



District One  
Douglas Harvey  
Chairman

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.  
Vice Chairman

District Five  
Kema Dawson

**May 18, 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, May 23, 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 – MAY 23, 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 MAY 9, 2023:  
(PUBLIC COMMENTS)

V: PRESENTATION:  
NONE.

VI: PUBLIC HEARINGS:  
NONE.

PROPOSED CONDEMNATIONS:  
(Public Comment)  
NONE.

VII: ACCEPTANCE OR REJECTION OF BIDS:

(Public Comment)

(a) Adopt a Resolution accepting the Value Engineering (VE) Proposal of the Lemoine Company, LLC, in the amount of \$729,900.12 for the WPCC Flow Equalization Basin Project, and further authorizing an authorized city representative, to enter into and execute a contract for said work.

(b) Adopt a Resolution accepting the Base Bid of the Lemoine Company, LLC, in the amount of \$1,389,000.00 for the WPCC Ultraviolet Disinfection System Replacement Project, and further authorizing an authorized city representative, to enter into and execute a contract for said work.

(c) Adopt a Resolution accepting the Base Bid of Hi-Lite Airfield Services, LLC, in the amount of \$107,755.00 and additive Alternate No. 1 in the amount of \$62,250.00 for the Monroe Regional Airport Runway 14-32 Rehabilitation Project, and further authorizing an authorized city representative, to enter into and execute a contract for said work.

VIII: RESOLUTIONS AND MINUTE ENTRIES:

1. Council:

Public Comment:

(a) Adopt a Resolution granting an exception to the Open Container Ordinance to the Chennault Golf Course for a Golf Tournament Scholarship Fundraiser (The Mayor's Cup) 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 Fleet Feet of Monroe for a global running day (The Big Run) pursuant to Monroe City Code Sec. 12-231 D. (Open Container Ordinance), and further providing with respect thereto.

(c) Adopt a Resolution authorizing a designated city representative to enter into a Cooperative Endeavor Agreement between the City of Monroe and Free Me Association d/b/a Monroe City Academy League (MCAL) and further providing with respect thereto.

2. Department of Administration:

Public Comment:

None.

3. Department of Planning & Urban Development:

Public Comment:

None.

4. Legal Department:

Public Comment:

None.

5. Mayor's Office:

Public Comment:

None.

6. Department of Public Works:

Public Comment:

(a) Adopt a Resolution authorizing a designated city representative to enter into an agreement with Volaire Aviation Inc., related to air service development at the Monroe Regional Airport and further providing with respect thereto.

(b) Consider request from the Monroe Airport Division for Council approval for an authorized City representative to advertise for bids for the Monroe Regional Airport Taxiway D Construction Project. The engineer's estimate is \$5,161,350.00. The DBE Goal is 10.75% and the source of funds is FAA.

7. Department of Community Affairs:

Public Comment:

(a) Adopt a Resolution authorizing a designated city representative to enter into a Cooperative Endeavor Agreement between the City of Monroe and Free Me Association d/b/a Monroe City Academy League (MCAL) for a Baseball/Softball Program and further providing with respect thereto.

8. Police Department:

Public Comment:

None.

9. Fire Department:

Public Comment:

None.

10. Engineering Services:

Public Comment:

(a) Consider a request from the Monroe Engineering Department for Council approval for an authorized city representative to advertise for bids for the Monroe Civic Center Banquet Hall Air Handling Unit Replacement Project. The engineer's estimate is \$430,000.00. The DBE Goal is 1.74% and the source of funds is the Capital Fund.

(b) Adopt a Resolution authorizing an authorized city representative to enter into a Professional Services Agreement with Harboe Architects, PC, to provide architectural services for the Cooley House Project and further providing with respect thereto.

BREAK IF NEEDED:

**IX: INTRODUCTION OF RESOLUTIONS & ORDINANCES:**

**Public Comment:**

(a) Introduce an Ordinance declaring certain immovable property no longer necessary for public use, authorizing a Lease Agreement between the City of Monroe and Biomedical Research and Innovation Park, and further providing with respect thereto. (Legal)

(b) Introduce an Ordinance authorizing a designated city representative to execute an Amended and Restated Lease Agreement between the City of Monroe and Ouachita Grand Plaza, Inc. and further providing with respect thereto. (Legal)

**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 movable property of the City of Monroe as being no longer needed for public use and authorizing Henderson Auctions to proceed with the sale of the said movable property and further providing with respect thereto. (Admin.)

**Open Public Hearing/Public Comment/Close Hearing:**

(b) Finally adopt an Ordinance declaring certain immovable property in Monroe located at 3901 Jackson Street as no longer being needed for public use and authorizing the same to be sold to HP Investments, LLC, pursuant to Louisiana Revised Statute 33:4712 and further providing with respect thereto. (Admin.)

**Open Public Hearing/Public Comment/Close Hearing:**

(c) Finally adopt an Ordinance authorizing the City of Monroe to acquire full ownership interest of the property described as lot in Lot 10, Stubbs Young Bayou Addition, beg 222 ft no of Grammont St. & frtg 49 ft on west side alley, depth 106.975 ft, Monroe, La, with municipal address 126 S. 21<sup>st</sup> St., by adjudication at tax sale dated July 25, 1996, and further with respect thereto. (Legal)

**Open Public Hearing/Public Comment/Close Hearing:**

(d) Finally adopt an Ordinance authorizing the City of Monroe to acquire full ownership interest of the property described as lot in Lot 10, Stubbs Young Bayou Addition, beg 268 ft no of Grammont St. & frtg 23 ft on west side alley, depth 106.975 ft, Monroe, La, by adjudication at tax sale dated July 25, 1996, and further with respect thereto. (Legal)

Open Public Hearing/Public Comment/Close Hearing:

(e) Finally adopt an Ordinance authorizing the City of Monroe to acquire full ownership interest of the property described as lot in Lot 10, Stubbs Young Bayou Addition, fronting 24 ft on east side of lot 10, depth 106.975 ft, bearing municipal address 124 S. 21<sup>st</sup> St., Monroe, La, by adjudication at tax sale dated July 19, 2001, and further with respect thereto. (Legal)

Open Public Hearing/Public Comment/Close Hearing:

(f) Finally adopt an Ordinance authorizing the City of Monroe to acquire full ownership interest of the property described as lot in Lot 10, Stubbs Young Bayou Addition, fronting 24.52 ft on north side of Grammont St., depth 110 ft along west line of said lot 10., bearing municipal address 2007 Grammont St, Monroe, La, by adjudication at tax sale dated June 1, 1992, and further with respect thereto. (Legal)

Open Public Hearing/Public Comment/Close Hearing:

(g) Finally adopt an Ordinance adopting the authorized Millage Rate(s) and providing for the Levying of Special and General Taxes for the City of Monroe for the year 2023. (Admin.)

Open Public Hearing/Public Comment/Close Hearing:

(h) Finally adopt an Ordinance authorizing the City of Monroe to acquire a certain parcel of real property from Jeff and Debra Wilmore, situated in Ouachita Parish with a municipal address of 102 S. 20<sup>th</sup> Street, Monroe, La, more particularly described below, and further providing with respect thereto. (Legal)

Open Public Hearing/Public Comment/Close Hearing:

(i) Finally adopt an Ordinance Amendment to Chapter 37, Zoning of the Code of the City of Monroe Article VIII, Non-Conforming Uses, Lots and Structures, Section 37-121(a) Non-Conforming Uses. (P&Z)

XI: CITIZENS PARTICIPATION:

XII: ADJOURN.