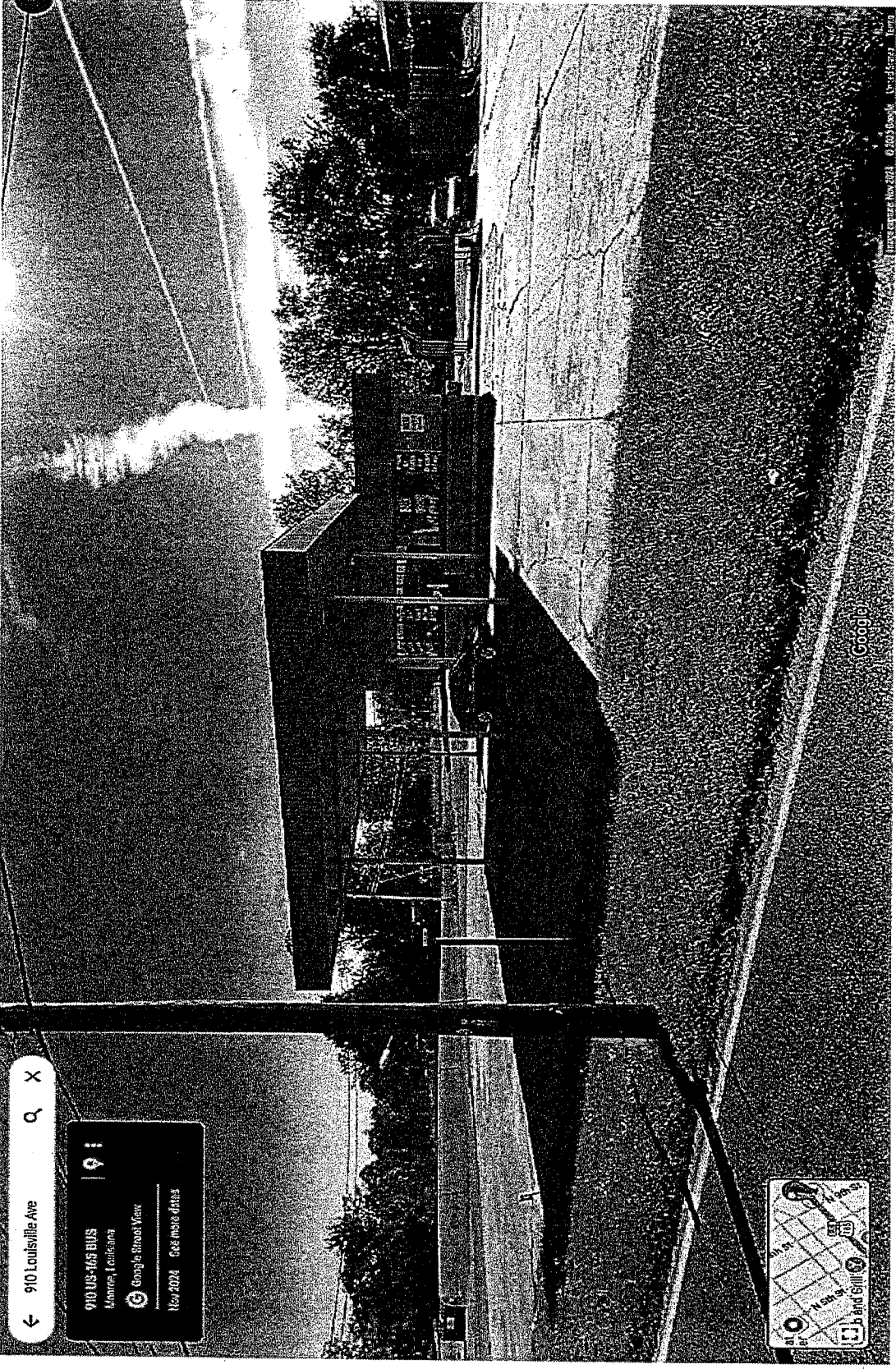
Deny the applicant's request as presented.

