

Monroe City Council Legal and Regular Session  
July 27, 2021  
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, July 27, 2021, at the Council's regular meeting place, 400 Lea Joyner Memorial Expressway, City Council Chambers/City Hall Building, Monroe, Louisiana.

The Honorable Carday Marshall, Sr., Chairman, called the meeting to order.

The roll call was done by Ms. Carolus Riley, Council Clerk.

Council members present for roll call: Mr. Douglas Harvey, Mrs. Gretchen Ezernack, Ms. Juanita Woods, Mr. Carday Marshall, Sr.

Council member (s) absent: Mrs. Kema Dawson

Chairman Marshall declared a quorum.

The Invocation was done by Rev. Lenard Montgomery, and the Pledge of Allegiance by Mrs. Ezernack.

COMMUNICATIONS & SPECIAL ANNOUNCEMENTS:

1. Mr. Harvey welcomed everyone; he spoke regarding the covid vaccines and everyone helping to contain the covid virus.
2. Mrs. Ezernack welcomed and thanked everyone for coming; she spoke regarding the choice to vaccine or not get vaccinated and to wear masks and that our decisions affect others.
3. Ms. Woods welcomed and thanked everyone for attending; she spoke regarding the choices that everyone have relating to Covid and asked that individuals would think about it; she expressed condolences to the Jordan and Cummings family and also condolences to the family of Tyree Hollins on the loss of his mother; she offered congratulations to the 4<sup>th</sup> District Judge Elect Fred Jones; she extended an invitation to the District 3 community meeting on August 5, 2021, at 6pm at the Greater New Antioch Baptist Church on Sherrouse Street. The Mayor will be present, along with Administrative members, and the Chief of Police and will listen to the concerns and look for solutions.
4. Mayor Ellis welcomed each one present. He thanked the employees, Council, and the citizens for his first full year and allowing him to serve the citizens; he spoke regarding his tour of the water campus in Baton Rouge and how it would be good for our region and the studying of the water shed to leverage federal dollars to help our situation. He thanked everyone for their involvement including Congresswoman Letlow; There was a grand opening held for Fire station number 5; he thanked those who have come to the community meetings, as this is a time to hear concerns, ideas; he made a check presentation to Ouachita Green and thanked them for their work; A proclamation honoring and naming July 08, 2021 as Cashie Crockett Day was presented to Mr. Crockett, the 2020- 2021 Louisiana Boy's Gatorade track and field Player of the Year and the first from Ouachita Parish High School. A Proclamation was presented to the family of Leon Thomas III; the proclamation was made in honor and memory of Leon Thomas III and the Mayor proclaimed Tuesday, July 27, 2021, as Leon "LT" Thomas III Day.
5. Mr. Marshall thanked all for coming out; he acknowledged Mr. Leon Thomas III; he commented that the vaccine is a choice and to be mindful of others and to wear a mask because it can spread and is taking lives; he said it's not what you say, but how you say it and wants the comment to sit in the minds of people; he asked that everyone would do things in good spirits. Omega Psi Phi will be having a school supply drive on August 07, 2021, from 11am-3pm at 1600 Jackson Street and asked the parents to bring their children, there will also be a blood drive and food and drinks will be served. He asked prayers for the family of Tyree Hollins in the loss of his mother.

Upon a motion of Mrs. Ezernack and a second by Ms. Woods, the minutes of the Legal and Regular session of June 13, 2021, were approved; Voting Yes: Ezernack, Woods, Marshall; Mr. Harvey abstained. (There were no public comments).

PRESENTATION: NONE.

PUBLIC HEARINGS: NONE.

PROPOSED CONDEMNATIONS:    Public Comment:

1. 1720 Milhaven Road (D3) (Owner – Mary Jane & Ellis Brown Est c/o Michael Brown) Upon a motion by Ms. Woods, second by Mrs. Ezernack and unanimously approved for property to be condemned and property owner to be given 30 days or August 28, 2021, in which to bring the structure into compliance with the code or demolish the structure and clean the lot. (There were no public comments)

Comments: PowerPoint slides of pictorial evidence for the current state of the property and discussion on the property’s condition was presented by PUD Director, Mrs. Ellen Hill. There has been no contact with the property owner for anything to be done.

