

Monroe City Council Legal and Regular Session
January 28, 2020
6:00 p.m.
City Council Chambers-City Hall
MINUTES

There was a legal and regular session of the City Council of the City of Monroe, Louisiana held this date, January 28, 2020 at the Council's regular meeting place, 400 Lea Joyner Memorial Expressway, City Council Chambers/City Hall Building, Monroe, Louisiana.

The Honorable Juanita G. Woods, Chairwoman, called the meeting to order and asked the Council Clerk to call the roll.

Council members present were Mrs. Gretchen Ezernack, Ms. Juanita Woods, Mr. Kenneth Wilson and Mr. Eddie Clark.

Chairwoman Woods declared there was a quorum.

The Invocation was led by Mr. Arthur Holland and the Pledge of Allegiance by Councilman Clark.

COMMUNICATIONS & SPECIAL ANNOUNCEMENTS

Ms. Woods welcomed each one present and commented to the audience that she knew why the majority was present and reiterated there were a lot of things going on as a direct result of the last Council meeting; she said an item is on the agenda tonight and they will vote on it; it was not on the agenda at the last meeting because the item was not received in a timely manner; the item was never requested to be on the agenda and if an item is not requested to be on the agenda then it is not on the agenda; she said they were never asked to put it on as an add on or anything, and she followed protocol, that if your items are not in by a certain time on Wednesday before the City Council meeting, then it doesn't get to go on the agenda unless it is for an emergency.

1. Mrs. Ezernack welcomed each one present and thanked them for attending; she commented they had a combined community meeting for Districts 2 and 3 at Macedonia Baptist Church on Washington Street, there was a great attendance, great questions and answers, it was a good meeting; she said she always hopes that a lot more people would come to the meetings because it is an opportunity to be able to ask the people that has the answers, the different department heads and there was brainstorming sessions, and ideas were exchanged. She thanked MPD Chief Ellis for his work and congratulated him on his retirement and asked that others would wish him well on his retirement. He will be missed greatly and do wish him well.

2. Mr. Wilson congratulated Chief Ellis on his retirement, as he is always there when you call him; he congratulated Reggie Brown on being the interim MPD Chief. Mr. Wilson commented about his interview with Channel 10 about illegal dumping; he posted a rendering of the trash receptacles that would be placed throughout District 4; he donated his total budget of \$20,000 to purchasing the receptacles, and cameras.

3. Mr. Clark welcomed each one present and commended Mr. Wilson on his passion for serving the citizens. He acknowledged the presence of candidates in the race including Mr. Chee Chee Jackson, Ms. Jackie Slacks and also Ms. Kema Dawson who was present at last council meeting.

4. Mayor Mayo welcomed each one present and he thanked everyone who prayed for him due to the car accident in Washington DC; he acknowledged the passing of the local DJ Starr and the pending arrangements for his memorial. He stated the combined District 2 and 3 community meeting was a success, and thanked Pastor Davis, Luden Chapel Baptist Church and Pastor Bradley, Macedonia Baptist Church along with their members who attended; it was a good meeting with good questions and concerns expressed.

Ms. Woods expressed her condolences to DJ Starr's family and also that the Mayor is doing good as they were all preparing to attend a meeting with Congressman Abraham and happy to know that everything turned out well for Mayor Mayo. She recognized candidate, Ms. Cocoa Calvin who is seeking a City Council seat.

Upon a motion of Mr. Clark and a second by Mr. Wilson, the minutes of the Legal and Regular session of January 14, 2020 were unanimously approved. (There were no public comments).

PRESENTATION: NONE.

PUBLIC HEARINGS: NONE.

PROPOSED CONDEMNATIONS: Public Comment:

1. 3908 Barlow Street (D3) (Owners - Jonas Irvin & Iberia Bank) Upon a motion by Mr. Clark, second by Mr. Wilson and unanimously approved for property owner to be given 30 days or February 28, 2020, in which to bring the structure into compliance with the code or demolish the structure and clean the lot.

Comments: Ms. Robinson presented pictorial evidence and explained the conditions of the structure and the compliance not being met. Discussions were made regarding the item being brought at an earlier time, April 2019 and the amount of time given during that discussion was six months.