Major and Minor Conditional Use Criteria

These conditions may include, but are not limited to the following:

- 1) Stipulate the exact location as a means of minimizing hazards to life, limb, property damage, erosion or traffic.
- 2) Increase the required lot size or yard dimension.
- 3) Limit the height, size or location of buildings, structures and facilities.
- 4) Control the location and number of vehicle access points.
- 5) Increase the number of required off-street parking spaces.
- 6) Limit the number, size, location or lighting of signs.
- 7) Require additional fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
- 8) Designate sites for open space.
- 9) Provide ease of access to major roadways; or
- 10) Assure that the degree of compatibility to the surrounding land use shall be maintained with respect to the particular use on the site and in consideration of other existing and potential uses within the general area in which the use is proposed to be located.





ORDINANCE

**STATE OF LOUISIANA
CITY OF MONROE**

NO. _____

The following Ordinance was offered by _____ who moved for its adoption and was seconded by _____:

AN ORDINANCE AUTHORIZING THE CITY OF MONROE TO TAKE CORPOREAL POSSESSION OF AND SELL TO ROBERT RUCKS, ALL RIGHTS, TITLE, AND INTEREST THAT THE CITY MAY HAVE ACQUIRED TO THE LOTS 1 & N 5 FT OF LOT 2, SQUARE 49, LEE AVENUE ADDITION, OUACHITA PARISH, 3601 LEE AVE, DISTRICT 4, MONROE, LA, BY ADJUDICATION AT TAX SALE DATED JUNE 25TH 2003, AND FURTHER PROVIDING WITH RESPECT THERETO.

WHEREAS the property described as

**Lots 1 & N 5' of LOT 2, Square 49, Lee Avenue Addition
3601 Lee Ave.
Ouachita Parish, Monroe, Louisiana
District 4
Parcel #58231**

was adjudicated to the City of Monroe, Louisiana for non-payment of 2002 Ad Valorem Taxes by Adjudication Deed dated and filed June 24, 2003, in Conveyance Book 1903 at page 342 of the Records of Ouachita Parish, Louisiana;

WHEREAS, the 2002 Ad Valorem Taxes forming the basis for the described adjudication were validly assessed by the City of Monroe against John A. Coleman;

WHEREAS, the City of Monroe has made efforts to contact John A. Coleman by registered mail and notification published in the News Star with no response;

WHEREAS, Robert Rucks wishes to purchase said property from the City of Monroe;

WHEREAS, pursuant to the provisions of La. R.S. 47:2238.1 *et seq.*, property adjudicated to the City of Monroe for more than five (5) years may be sold to a specific named individual who has paid all taxes and other costs associated with the transfer of the property by the City of Monroe to the named individual;

WHEREAS, Robert Rucks has paid Three Thousand Five Hundred Ninety-one and 54/100 Dollars (\$3,591.54), which includes One Thousand Six Hundred Fifty-seven and 65/100 (\$1,657.65) in City and Parish taxes, the remainder being legal fees for the City of Monroe and the Parish of Ouachita, advertising costs, mailing cost, and filing and recordation of all documents necessary to accomplish the acquisition of the property and then transfer from the City to the new owner.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Monroe, Louisiana, in legal session convened, that the City desires to take corporeal possession of the hereinafter described property, which is no longer needed for public purposes; the City of Monroe has made efforts to contact John A. Coleman by registered mail and publication in the News Star with no response; and the City of Monroe desires to sell to Robert Rucks the property described as follows:

**Lots 1 & N 5' of Lot 2, Square 49, Lee Avenue Addition
3601 Lee Ave.
Ouachita Parish, Monroe, Louisiana
District 4
Parcel #58231**

BE IT FURTHER ORDAINED that a designated City representative is authorized to execute all documents necessary to effectuate said sale.

This Ordinance was introduced on the _____ day of February 2025.

Notice published on the _____ day of February 2025.

This Ordinance having been submitted in writing, introduced and published, was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Ordinance was declared **ADOPTED** on the _____ day of _____ 2025.

