



District One
Douglas Harvey

District Two
Gretchen H. Ezernack

District Three
Juanita G. Woods

City Council
CITY OF MONROE, LOUISIANA
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District Four
Carday Marshall, Sr.
Chairman

District Five
Kema Dawson
Vice Chairman

February 17, 2022
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, February 22, 2022 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 and social distancing guidance per executive order by the Governor and the Attorney General's Memo concerning 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 – FEBRUARY 22, 2022, 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 FEBRUARY 8, 2022:
(Public Comment)

V: PRESENTATION:
NONE.

VI: PUBLIC HEARINGS:
NONE.

PROPOSED CONDEMNATIONS:

Public Comment:

1. 1616 South 5th Street (D4) (Owners George & Laura Louise Butler, Sr and OPPJ)
2. 701 Reed Street (D5) (Owners - Leon & Catherine Robinson c/o Robert Robinson)

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 Twin City Art Foundation (Exhibition Reception and Talk: 59th Annual Juried Competition at the Masur Museum of Art) 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 Monroe Masur Museum (Twin City Art Foundation Fundraiser-Off The Wall) 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 Application by Patrick Adam Jones dba Butter A Louisiana Bakery, 2001 Tower Dr., Monroe, LA 71201 for a Renewal 2022 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.

(b) Consider Application by Thurman B. Dickey dba Thurman's Food Factory, Inc., 1608 Stubbs Ave., Monroe, LA 71201 for a Renewal 2022 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.

(c) Consider Application by Otis N. Jones dba Washington St. Jazz Key Club, 800 Washington St., Ste B-3, Monroe, LA 71201 for a New 2022 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 Application by Bill J. Nicholson & Jonathan M. Nicholson dba The Roe-Harlaad LLC, 209 Louisville Ave., Monroe, LA 71201 for a New 2022 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.

(e) Consider Application by MM CS Services LLC dba Kangaroo#570, 307 Louisville Ave., Monroe, LA 71201 for a New 2022 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.

(f) Consider request from the Purchasing Division for authorization for an authorized City representative to advertise for bids for a one (1) year contract with the option to renew two (2) times for Concrete, Cement, Sand and Gravel. Funds for these purchases will derive from the Inventories Account.

(g) Consider request from the Purchasing Division for authorization for an authorized City representative to advertise for bids for a one (1) year contract with the option to renew two (2) times for Petroleum Products. Funds for these purchases will derive from the Inventories Account.

(h) Consider request from the Purchasing Division for authorization for an authorized City representative to advertise for bids for a one (1) year contract with the option to renew two (2) times for Animal Foods. Funds for these purchases will derive from the Animal Food Account.

3. Department of Planning & Urban Development:

Public Comment:

(a) Adopt a Resolution accepting the bid of AHAYAH Community Development Corporation as amended, for 1606 Fairview Avenue Home Improvements, and further authorizing an authorized city representative, to enter into and execute a contract for said services.

4. Legal Department:

Public Comment:

None.

5. Mayor's Office:

Public Comment:

(a) Adopt a Resolution authorizing Mayor Friday Ellis to enter into an agreement with Technology for Rural America and further providing with respect thereto.

(b) Adopt a Resolution authorizing Mayor Friday Ellis to apply for a grant from the National Park Service.

(c) Adopt a Resolution authorizing Mayor Friday Ellis to apply for a grant from the United States Department of Agriculture 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:

(a) Adopt a Resolution accepting the bid of Gerry Lane Chevrolet, for police vehicles and further authorizing an authorized city representative, to enter into and execute a contract for said services.

9. Fire Department:

Public Comment:

(a) Adopt a Resolution authorizing a designated city representative of the City of Monroe to accept the bid of Ferrara Fire Apparatus for Firefighter Protective Clothing.

10. Engineering Services:

Public Comment:

(a) Adopt a Resolution authorizing an authorized city representative, to execute Change Order #1 to the Monroe WTP Renovation and Expansion Contract, between the City of Monroe and Max Foote Construction Company, LLC, for an increase in the contract amount of \$543,363.00 and further providing with respect thereto.