2. 2800 Georgia Street (D4) (Owner – Bobby Gray Mc Elroy Trust, Trustee Scott McElroy) Upon a motion by Mr. Marshall, second by Mr. Harvey and unanimously approved for property to be condemned and property owner to be given 30 days or August 28, 2021, in which to bring the structure into compliance with the code or demolish the structure and clean the lot. (There were no public comments)

Comments: PowerPoint slides of pictorial evidence for the current state of the property and discussion on the property’s condition was presented by PUD Director, Mrs. Ellen Hill. There has been no contact with the property owner for anything to be done. Mr. Marshall asked if anyone was living there and Ms. Hill said no, but someone does park a car there now and then.

Ms. Woods congratulated Mr. Tommy James on being promoted to Chief Code Enforcement Officer.

3. 4300 Petain Street (D4) (Owner – Jennifer Seaberry) Upon a motion by Mr. Marshall, second by Mr. Harvey and unanimously approved for property to be condemned and property owner to be given 90 days or October 28, 2021, in which to bring the structure into compliance with the code or demolish the structure and clean the lot. (There were no public comments)

Comments: PowerPoint slides of pictorial evidence for the current state of the property and discussion on the property’s condition was presented by PUD Director, Mrs. Ellen Hill. There has been no effort to address the property and there has been contact with the property owner and no real steps taken to bring up to code, but there have been permits pulled, but no progress; she asked for condemnation, but will work with them.

ACCEPTANCE OR REJECTION OF BIDS:    Public Comment    None.

RESOLUTIONS AND MINUTE ENTRIES:

1. Council:        Public Comment:

(a) Upon a motion by Mr. Harvey, second by Mrs. Ezernack and unanimously approved to Adopt Resolution No. 8029, granting an exception to the Open Container Ordinance to the Twin City Art Foundation (Exhibition Reception for Letitia Huckaby: Parish) 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 a motion by Mrs. Ezernack, second by Mr. Harvey and unanimously approved to Adopt Resolution No. 8030, granting an exception to the Open Container Ordinance to Damon Williams (Doc Chilly Presents: Blues Show) 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 Mr. Harvey, second by Mrs. Ezernack and unanimously approved to Consider an Application by Nonna LLC dba Okaloosa, 311 Hudson Ln., Monroe, LA 71201 for a New 2021 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)

(b) Upon a motion by Mr. Harvey, second by Mrs. Ezernack and unanimously approved to Adopt Resolution No. 8031, authorizing Stacey Rowell to enter into a Lease Agreement with JHC Holding, LLC for the rental of the building located at 802 N. 31<sup>st</sup> Street and further providing with respect thereto. (There were no public comments)

Department of Planning & Urban Development:      Public Comment:

(a) Upon a motion by Mr. Harvey, second by Mr. Marshall and unanimously approved to Consider request from Kristy Cook, K&K's Giving Tree, LLC for a Major Conditional Use Permit which authorizes the use of the location (1623 N. 18<sup>th</sup> Street) to sell alcohol for consumption off premise. The Comprehensive Zoning Ordinance allows the sale of alcohol for consumption off premise as a Major Conditional Use in the B-2, Neighborhood Business 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. (There were no public comments)

(b) Upon a motion by Mrs. Ezernack, second by Ms. Woods and unanimously approved to Adopt Resolution No. 8032, authorizing Friday Ellis, Mayor, to enter into and execute a contract by and between the City of Monroe and the Wellspring Alliance for Families in the amount of \$50,000.00 fy 21' for the Emergency Solutions Grant Program (ESGP), and further providing with respect thereto. (There were no public comments)

(c) Upon a motion by Mr. Harvey, second by Mrs. Ezernack and unanimously approved to Adopt Resolution No. 8033, authorizing Friday Ellis, Mayor, to enter into and execute a contract by and between the City of Monroe and Christopher Youth Center Formerly known as Our House, Inc. in the amount of \$74,217 fy 21' for the Emergency Solutions Grant Program (ESGP), and further providing with respect thereto. (There were no public comments)

Legal Department:      Public Comment:

(a) Upon a motion by Mr. Harvey, second by Mrs. Ezernack and unanimously approved to Adopt Resolution No. 8034, stating the City of Monroe's endorsement of KM Group, LLC and their Project #20120814-RTA to continue their participation in the benefits of the Louisiana Restoration Tax Abatement Program. (There were no public comments)

Mayor's Office:      Public Comment:

(a) Upon a motion by Mrs. Ezernack, second by Mr. Harvey and unanimously approved to Adopt Resolution No. 8035, authorizing Stacey Rowell, Director of Administration, to enter into a Professional Services Agreement by and between the City of Monroe and Site Selectors Guild and further providing with respect thereto.

Comments: A citizen (no name given) came forward, asked for an explanation of the item. Mr. D.J. Fortenberry explained the agenda item.