CHAIRPERSON

CITY CLERK

MAYOR'S APPROVAL

MAYOR'S VETO

ORDINANCE

STATE OF LOUISIANA
CITY OF MONROE

NO. _____

The following Ordinance was introduced by _____ who moved for its adoption and was seconded by _____:

AN ORDINANCE DECLARING A ± 0.146 ACRE TRACT OF IMMOVABLE PROPERTY (NORTH ½ of A REVOKED PORTION OF GRAMMONT STREET) NO LONGER NECESSARY FOR PUBLIC USE AND AUTHORIZING SAID PROPERTY TO BE SOLD AT PRIVATE SALE TO CHOICE BRANDS, INC. AND FURTHER PROVIDING WITH RESPECT THERETO.

WHEREAS, by Ordinance No. 12,216, the City of Monroe revoked an approximately 60' wide by 201.11' to 244.89' long portion of Grammont Street from its dead end to Stanley Avenue;

WHEREAS, upon revocation, the south one-half portion of the revoked roadway (±0.161 acres) reverted to the ownership of its adjacent property owner, Choice Brands, Inc., and the north one-half of the revoked roadway (± 0.146 acres) reverted to its adjacent property owner, the City of Monroe;

WHEREAS, Choice Brands, Inc. desires to purchase the north one-half of the revoked roadway for development and expansion of its business operation;

WHEREAS, Choice Brands, Inc. has agreed to purchase the property for the sum of \$12,500.00, which includes the appraised value of the property, the cost of the appraisal, and filing fees, and to provide to the City a servitude of access the entire revoked portion;

WHEREAS, the City Council deems said proposal to be in the best interest of the City of Monroe; and

WHEREAS, the property is no longer necessary for public use.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Monroe, Louisiana, in legal session convened, that:

Section 1. The City Council does hereby declare the following ± 0.146 acre tract of land as no longer necessary for public use:

A 0.146 Acre, more or less, tract or parcel of land situated in Section 42, Township 18 North, Range 4 East of the Louisiana Principal Meridian, Land District North of Red River, Ouachita Parish, Louisiana and is more particularly described as follows:

COMMENCE at a point marking the Southeast corner of Square 14, Morningside Extension as shown in Plat Book 1, Page 45, of the Records of Ouachita Parish, Louisiana, said point being at the intersection of the Westerly right of-way line of Collier Avenue and the Northerly right-of-way line of Grammont Street, said point also being the Southeast corner of that certain tract of land acquired by Sylvia Detiege, by deed recorded in Conveyance Book 2631, Page 811, of the records of Ouachita Parish, Louisiana; thence, proceed S62°13'45"W, along the South line of Square 14 of said Morningside Extension, and the South line of said Detiege tract, and the Northerly right-of-way line of said Grammont Street, a distance of 100.00 feet to a set 1/2" iron rod marking the Southeast corner of that certain tract of land acquired by the City of Monroe, by deed recorded in Conveyance Book 503, Page 504, of the records of Ouachita Parish, Louisiana, said point also being the Southwest corner of said Detiege tract and the POINT OF BEGINNING; thence, proceed S27°46'15"E a distance of 30.00 feet to a set cotton spindle; thence, proceed S62°13'45"W, parallel to the Northerly right-of-way line of said Grammont Street and the South line of said

City of Monroe tract, a distance of 223.00 feet to a set 1/2" iron rod on the Westerly right-of-way line of said Grammont Street; thence, proceed N08°20'43"E, along the Westerly right-of-way line of said Grammont Street, a distance of 37.14 feet to a set 1/2" iron rod on the South line of said City of Monroe tract and the Northerly right-of way line of said Grammont Street; thence, proceed N62°13'45"E, along the South line of said City of Monroe tract and the North right-of-way line of said Grammont Street, a distance of 201.11 feet back to the **POINT OF BEGINNING** and containing 0.146 acres, more or less, and being subject to any and all rights-of-way, easements, or servitudes that may affect the above-described property.

All as more fully shown as the North 1/2 of the Portion of Grammont Street to be Revoked on plat of survey by Jacob D. Korn, La. Professional Land Surveyor No. 6152, dated December 20, 2024, Drawing Number 235532-2, attached hereto and made a part hereof.

