



District One  
Douglas Harvey

District Two  
Gretchen H. Ezernack  
Chairman

District Three  
Juanita G. Woods  
Vice Chairman

City Council  
CITY OF MONROE, LOUISIANA  
Post Office Box 123  
Monroe, Louisiana 71210-0123  
Phone (318) 329-2252  
Fax (318) 329-3416

District Four  
Carday Marshall, Sr.

District Five  
Kema Dawson

**August 17, 2023**  
**Posted@8am**

**NOTICE**

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Monroe, Louisiana will meet in Legal and Regular Session at its regular meeting place, the Council Chamber, City Hall Building, Monroe, Louisiana, Tuesday, August 22, 2023 beginning at 6:00 p.m., for the following purpose:

1. To consider and act on all items listed on the attached agenda.

**NOTICE IS FURTHER GIVEN** that the Council reserves the right to change, add to or delete, any item listed on the attached agenda.

All interested persons are urged to attend these meetings.

**Carolus S. Riley, CMC/MMC**  
**Council Clerk**

Please be advised that the City Council will embrace public participation to the maximum extent while still adhering to the occupancy limitation, social distancing guidance and the Open Meetings Law.

In accordance with the Americans with Disabilities Act, if you need special assistance, please contact City Council Office at (318) 329-2252 describing the assistance that is necessary.

AGENDA  
City of Monroe

LEGAL & REGULAR SESSION – AUGUST 22, 2023, 6:00PM  
CITY COUNCIL CHAMBERS CITY HALL

I: ROLL CALL AND DECLARE QUORUM:

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

III: COMMUNICATIONS & SPECIAL ANNOUNCEMENTS:

1. Mr. Harvey
2. Mrs. Ezernack
3. Ms. Woods
4. Mr. Marshall
5. Mrs. Dawson
6. Mayor Ellis

IV: APPROVE MINUTES OF THE LEGAL AND REGULAR SESSION OF AUGUST 8, 2023:  
(PUBLIC COMMENTS)

V: PRESENTATION:  
NONE.

VI: PUBLIC HEARINGS:  
NONE.

PROPOSED CONDEMNATIONS:

(Public Comment)

1. 3805 Harvester Drive (D3) (Owners – Brown & Sons Realty, Kimberly Deloris Gray, Dorothy Gray Staten)
2. 3000 Georgia Street (D4) (Owners – Toney Gibson and Joseph Ross)
3. 412 North 23<sup>rd</sup> Street (D2) (Owners – Bessie T Brownfield Est c/o David Brownfield)

VII: ACCEPTANCE OR REJECTION OF BIDS:  
(Public Comment)

(a) Adopt a Resolution accepting the bid of the Womack & Sons Construction Group, LLC, in the amount of \$2,186,050.00 for the Louisiana Purchase Exhibit Phase 1 – The Swamp Project, and further authorizing an authorized city representative, to enter into and execute a contract for said work.

(b) Consider request from the Monroe Purchasing Division for City Council approval that all bids received on July 17, 2023, be rejected for the Monroe Regional Airport Taxiway D Construction – Phase 1 for exceeding the project funds.

VIII: RESOLUTIONS AND MINUTE ENTRIES:

1. Council:

Public Comment:

(a) Adopt a Resolution granting an exception to the Open Container Ordinance to the Twin City Art Foundation for a Public Reception: (Exhibition Reception of Work by Christiane Drieling) pursuant to Monroe City Code Sec. 12-231 D (Open Container Ordinance), and further providing with respect thereto.

(b) Adopt a Resolution granting an exception to the Open Container Ordinance to the Chennault Golf Course for a Golf Tournament Scholarship Fundraiser (Mayor’s Cup) pursuant to Monroe City Code Sec. 12-231 D (Open Container Ordinance), and further providing with respect thereto.

(c) Adopt a Resolution granting an exception to the Open Container Ordinance to the Northeast Louisiana Children’s Coalition for a Fundraiser (Harvest Under the Stars) 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) Adopt a Resolution accepting and approving the Systems Survey and Compliance Questionnaire for the City of Monroe for the fiscal year ending April 30, 2023.

(b) Consider an Application by Ryan Watts dba Beef and Barrel, 1030 North 6th St., Monroe LA 71201 for a New 2023 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)

3. Department of Planning & Urban Development:

Public Comment:

(a) Consider request from Cloud Busters Vape LLC/Joey Mafhahi for a Major Conditional Use Permit authorizing the use of this location (2404 Old Sterlington Road) to have off-premises alcohol beverage sales in the B-3 (General Business/Commercial District). The Comprehensive Zoning Ordinance allows this as a Major Conditional Use in the B-3 (General Business/Commercial District). Major Conditional Uses are those uses that require another level of approval; therefore, this request comes before the City Council for their approval in addition to that of the Planning Commission.

4. Legal Department:

Public Comment:

(a) Adopt a Resolution stating the City of Monroe's endorsement of Copech Properties LLC and their Project #20161643-RTA to continue their participation in the benefits of the Louisiana Restoration Tax Abatement Program.