Department of Public Works:      Public Comment:

(a) Upon a motion by Mr. Harvey, second by Mrs. Ezernack and unanimously approved to Adopt Resolution No. 8036, authorizing the City of Monroe to advertise for bids to repair the WPCC's Secondary Clarifier #1 and further providing with respect thereto. (There were no public comments)

(b) Upon a motion by Ms. Woods, second by Mrs. Ezernack and unanimously approved to Adopt Resolution No. 8037, authorizing the donation of two (2) tractors and one (1) bush hog from the City of Monroe to the Town of St. Joseph, LA and further providing with respect thereto. (There were no public comments)

Department of Community Affairs:      Public Comment:

(a) Upon a motion by Mr. Harvey, second by Mrs. Ezernack and unanimously approved to Adopt Resolution No. 8038, authorizing a Memorandum of Understanding between the City of Monroe and the University of Louisiana at Monroe College of Health Sciences, Kitty Degree School of Nursing and further providing with respect thereto. (There were no public comments)

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Comments: Mrs. Ezernack asked that it be amended to include all of the Community centers. Mrs. Sturdivant, Legal stated it would be changed also in the Memorandum of Understanding.

(b) Add-On: Upon a motion by Ms. Woods, second by Mr. Harvey and unanimously approved to add to the agenda to Adopt a Resolution authorizing a designated city representative to enter into a cooperative endeavor agreement between the City of Monroe, The Academy Fitness and Sports LLC D/B/A Monroe City Academy League (MCAL) and Free Me Association and further providing with respect thereto. (There were no public comments)

Comments: Mrs. Sturdivant, Legal explained the agenda item.

(b) Upon a motion by Mr. Harvey, second by Ms. Woods and unanimously approved to Adopt Resolution No. 8039, authorizing a designated city representative to enter into a cooperative endeavor agreement between the City of Monroe, The Academy Fitness and Sports LLC D/B/A Monroe City Academy League (MCAL) and Free Me Association and further providing with respect thereto. (There were no public comments)

Police Department:      Public Comment:    None.

Fire Department:    Public Comment:    None.

Engineering Services:    Public Comment:

(a) Upon a motion by Mrs. Ezernack, second by Mr. Harvey and unanimously approved to Adopt Resolution No. 8040, accepting as substantially complete work done by and between the City of Monroe and Jabar Corporation, for the Water Distribution System Improvements Project, and further providing with respect thereto. (There were no public comments)

(b) Upon a motion by Mr. Harvey, second by Mrs. Ezernack and unanimously approved to Adopt Resolution No. 8041, authorizing an authorized city representative, to execute Change Order No. Four (4) to the Water Distribution System Improvements Contract, between the City of Monroe and Jabar Corporation, for an increase in the contract time of 41 days and further providing with respect thereto. (There were no public comments)

BREAK IF NEEDED:

INTRODUCTION OF RESOLUTIONS & ORDINANCES:

Public Comment:

(a) Introduce an Ordinance authorizing Monroe Transit System to provide free transportation to citizens for COVID-19 Vaccination appointments and further providing with respect thereto. (Public Wks.) (There were no public comments)

Comments: Ms. Woods asked for explanation; Mr. Keenan, Transit said due to the increase of covid cases and with funding from the American Rescue Plan Grant that funds were made available to take citizens free of charge, public transportation to get vaccinations and they would need to show their appointment card.

(b) Introduce an Ordinance authorizing the City of Monroe to take corporeal possession of the property described below and sell to Marisa Wilson all rights, title and interest that the City may have acquired to Lot 22 Parlor City Industrial Subdivision of Sq 27 Terminal Heights Addition, no street address on Mississippi St., Ouachita Parish, District 5, Monroe, La, by adjudication at Tax Sale dated June 24, 2015, and further with respect thereto. (Legal) (There were no public comments)

(c) Introduce an Ordinance declaring certain immovable property in Monroe located at 412 Breard and (no situs) North 4<sup>th</sup> Street as no longer being needed for public use and authorizing the same to be sold to Chill Holdings LLC pursuant to Louisiana Revised Statute 33:4712, and further providing with respect thereto. (Legal)

Comments: Ms. Vee Wright inquired about the selling of the property; Mrs. Sturdivant, Legal commented that the property was sold to business owners next door to the property because they were expanding their business; the property being sold is no longer needed for city use and it's being sold for the appraised value.

Mr. Marshall commented regarding the growth of the city and businesses wanting to expand, as it means benefits to the city and sales tax. Mrs. Ezernack said it is currently not generating funds for the City, but expenses; when it goes personal then it will generate property taxes.