Section 2. the City of Monroe is hereby authorized and empowered to sell said property, without warranty, as-is, for cash at private sale, to Choice Brands, Inc, with the City retaining all rights-of-way, easements, or servitudes that may affect the above-described property.

Section 3. Mayor Friday Ellis is hereby authorized and empowered to execute all documents necessary to effectuate such sale, including the attached Cash Sale Deed.

Section 5. In compliance with the provisions of La. R.S. 33:4712, prior to the final adoption hereof, notice of this Ordinance was published in the official journal three (3) times within fifteen (15) days, one week apart.

This Ordinance was introduced on January 25, 2025.

Notice published on the ____ day of _____, 2025.

This Ordinance having been submitted in writing, introduced, and published, was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Ordinance was declared **ADOPTED** on February ____, 2025.

CHAIRPERSON

CITY CLERK

MAYOR'S APPROVAL

MAYOR'S VETO

**STATE OF LOUISIANA
PARISH OF OUACHITA**

CASH DEED

BE IT KNOWN AND REMEMBERED that before the undersigned Notary Public, duly commissioned and qualified in and for the Parish of Ouachita, State of Louisiana, and in the presence of the undersigned competent witnesses, personally came and appeared:

CITY OF MONROE, LOUISIANA (“Seller”), a Louisiana political subdivision operating under home rule charter in Ouachita Parish, Louisiana, with the permanent mailing address of P.O. Box 123, Monroe, LA 71210, represented herein by Stacey Rowell, Director of Administration, pursuant to authorization by Ordinance No. _____ of the Monroe City Council adopted _____, 2025, a copy of which is annexed hereto,

who declared that it do by these presents grant, bargain, sell, convey, transfer, assign, setover, abandon, and deliver, without warranty whatsoever, even for the return of the purchase price, but with full substitution and subrogation in and to all the rights and actions it has or may have against all preceding owners and vendors unto:

CHOICE BRANDS, INC. (“Purchaser”), a Louisiana corporation (TIN:XX-XXX2175), whose mailing address is 310 Powell Avenue, Monroe, LA 71201, represented herein by Jeffrey A. Elkins, Vice-President

here present, accepting and purchasing for themselves, their successors and assigns, acknowledging due delivery and possession thereof, all and singular, the following described property (the “Property”), to-wit:

SEE ATTACHED EXHIBIT “A”

A 0.146 Acre, more or less, tract or parcel of land situated in Section 42, Township 18 North, Range 4 East of the Louisiana Principal Meridian, Land District North of Red River, Ouachita Parish, Louisiana and is more particularly described as follows:

COMMENCE at a point marking the Southeast corner of Square 14, Morningside Extension as shown in Plat Book 1, Page 45, of the Records of Ouachita Parish, Louisiana, said point being at the intersection of the Westerly right-of-way line of Collier Avenue and the Northerly right-of-way line of Grammont Street, said point also being the Southeast corner of that certain tract of land acquired by Sylvia Detiege, by deed recorded in Conveyance Book 2631, Page 811, of the records of Ouachita Parish, Louisiana; thence, proceed S62°13'45”W, along the South line of Square 14 of said Morningside Extension, and the South line of said Detiege tract, and the Northerly right-of-way line of said Grammont Street, a distance of 100.00 feet to a set 1/2" iron rod marking the Southeast corner of that certain tract of land acquired by the City of Monroe, by deed recorded in Conveyance Book 503, Page 504, of the records of Ouachita Parish, Louisiana, said point also being the Southwest corner of said Detiege tract and the POINT OF BEGINNING; thence, proceed S27°46'15”E a distance of 30.00 feet to a set cotton spindle; thence, proceed S62°13'45”W, parallel to the Northerly right-of-way line of said Grammont Street and the South line of said City of Monroe tract, a distance of 223.00 feet to a set 1/2" iron rod on the Westerly right-of-way line of said Grammont Street; thence, proceed N08°20'43”E, along the Westerly right-of-way line of said Grammont Street, a

distance of 37.14 feet to a set 1/2" iron rod on the South line of said City of Monroe tract and the Northerly right-of-way line of said Grammont Street; thence, proceed N62°13'45"E, along the South line of said City of Monroe tract and the North right-of-way line of said Grammont Street, a distance of 201.11 feet back to the POINT OF BEGINNING and containing 0.146 acres, more or less, and being subject to any and all rights-of-way, easements, or servitudes that may affect the above-described property.