ACCEPTANCE OR REJECTION OF BIDS: Public Comment NONE.

RESOLUTIONS AND MINUTE ENTRIES: 1. Council:

Public Comment:

(a) Upon a motion by Mrs. Ezernack, second by Mr. Wilson and unanimously approved to Adopt Resolution No. 7634, approving the appointment of Doug Harvey to fill the remainder of the term for City Council District One and further providing with respect thereto. (There were no public comments).

Comments: Mrs. Ezernack asked Mr. Harvey to stand; Ms. Woods asked that Mrs. Sturdivant, City Attorney explained the process; she commented that a letter was received from the Secretary of State and it stated that after an appointment has been made that a certified copy of the minutes showing that the appointment was made or a certified resolution to be mailed to the Secretary of State and then a commission would be issued and mailed to the person that would fill the vacancy and once the minutes and resolutions are ready, then Ms. Riley would send to the Secretary of State who would mail Mr. Harvey his commission before the next meeting and then he can be sworn in; Ms. Woods said they were looking forward to Mr. Harvey sitting up with them at the first meeting in February. Mrs. Ezernack said Ms. Riley could give Mr. Harvey the paperwork that needs to be filled out and Mrs. Sturdivant said there was other paperwork and they will be in touch with him. Mrs. Ezernack congratulated him and said they would see him up the next time for sure.

(b) Upon a motion by Mr. Wilson, second by Mr. Clark and unanimously approved to Adopt Resolution No. 7635, authorizing the City of Monroe to purchase and place cameras and metal trash receptacles in Council District 4 to combat illegal dumping and further providing with respect thereto. (Wilson) (There were no public comments).

Comments: Mr. Wilson showed a picture of the trash receptacles and also named the areas where they would be placed; he commented that security cameras would be placed and also that he is donating \$20,000 of his council budget to District Four for the cost of the receptacles and cameras.

(c) Upon a motion by Mrs. Ezernack, second by Mr. Wilson and unanimously approved to Adopt Resolution No. 7636, granting an exception to the Open Container Ordinance to the Twin Cities' Krewe de Riviere (Mardi Gras Parade) pursuant to Monroe City Code Sec. 12-231 D. (Open Container Ordinance), and further providing with respect thereto.

Comments: Ms. Babb, the representative for the new Krewe spoke concerning the inaugural event that would be held on February 8, 2020 and the Krewe would travel from West Monroe to downtown Monroe. Council congratulated and thanked her for the event.

(d) Upon a motion by Mr. Clark, second by Mr. Wilson and unanimously approved to Adopt Resolution No. 7637, granting an exception to the Open Container Ordinance to the Downtown Monroe Alliance (Downtown River Jam/Mardi Gras Parade Watch Party) pursuant to Monroe City Code Sec. 12-231 D. (Open Container Ordinance), and further providing with respect thereto. (There were no public comments).

(e) Upon a motion by Mr. Clark, second by Mr. Wilson and unanimously approved to Adopt Resolution No. 7638, granting an exception to the Open Container Ordinance to the Friends of the RiverMarket (RiverMarket Event Dates) 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: Public Comment:

(a) Upon a motion by Mrs. Ezernack, second by Ms. Woods and unanimously approved to Consider an Application by Bruce Brooks III dba BEB3 Properties, LLC, 408 Washington Street, Monroe, LA 71201 for a New 2020 Class F Alcoholic Beverage Permit. The Monroe Police Department has no disqualifying records and Sales Tax has been Cleared, CO-Cleared, Distance Report Cleared. (There were no public comments).

(b) Upon a motion by Mrs. Ezernack, second by Mr. Wilson and unanimously approved to Consider an Application by Timothy David Boles & Wilbern Joe Brady, Jr. dba Savage Axe LLC, 1812 Tower Drive, Monroe, LA 71201 for a New 2020 Class A Alcoholic Beverage Permit. The Monroe Police Department has

no disqualifying records and Sales Tax has been Cleared, CO-Cleared, Distance Report Cleared. (There were no public comments).

(c) Upon a motion by Mrs. Ezernack, second by Mr. Clark and unanimously approved to Adopt Resolution No. 7639, amending the City's Administrative Purchasing Policy, approved by resolution 4506, to add procurement procedures for federally funded transit contracts and further providing with respect thereto. (There were no public comments).