(b) Adopt a Resolution authorizing an authorized city representative, to execute Change Order #2 to the Monroe WTP Renovation and Expansion Contract, between the City of Monroe and Max Foote Construction Company, LLC, for an increase in the contract amount of \$879.00 and further providing with respect thereto.

(c) Adopt a Resolution authorizing an authorized city representative, to execute Change Order #3 to the Monroe WTP Renovation and Expansion Contract, between the City of Monroe and Max Foote Construction Company, LLC, for an increase in the contract amount of \$20,323.00 for modifications to filter structure and further providing with respect thereto.

(d) Adopt a Resolution authorizing an authorized city representative, to execute Change Order #4 to the Monroe WTP Renovation and Expansion Contract, between the City of Monroe and Max Foote Construction Company, LLC, for an increase in the contract amount of \$7,138.00 for louver changes and further providing with respect thereto.

(e) Adopt a Resolution authorizing an authorized city representative, to execute Change Order No. One (1) to the Texas Standifer Trunk Sewer Emergency Repair Contract, between the City of Monroe and Dixie Overland Construction, for an increase in the contract amount of \$223,043.76 and further providing with respect thereto.

(f) Adopt a Resolution authorizing an authorized city representative, to enter into and execute an

Environmental Assessment Agreement with Wetlands Unlimited, LLC to complete an environmental assessment on a fixed fee basis of \$9,500.00 and further providing with respect thereto.

(g) Adopt a Resolution authorizing an authorized city representative, to enter into and execute a Professional Services Agreement with Neel Schaffer, Inc., to provide services not to exceed 180 days and \$60,000.00 and further providing with respect thereto.

(h) Adopt a Resolution authorizing an authorized city representative, to enter into and execute a Professional Services Agreement with Arcadis U.S., Inc., to provide an extension of the Standifer Emergency Project for the estimated fee of \$163,540.00 and further providing with respect thereto.

(i) Adopt a Resolution accepting as substantially complete work done by and between the City of Monroe and Amethyst Construction, Inc. for the Louisiana Purchase Gardens & Zoo Parking Lot Improvements, and further providing with respect thereto.

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: Love’s Travel Stop – (P&Z)

(b) Introduce an Ordinance adopting and amending the Zoning Map for the City of Monroe, Louisiana and authorize the Clerk to publish notice of a Public Hearing to rezone a ±12-acre tract of land, from being located in Ouachita Parish to the I-1, (Industrial Business Park) District, in order for the applicant to have a commercial truck stop, retail sales and restaurant facilities, at 355 HWY 594 – **355 HWY 594 (12-acres more or less)** – **APPLICANT: Love’s Travel Stop** – (P&Z)

(c) Introduce an Ordinance adopting and amending the Zoning Map for the City of Monroe, Louisiana and authorize the Clerk to publish notice of a Public Hearing to rezone a ±5.70-acre tract of land, from the B-4 (Heavy Commercial) District to R-4, (High Density Multi-Family Residence) District, in order for the applicant to be able to convert office buildings into (20) multi-tenant condominium units, at 3418 & 3420 Medical Park Drive – **(Lots 3, 4, 5, 9 & 10 and the eastern 97’ of Lot 2, North Monroe Medical Park, Unit 2 (5.70-more or less))** – **APPLICANT: Seth Copeland** – (P&Z)

(d) Introduce an Ordinance adopting and amending the Zoning Map for the City of Monroe, Louisiana and authorize the Clerk to publish notice of a Public Hearing to rezone a ±0.66-acre tract

of land, from the R-4, (High Density Multi-Family Residence) District to the B-2 (Neighborhood Business) District, in order for the applicant to utilize an existing commercial building for a commercial business (formerly Johnny's Pizza), at 1707 McKeen Place – (Lots 3, McKeen Place Addition) (0.66-more or less)) – **APPLICANT: NKM Rentals LLC – (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 declaring certain immovable property in Monroe located on Washington St. between North 11th St. and Pendleton Street as no longer being needed for public use and authorizing the same to be sold to Michael Echols Enterprises, LLC pursuant to Louisiana Revised Statute 33:4712, and further providing with respect thereto. (Legal)

XI: CITIZENS PARTICIPATION:

XII: ADJOURN.