All as more fully shown as the North 1/2 of the Portion of Grammont Street to be Revoked on plat of survey by Jacob D. Korn, La. Professional Land Surveyor No. 6152, dated December 20, 2024, Drawing Number 235532-2, attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property unto the said Purchaser, itself, its successors and assigns forever.

This sale is made and accepted subject to the following:

- Purchaser, and its heirs, successors, and assigns, hereby grant to Seller, and its heirs, successors, and assigns, a perpetual predial servitude, right-of-way and easement in, across, under, over, upon, and through and encumbering the Property and Purchaser's 0.161 Acre, more or less, property identified as "Exhibit B" for the purposes of accessing Seller's adjacent property to install, construct, operate, maintain, inspect, repair, replace, change the size of, relocate, change the route or routes of, abandon, and remove all aboveground and underground facilities relating to drainage, water systems, or other municipal or public utilities. This grant shall carry with it rights of ingress and egress to and from said servitude as may be necessary or convenient in the operation of said facilities.
- This sale is made without any warranties of title whatsoever, whether expresses or implied, not even for return of the purchase price, or any part thereof, but with full substitution and subrogation in and to all the rights and actions of warranty which Seller has or may have against all preceding owners and Sellers; this sale is made without any warranty whatsoever as to the condition or fitness of the property for any purpose, whether expresses or implied, not even for the return of the purchase price, or any part thereof, including, but not limited to, any warranties against redhibitory defects; and the Purchaser hereby expressly waives the benefit of any and all such warranties.
- Purchaser hereby acknowledges and recognizes that this sale is in "As-Is" condition and, accordingly, hereby relieves and releases Seller and all previous owners from any and all claims for any vices or defects in said property, whether obvious or latent, known or unknown, easily discovered or hidden; from all claims in redhibition pursuant to Louisiana Civil Code, Articles 2520, *et seq.*; or for diminution of purchase price pursuant to Louisiana Civil Code, Articles 2541, *et seq.* Purchaser acknowledges it understands that Louisiana redhibition law enables it to hold Seller responsible for any obvious or hidden defects in the property existing on the act of sale date and is waiving that right.

PURCHASER ACKNOWLEDGES THAT THE ABOVE HAS BEEN EXPLAINED AND THAT BUYER HAS READ AND UNDERSTANDS THE TERMS AND AGREES TO BE BOUND BY THIS WAIVER OF WARRANTY.

CHOICE BRANDS, INC.
By: Jeffrey A. Elkins, Vice-President

- This sale is made and accepted for and in consideration of the price and sum of **12,500.00 DOLLARS, CASH**, which said Purchaser has well and truly paid in ready and current money to the Seller who hereby acknowledges the receipt thereof and grants full acquittance and discharge therefor.

- All taxes up to and including the taxes due and owing in 2024 are paid, and taxes for the current year, to the extent they are assessed, have been prorated between the parties hereto. Purchaser shall be responsible for all property taxes and assessments from and after the date hereof and all property tax and assessment notices are to be mailed to Purchaser at the address set forth above.
- Seller represents and warrants: (1) that no other sale or grant of interest in said property has been or will be made by Seller, and (2) that the said property is not and will not become subject any lien or encumbrance by act of omission of Seller or claim against Seller, except as otherwise noted or excepted.
- The Seller and Purchaser waive production of mortgage and conveyance certificates and relieve and release me, Notary, from all responsibility and liability in connection therewith.

THUS DONE AND PASSED in the Parish of Ouachita and the State of Louisiana on _____, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said Appearer and me, Notary, after due reading of the whole.