Comments: Ms. Baldwin stated the policy that was adopted in 2004 does not address federal dollars or federal contracts and this is something that FTA requires; Mr. Keenan said the FTA requires when the City is making purchases for transit and guidelines to be adhered to and FTA said to make sure it is in the City policy.

(d) Upon a motion by Mrs. Ezernack, second by Mr. Wilson and unanimously approved to Adopt Resolution No. 7640, authorizing Mayor James E. Mayor to enter into a Professional Service Agreement with Land 3 Architect Inc. for renovations to the City's One Stop Shop and further providing with respect thereto.

Comments: State Representative, District 17 Pat Moore spoke, stating that she wasn't for or against the item, but was present on behalf of her constituents who had questions for the Mayor and or Council, that she wasn't sure had already been disclosed; she stated that she wanted to get the answers back to her constituents; her questions consisted of the building and if it had already been purchased; she said it was stated that the new building location would save time and money, and asked how much money and, if there was an urgency to relocate and if so what was the urgency; why wasn't the building renovated and brought up to 21st century; she asked if there were any other options on the southside considered; what is the plan for the annex building; was the public informed about the plans, for example was it on the level as when the City was considering plans for the new arena and do know that a lot of the constituents were informed about the new arena, and were constituents and those in that area informed about the relocation of the departments to a new location; how many vacant or abandoned buildings does the City of Monroe have in South Monroe. Representative Moore said that she could state them one by one; Chairwoman Woods said that she would appreciate if those items that Representative Moore could be typed up and submitted, but in the interim, she asked Ms. Sturdivant if it would be her to speak to the questions, or would it be public works or a combination. Ms. Rowell stated that she could address a lot of the questions that Representative Moore had; she said the building was purchased and the one stop shop concept have been talked about for several years; through the fire at the CHAS building they received insurance funds to acquire the building; the CHAS (City hall annex) building is oversized for what they need to do at the CHAS location, there have been two fires and a wing is completely unusable and it has become burdensome to maintain; there have been many options pursued and prior to her, Mr. Barnes pursued buildings and the buildings around town aren't large enough to do the one stop concept for the three or four years and the concept has been around longer than that and the Breard building upstairs was not large enough and the City owned buildings didn't work for the concept of the one stop shop and this building was the right fit for the amount of money available and the cost was around \$925,000; it was a joint effort by various departments and the focus has been on getting the place to do the one stop shop and now the focus is getting it renovated; she said in regard to the City building vacancies, there are a couple of vacant fire stations and they are good for storage and even that's sketchy; the Hudson and Bres is vacant and there aren't as many vacant buildings as you would think. Ms. Rowell said they are always looking for opportunities for the buildings that folks will be leaving from and the fire stations, as to what they will do with the buildings; they look for opportunities even for those buildings that they have people in sometimes and you never know when you will need to repurpose or sell the building; any interest will be pursued they fell are in the best interest of the City; there are two divisions still located at the CHAS building and the main focus is getting into the building. Ms. Moore asked if there was any consideration given to building a new facility; Ms. Rowell said it was considered but they didn't have the funds. Ms. Moore thanked them for allowing her to ask the questions, as she had been asked and did know it was on the agenda; she said she would relay the information. Representative Moore said

the people asked the question because they understand there is no place in South Monroe that they can go, which the zoo is a place to go to, there is the public safety building and they were hoping that something could have been done and the departments could have stayed at that location or at a location in the area.

Mr. Clark commented that the Council continue to be put in bad situations with the professional service agreement and said this at the last meeting; he said it doesn't have anything to do with Land 3, they do great work, and asked why didn't it go out for bids instead of coming to Council by the professional services agreement route; Mrs. Sturdivant, City Attorney stated that it wasn't required by law to go out for bid and Land 3 has over the years done great work for the city of Monroe and the city desires to have a professional services agreement and it is not required to go out for bid under the public bid law; Mr. Clark asked for those that would

come after him, what is required for the public bid law to go out for bids; she said public works project that total \$164,000 and material/supplies over \$30,000 must go out for bids; the professional services agreements do not have to go out for bids; Mr. Clark stated to Mrs. Sturdivant that anything that is not in public works contract can be termed a professional services contract and she said, not necessarily; the renovations of the building do have to go out for bids, but for the designing of the building, they can choose who they want.