5. Mayor's Office:

Public Comment:

None.

6. Department of Public Works:

Public Comment:

(a) Adopt a Resolution authorizing an Equipment Lease Agreement with RDK Assets, Inc. for garbage removal equipment for the Public Works Department and further providing with respect thereto.

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) Adopt a Resolution authorizing a designated city representative to execute Change Order No. One (1) for Saul Adler Recreation Center Parking Lot Improvements Project between the City of Monroe and Benchmark Construction Group of Louisiana, LLC to increase the contract time by 15 calendar days and further providing with respect thereto.

(b) Adopt a Resolution authorizing a designated city representative to execute Change Order No. Two (2) for the Water Treatment Plant Improvements High Service Control Vault Repairs Center between the City of Monroe and Dixie Overland Construction, LLC to decrease the contract price by \$25,000.00 and increase the contract time by 37 calendar days and further providing with respect thereto.

(c) Adopt a Resolution authorizing a designated city representative to execute Change Order No. (d) Ten (10) for the Water Treatment Plant Renovation and Expansion Project between the City of Monroe and Max Foote Construction Company, LLC for an increase in the contract amount by \$571,619.74 and further providing with respect thereto.

(d) Adopt a Resolution authorizing the City of Monroe to provide matching funds in the amount of \$637,500.00 for US Highway 165 South; US Highway 165 Business Route Connector Phase 1, Planning and Construction Project and further providing with respect thereto.

(e) Adopt a Resolution authorizing the City of Monroe to provide matching funds in the amount of \$1,260,000.00 for Booker T. Washington Stormwater System Evaluation and Upgrades, Planning and Construction Project and further providing with respect thereto.

(f) Adopt a Resolution authorizing the City of Monroe to provide matching funds in the amount of \$1,250,000.00 for I-20 South Frontage Road Drainage Improvements, Planning, Design, Rights-of-Ways, Utilities and Construction Project and further providing with respect thereto.

(g) Adopt a Resolution authorizing the assignment of and authorizing a designated city representative to execute Amendment No. One (1) to the contract for engineering and related services between the City of Monroe and Volkert, Inc. related to the West Parkview Storm Drain Project and further providing with respect thereto.

(h) Consider request from the Monroe Engineering Department for authorization for an authorized City representative to advertise for bids for the Forsythe Tennis Improvements Project. The engineer's estimate is \$5,657,396.00. The DBE goal is \_\_\_\_\_% and the source of funds are the Capital Infrastructure, CVB Funds, and \_\_\_\_\_.

BREAK IF NEEDED:

IX: INTRODUCTION OF RESOLUTIONS & ORDINANCES:

Public Comment:

(a) Introduce an Ordinance extending and enlarging the boundaries of the City of Monroe, Louisiana, providing for the recordation of the entire boundary as amended: establishing the effective date thereof, and providing further with respect thereto – Applicant - Oaks Church/Steve Hall (P&Z)

(b) Introduce an Ordinance to amend the Zoning Map for the City of Monroe, Louisiana and providing further with respect thereto – Applicant - Oaks Church/Steve Hall (P&Z)

(c) Introduce an Ordinance approving a proposed administrative reorganization and amending the City of Monroe Charter to provide for the reorganization of the Engineering and Planning and Urban Development Departments and further providing with respect thereto. (Council)

(d) Introduce an Ordinance amending and adjusting the City of Monroe Operating Budget for the fiscal year 2023-2024. (Admin.)

(e) Introduce an Ordinance to amend the Zoning Map for the City of Monroe, Louisiana and providing further with respect thereto – Applicant – City of Monroe/Transit (P&Z)

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

Open Public Hearing/Public Comment/Close Hearing:

(a) Finally adopt an Ordinance amending Ordinance Nos. 12,103 and 12,136 to correct the annexed boundaries of Love’s Travel Stop, providing for the recordation of the entire boundary as amended, establishing the effective date thereof, and providing further with respect thereto. (PUD/P&Z)

Open Public Hearing/Public Comment/Close Hearing:

(b) Finally adopt an Ordinance authorizing an Equipment Lease Agreement with Wells Fargo Financial Leasing, Inc. for mowing equipment for Chennault Golf Course and further providing with respect thereto. (Comm. Affairs.)

Open Public Hearing/Public Comment/Close Hearing:

(c) Finally adopt an Ordinance authorizing a designated city representative to execute a lease between the City of Monroe and Selman Hangar, L.L.C. and further providing with respect thereto. (Legal)

Open Public Hearing/Public Comment/Close Hearing:

(d) Finally adopt an Ordinance declaring certain immovable property located on S. 14<sup>th</sup> St. and Orange St., Monroe, La, as no longer being needed for public use, and authorizing the same to be sold to Piney Grove Baptist Church pursuant to Louisiana Revised Statute 33:4712, and further providing with respect thereto. (Legal)

XI: CITIZENS PARTICIPATION:

XII: ADJOURN.