WITNESSES

CITY OF MONROE, LOUISIANA

Print: _____

By: _____

Friday Ellis, Mayor

Print: _____

THUS DONE AND PASSED in the Parish of Ouachita and the State of Louisiana on _____, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said Appearer and me, Notary, after due reading of the whole.

WITNESSES

CHOICE BRANDS, INC.

Print: _____

By: _____

Jeffrey A. Elkins, Vice-President

Print: _____

LEGAL DESCRIPTION
(0.146 Acres±)

A 0.146 Acre, more or less, tract or parcel of land situated in Section 42, Township 18 North, Range 4 East of the Louisiana Principal Meridian, Land District North of Red River, Ouachita Parish, Louisiana and is more particularly described as follows:

COMMENCE at a point marking the Southeast corner of Square 14, Morningside Extension as shown in Plat Book 1, Page 45, of the Records of Ouachita Parish, Louisiana, said point being at the intersection of the Westerly right-of-way line of Collier Avenue and the Northerly right-of-way line of Grammont Street, said point also being the Southeast corner of that certain tract of land acquired by Sylvia Detiege, by deed recorded in Conveyance Book 2631, Page 811, of the records of Ouachita Parish, Louisiana; thence, proceed S62°13'45"W, along the South line of Square 14 of said Morningside Extension, and the South line of said Detiege tract, and the Northerly right-of-way line of said Grammont Street, a distance of 100.00 feet to a set 1/2" iron rod marking the Southeast corner of that certain tract of land acquired by the City of Monroe, by deed recorded in Conveyance Book 503, Page 504, of the records of Ouachita Parish, Louisiana, said point also being the Southwest corner of said Detiege tract and the **POINT OF BEGINNING**; thence, proceed S27°46'15"E a distance of 30.00 feet to a set cotton spindle; thence, proceed S62°13'45"W, parallel to the Northerly right-of-way line of said Grammont Street and the South line of said City of Monroe tract, a distance of 223.00 feet to a set 1/2" iron rod on the Westerly right-of-way line of said Grammont Street; thence, proceed N08°20'43"E, along the Westerly right-of-way line of said Grammont Street, a distance of 37.14 feet to a set 1/2" iron rod on the South line of said City of Monroe tract and the Northerly right-of-way line of said Grammont Street; thence, proceed N62°13'45"E, along the South line of said City of Monroe tract and the North right-of-way line of said Grammont Street, a distance of 201.11 feet back to the **POINT OF BEGINNING** and containing 0.146 acres, more or less, and being subject to any and all rights-of-way, easements, or servitudes that may affect the above-described property.

All as more fully shown as the North 1/2 of the Portion of Grammont Street to be Revoked on plat of survey by Jacob D. Korn, La. Professional Land Surveyor No. 6152, dated December 20, 2024, Drawing Number 235532-2, attached hereto and made a part hereof.