Department of Planning & Urban Development: Public Comment: None.

Legal Department: Public Comment: None.

Mayor's Office: Public Comment:

(a) Upon a motion by Mrs. Ezernack, second by Mr. Wilson and unanimously approved to Adopt Resolution No. 7641, stating the City of Monroe's endorsement of Pine and Fifth, LLC and their Project #20190013-RTA to participate in the benefits of the Louisiana Restoration Tax Abatement Program. (There were no public comments).

Department of Public Works: Public Comment:

(a) Upon a motion by Mr. Clark, second by Mr. Wilson and unanimously approved to Adopt Resolution No. 7642, authorizing Amendment No. 1 to the Professional Service Contract by and between the City of Monroe and Garver, LLC and further providing with respect thereto. (There were no public comments).

Comments: Mr. Clark stated, this is public works and wanted to know why it wasn't going out for bids. Ms. Sturdivant said it is a professional services agreement where they are helping with the work, but the work has to be bid; Mr. Phillips stated both projects a and b were approved by the Council three years ago and are active projects, they are extending the original agreements to complete the projects. Mrs. Sturdivant said the original contract states the term of the agreement is three years, and if the consultant was actively working on the project then the terms would continue on the project and if Garver is still working on something, the runway extension and the contract automatically stays in effect, but since it had a February 2020 term is why it was being brought back before Council and it's still good until the project is completed; Mr. Clark noted for the record, that yes, the Council did vote on it three years ago and approved it, but he has the same reservations as he did three years ago and it was made known on the record then and have the same reservations tonight; he also made it known that Council is voting on things that other Council members will be coming to deal with and some will be carried over until February 20, 2022.

Mr. Wilson commented that for the Council that will be coming on board after they leave, think that shouldn't go too deep into another Council's term and he wouldn't be in favor of extending the agreement until 2022. Ms. Wood said whether the agreement is approved or not, it will continue on anyway and Mrs. Sturdivant said that was correct. Mr. Janway said a request for qualifications was done and they selected three engineering firms, KSA, Denmon, and Gulf. Mr. Clark said with consideration and knowing how there can be amendments on the floor and if it doesn't make it tonight, they still have a contract in place; he asked what the harm was in splitting the difference and amending it to make it a one year renewal and then the new council can deal with it as they see fit. Mrs. Sturdivant said there was nothing wrong with it and recommended that since it does state that if the consultant continues and if the consultant is actively working on a task or project and recommended one year or until the task or project is completed whichever is sooner; she said if the runway is not completed it will still carry on anyway; Mr. Clark said he was trying in case it doesn't make it, to extend an olive branch; he motioned to amend the resolution to add the language that Mrs. Sturdivant just stated on the record, that the contract would be renewed and extended for one year as opposed to two, with that date being February 20, 2021

and or until the completion of the runway project of the \$12 million dollars that is currently being done at the airport whichever is sooner, Mr. Wilson seconded the amendment. The initial motions were withdrawn. Mrs. Sturdivant said that she would update the agreement to reflect the amendment. Votes were taken on the agenda item as amended.

(b) Upon a motion by Ms. Woods, second by Mrs. Ezernack and unanimously approved to Adopt Resolution No. 7643, authorizing Amendment No. 1 to the Professional Service Contract by and between the City of Monroe and Denmon Engineering and further providing with respect thereto.

Comments: Ms. Woods asked Mrs. Sturdivant, that if the agenda item doesn't get any action on it, then it will stand as it is and will continue on; Mrs. Sturdivant said that was correct, until the project that they are currently

working on is completed; Ms. Woods motioned that the item would be amended with the language previously made by Mr. Clark and Mr. Wilson for item A. Mrs. Sturdivant restated the motion to be, as the contract is renewed and extended for one year term which is January 24, 2021 and or until the completion of the project or task that they are currently working on is completed in accordance with the original contract.

Mrs. Vickie Krutzer, citizen, stated that she was very interested in the airport, as it is economic development and asked if the project started three years ago; Ms. Woods said yes it did and said she didn't know how long ago it started, but the Council did approve it three years ago was her understanding; Mrs. Krutzer commented, normally when you give a contract for a project there is a start date and completion date for the project and this project is a twelve million dollar project and it has gone on for three years; she asked if they were extending it for another two years; Ms. Woods said no; and asked Mrs. Sturdivant to explain it; Mrs. Sturdivant explained that the agreement was for engineering consultant services related to the airport and Mr. Ron Phillips said this project was phase one and it was just completed for the runway extension project and they are now getting ready to start phase two and it's a \$12 million dollar project, going from one project into another, different phases; Mrs. Krutzer asked what was phase one and phase two and Mr. Phillips explained the two phases, one was the completion of a perimeter road, and the other was fence and drainage work done. She asked if it took two engineering firms to do this and he said no, there is a master services agreement and there were three engineering firms for various projects. She asked what was Denmon paid for and Mr. Phillips said it was for pavement work and pavement maintenance projects and there is no completion date for the project. She asked is it usual that you don't put a completion date in a contract for a project; Mr. Phillips said that it was more than one project and there is continued maintenance being done.

Mr. Richard Robertson, citizen, asked if the contract would expire on the 24th or if it was ongoing and Mrs. Sturdivant said it was ongoing.

Ms. Marie Brown, citizen, commented that her question was the same and she didn't get an answer; she said it was confusing to her because they're saying that if it is brought to the Council that it doesn't matter and asked them to explain; she asked if it had no ending date and what did the contract state three years ago and what was voted on three years ago; Mr. Phillips explained the projects being worked on, the runway extension project and they are getting ready to accept the lowest bid on the drainage project that will be starting within the next few months; Denmon is working on a lot of pavement maintenance as it is an ongoing process and they will always have pavement maintenance issues; they are required by the FAA to make sure that the issues get resolved within a timely fashion and Denmon is working with them on this process.

Ms. Woods asked Mr. Phillips if this project got an initial \$6 million dollars and then it was doubled; he said yes and they were successful in getting the FAA to fund an additional \$6 million dollars and this helps to complete the extension project and not have to work in phases, and it's important in case they have to close down the main runway, then the planes would have to divert or cancel because of having to land on a secondary runway in bad weather because it's shorter than the primary runway and it's critical to complete the project.

(c) Upon a motion by Mr. Clark, second by Mr. Wilson and unanimously approved to Adopt Resolution No. 7644, approving and authorizing a Cooperative Endeavor Agreement by and between the City of Monroe and the Friends of Chennault Aviation and Military Museum for the use of the City property as per the attached agreement and further providing with respect thereto. (There were no public comments).

(d) Upon a motion by Mrs. Ezernack, second by Mr. Wilson and unanimously approved to Adopt Resolution No. 7645, authorizing the Fifth Amendment to a Cooperative Endeavor Agreement between the State of

Louisiana (Facility Planning & Control) and the City of Monroe for the Monroe Regional Airport Terminal, Planning and Construction and further providing with respect thereto. (There were no public comments).

(e) ADD-ON: Upon a motion by Mr. Wilson, second by Ms. Woods; Mrs. Ezernack voted no to add to the agenda, A Resolution approving the sublease of property currently being leased to Corks LLC at the Monroe Regional Airport to DaveAir LLC and further providing with respect thereto. (There were no public comments).

Comments: Mrs. Ezernack asked about the terms of lease and the blanks on the agreement; Mrs. Sturdivant said it was the sublease agreement between DaveAir LLC and Corks LLC and the city will still get the rental rate that is in the agreement that is between Corks LLC and the City of Monroe and the CPI is adjusted annually and will still get that amount. Mrs. Ezernack asked if they had an agreement where Corks was charging them more for the sublease agreement, but they only have to pay the City for the agreement is this why it's not filled out or if that information is known and would like to know what it is and that it's not happening; Mrs.

Sturdivant stated that it was prepared by Corks LLC attorney, Mr. North and it was originally going to be on the first agenda in February but was asked to add it on tonight and Mr. North didn't know about it until 5pm today and doesn't know if he is present or Mr. Dave McGhee with DaveAir LLC is present. Mrs. Ezernack said she would vote to add on and then come back to that point. Ms. Woods said if there is one person that votes to not add it to the agenda, then it won't go on the agenda.