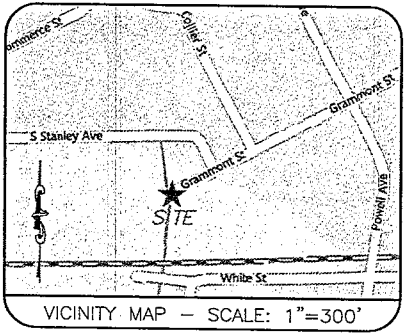
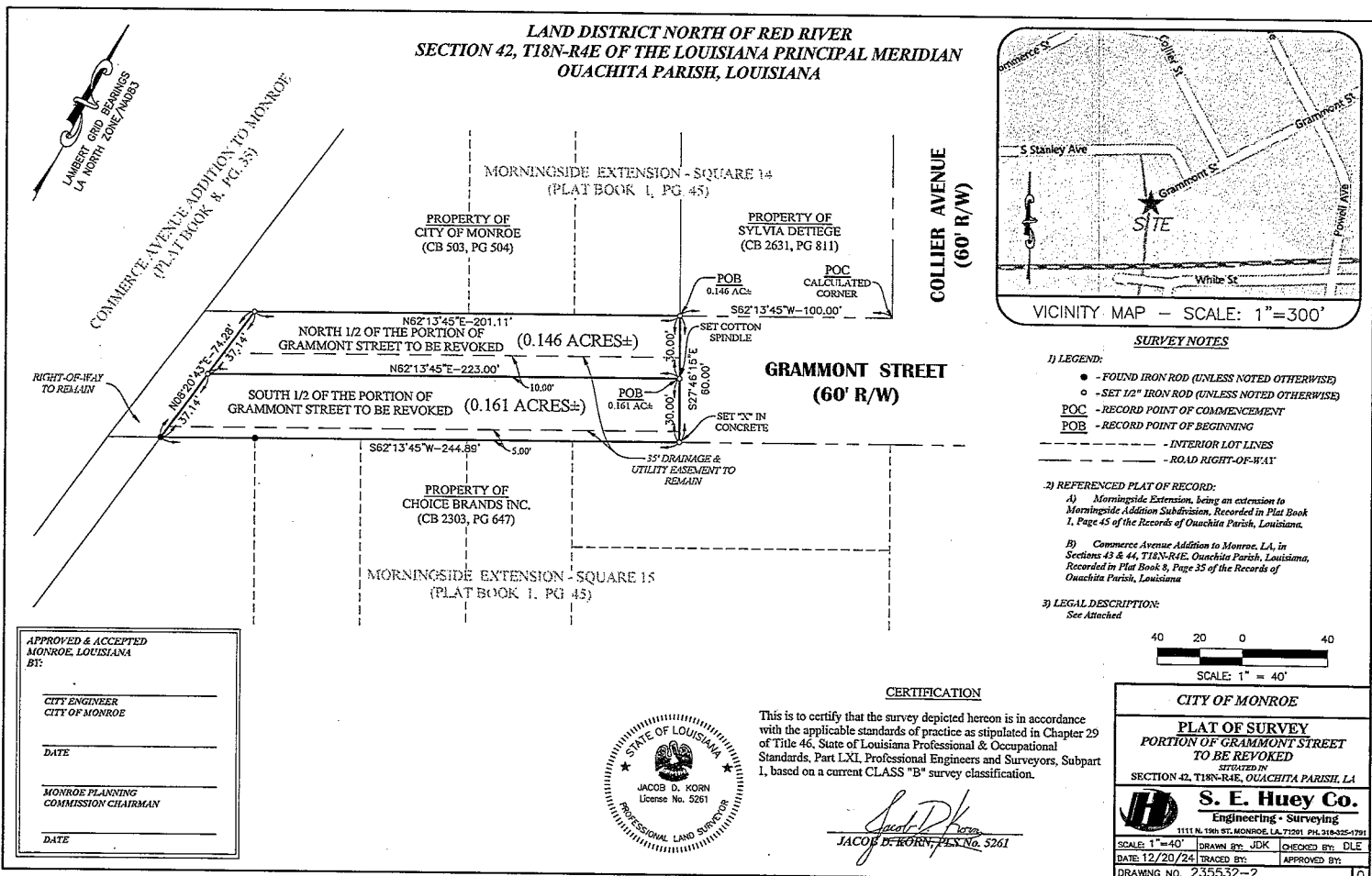
LEGAL DESCRIPTION
(0.161 Acres±)

A 0.161 Acre, more or less, tract or parcel of land situated in Section 42, Township 18 North, Range 4 East of the Louisiana Principal Meridian, Land District North of Red River, Ouachita Parish, Louisiana and is more particularly described as follows:

COMMENCE at a point marking the Southeast corner of Square 14, Morningside Extension as shown in Plat Book 1, Page 45, of the Records of Ouachita Parish, Louisiana, said point being at the intersection of the Westerly right-of-way line of Collier Avenue and the Northerly right-of-way line of Grammont Street, said point also being the Southeast corner of that certain tract of land acquired by Sylvia Detiege, by deed recorded in Conveyance Book 2631, Page 811, of the records of Ouachita Parish, Louisiana; thence, proceed S62°13'45"W, along the South line of Square 14 of said Morningside Extension, and the South line of said Detiege tract, and the Northerly right-of-way line of said Grammont Street, a distance of 100.00 feet to a set 1/2" iron rod marking the Southeast corner of that certain tract of land acquired by the City of Monroe, by deed recorded in Conveyance Book 503, Page 504, of the records of Ouachita Parish, Louisiana, said point also being the Southwest corner of said Detiege; thence, proceed S27°46'15"E a distance of 30.00 feet to a set cotton spindle and the **POINT OF BEGINNING**; thence, continue S27°46'15"E a distance of 30.00 feet to a set "X" in concrete on the North line of that certain tract of land acquired by Choice Brands Inc., by deed recorded in Conveyance Book 2303, Page 647, of the records of Ouachita Parish, Louisiana, said point also being on the Southerly right-of-way line of said Grammont Street; thence, proceed S62°13'45"W, along the Southerly right-of-way line of said Grammont Street and the North line of said Choice Brands tract, a distance of 244.89 feet to a found 5/8" iron rod marking the Northwest corner of said Choice Brands tract, said point also being on the Westerly right-of-way line of said Grammont Street; thence, proceed N08°20'43"E, along the Westerly right-of-way line of said Grammont Street, a distance of 37.14 feet to a set 1/2" iron rod; thence, proceed N62°13'45"E, parallel to the North line of said Choice Brands tract and the South right-of-way line of said Grammont Street, a distance of 223.00 feet back to the **POINT OF BEGINNING** and containing 0.161 acres, more or less, and being subject to any and all rights-of-way, easements, or servitudes that may affect the above-described property.

All as more fully shown as the South 1/2 of the Portion of Grammont Street to be Revoked on plat of survey by Jacob D. Korn, La. Professional Land Surveyor No. 6152, dated December 20, 2024, Drawing Number 235532-2, attached hereto and made a part hereof.

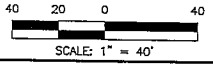
LAND DISTRICT NORTH OF RED RIVER
SECTION 42, T18N-R4E OF THE LOUISIANA PRINCIPAL MERIDIAN
OUACHITA PARISH, LOUISIANA



VICINITY MAP - SCALE: 1" = 300'

SURVEY NOTES

- 1) LEGEND:
 ● - FOUND IRON ROD (UNLESS NOTED OTHERWISE)
 ○ - SET 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 POC - RECORD POINT OF COMMENCEMENT
 POB - RECORD POINT OF BEGINNING
 --- INTERIOR LOT LINES
 - - - ROAD RIGHT-OF-WAY
- 2) REFERENCED PLAT OF RECORD:
 A) Morningside Extension, being an extension to Morningside Addition Subdivision, Recorded in Plat Book 1, Page 45 of the Records of Ouachita Parish, Louisiana.
 B) Commerce Avenue Addition to Monroe, LA, in Sections 43 & 44, T18N-R4E, Ouachita Parish, Louisiana, Recorded in Plat Book 8, Page 35 of the Records of Ouachita Parish, Louisiana.
- 3) LEGAL DESCRIPTION:
 See Attached



APPROVED & ACCEPTED
MONROE, LOUISIANA
BY:

CITY ENGINEER
CITY OF MONROE
DATE _____

MONROE PLANNING
COMMISSION CHAIRMAN
DATE _____

CERTIFICATION

This is to certify that the survey depicted hereon is in accordance with the applicable standards of practice as stipulated in Chapter 29 of Title 46, State of Louisiana Professional & Occupational Standards, Part LXL Professional Engineers and Surveyors, Subpart 1, based on a current CLASS "B" survey classification.



Jacob D. Korn
 JACOB D. KORN, PLS No. 5261

CITY OF MONROE

PLAT OF SURVEY
 PORTION OF GRAMMONT STREET
 TO BE REVOKED
 SITUATED IN
 SECTION 42, T18N-R4E, OUACHITA PARISH, LA

S. E. Huey Co.
 Engineering - Surveying
 1111 N. 190 ST. MONROE, LA, 71201 PH. 338-225-0791

SCALE: 1" = 40' DRAWN BY: JDK CHECKED BY: DLE
 DATE: 12/20/24 TRACED BY: APPROVED BY:
 DRAWING NO. 235532-2