Mrs. Ezernack voted not to add to the agenda and said that she would like to see the entire agreement that they will be approving and would make sure that it is on the next agenda at that point; Mrs. Sturdivant said she would let Mr. North know and he did plan to be at the first meeting in February. Ms. Woods stated they only needed one vote to not add it on and will keep moving.

Department of Community Affairs: Public Comment:

(a) Upon a motion by Mr. Clark, second by Mrs. Ezernack and unanimously approved to Consider request from the Community Affairs Department for authorization from the Council for a Change Order to add \$985.85 for two (2) bathroom doors for the outside Parks and Recreation Public Restrooms Renovation Project within the City of Monroe. (There were no public comments).

Comments: Mr. Robert Johnson explained there were two doors at the Lida Benton outside restroom facility and the doors are badly damaged and need to be replaced. Mr. Wilson thanked them for the work on the bathrooms and asked about the cameras for the restrooms; Mr. Johnson said they would be put up at the same time; Mr. Wilson asked if the cameras would be monitored by the MPD; Mr. Johnson said it wasn't part or considered in this part, but they can consider it.

Police Department: Public Comment:

(a) Upon a motion by Mr. Clark, second by Mr. Wilson and unanimously approved to Adopt Resolution No. 7646, authorizing Mayor James E. Mayo to accept and execute an Agreement with the Louisiana Commission on Law Enforcement to accept funding in the amount of \$42,112.00 for the DARE Program and further providing with respect thereto. (There were no public comments).

Fire Department: Public Comment: NONE.

Engineering Services: Public Comment:

(a) Upon a motion by Mr. Ezernack, second by Mr. Wilson and unanimously approved to Adopt Resolution No. 7647, authorizing James E. Mayo, Mayor, to execute Change Order No. fourteen (14) to the North Area Sewer System Improvements Basin MR-27(a)30/31 Rehabilitation Contract, between the City of Monroe and Jabar Corporation, for a no cost change order and further providing with respect thereto. (There were no public comments).

(b) Upon a motion by Mr. Ezernack, second by Mr. Wilson and unanimously approved to Adopt Resolution No. 7648, authorizing James E. Mayo, Mayor, to execute Change Order No. two (2) to the WTP Water Filters Nos. 1, 3, & 4 Repairs Contract, between the City of Monroe and Peck Construction, Inc., for an increase in the contract time of 246 days and further providing with respect thereto. (There were no public comments).

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(c) Upon a motion by Mr. Ezernack, second by Ms. Woods and unanimously approved to Adopt Resolution No. 7649, authorizing James E. Mayo, Mayor, to enter into and execute Supplemental Agreement No. 1 & No. 2 to a contract with Arcadis U.S., Inc, to provide Professional Engineering Services to determine sanitary sewer inflow & infiltration relative to operation of the WPCC Digester Cover Improvements Project and further providing with respect thereto. (There were no public comments).

BREAK IF NEEDED:

INTRODUCTION OF RESOLUTIONS & ORDINANCES:

Public Comment:

NONE.

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

Open Public Hearing/Public Comment/Close Hearing:

NONE.

CITIZEN'S PARTICIPATION

1. Mr. Keith Robinson, citizen, spoke regarding a legal issue. Mayor Mayo said they would get his information and check on it and asked that he would give his information to the city attorney, Mrs. Sturdivant.
2. K-9, citizen, spoke regarding community events including the memorial services of local DJ Starr, Council, and the One stop shop. He congratulated Mr. Wilson and Mr. Clark on their service.

There being no further business to come before the Council, the meeting was adjourned at 7:27 p.m., upon a motion of Mr. Clark and seconded by Mr. Wilson. (There were no public comments).

Ms. Juanita Woods
Council Chairwoman

Ms. Carolus S. Riley
Council Clerk

Ms. Jacqueline Benjamin
Council Secretary

***For extended details on the Council meeting please call the Council Clerk, Monday-Friday at 329-2252; also, a recording of the minutes can be sent via email to you.**