(d) Upon a motion by Mrs. Ezernack, second by Ms. Woods and unanimously approved to pass over to Introduce an Ordinance authorizing the In-Kind Building Lease of certain property at the Monroe Regional Airport to Civil Air Patrol and further providing with respect thereto. (Public Wks.) (There were no public comments)

(e) Introduce an Ordinance authorizing the execution of the first amended and restated Cooperative Endeavor Agreement by and among the City of Monroe, State of Louisiana and the Downtown Economic Development District of the City of Monroe, State of Louisiana, relating to the collection, use and expenditure of ad valorem property tax and sales tax increments in said district, and providing for other matters in connection therewith. (Admin.) (There were no public comments)

Comments: Ms. Woods asked for explanation of item; Mrs. Sturdivant explained that the cooperative endeavor agreement was passed several months ago and it is now being amended to provide a workable definition of the base amount so that the Department of Administration can calculate the tax increments correctly; the definitions in the prior agreement were too broad and unworkable and they came up with a base amount that worked for both and also added the provision that if the DEDD ever attempted to go for its own tax, then the cooperative endeavor agreement would terminate. Ms. Woods asked if the same kind of arrangements would be made for SEDD; Mrs. Sturdivant said yes, they basically mirror each other, the exact same provisions in each agreement and as soon as confirmation is received from SEDD board, then it will be on the agenda and the agreements have been prepared and waiting to hear back from them.

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

**Open Public Hearing/Public Comment/Close Hearing:** Chairman Marshall opened the public hearing, and seeing no one come forward, Chairman Marshall closed the hearing.

(a) Upon a motion by Ms. Woods, second by Mts. Ezernack and unanimously approved to Finally Adopt Ordinance No. 12,069, authorizing the City of Monroe to take corporeal possession of the property described below and sell to Jamie N. Louis all rights, title, and interest that the City may have acquired to the Lot 6, Square 25, Renwicks Addition, Ouachita Parish, 2711 Wood St., Monroe, La, by adjudication at Tax Sale dated June 28, 2013, and further with respect thereto. (Legal) (There were no public comments)

**Open Public Hearing/Public Comment/Close Hearing:** Chairman Marshall opened the public hearing, and seeing no one come forward, Chairman Marshall closed the hearing.

(b) Upon a motion by Mr. Harvey, second by Mts. Ezernack and unanimously approved to Finally Adopt Ordinance No. 12,070, authorizing the City of Monroe to take corporeal possession of the property described below and sell to Eddie Jackson all rights, title, and interest that the City may have acquired to the lot in Lot H, Square 19, Layton's 2<sup>nd</sup> Addition, Ouachita Parish, 209 Louise Anne Ave, Monroe, La, by adjudication at Tax Sale dated June 13, 2016, and further with respect thereto. (Legal) (There were no public comments)

**Open Public Hearing/Public Comment/Close Hearing:** Chairman Marshall opened the public hearing, and seeing no one come forward, Chairman Marshall closed the hearing.

(c) Upon a motion by Mr. Harvey, second by Mts. Ezernack and unanimously approved to Finally Adopt Ordinance No. 12,071, authorizing the City of Monroe to take corporeal possession of the property described below and sell to Gwendolyn Elliott all rights, title, and interest that the City may have acquired to the Lot 4, Square 27, Renwick's Addition, Ouachita Parish, 2707 Calypso St., Monroe, La, by adjudication at Tax Sale dated June 28, 2013, and further with respect thereto. (Legal) (There were no public comments)

Open Public Hearing/Public Comment/Close Hearing: Chairman Marshall opened the public hearing, and seeing no one come forward, Chairman Marshall closed the hearing.

(d) Upon a motion by Mr. Harvey, second by Mts. Ezernack and unanimously approved to Finally Adopt Ordinance No. 12,072, authorizing the City of Monroe to take corporeal possession of the property described below and sell to Gwendolyn Elliott all rights, title, and interest that the City may have acquired to the Lot 7, Square 27, Renwick's Addition, Ouachita Parish, 704 s 28<sup>th</sup> St., Monroe, La, by adjudication at Tax Sale dated June 9, 2009, and further with respect thereto. (Legal) (There were no public comments)

(e) Add-On: Upon a motion by Ms. Woods, second by Mrs. Ezernack and unanimously approved to add to the agenda to Adopt an Emergency Ordinance declaring the repair of the Apple Dental Lift Station an emergency and necessitating immediate repair and further providing with respect thereto. (There were no public comments)

Upon a motion by Mr. Harvey, second by Ms. Woods and unanimously approved to Adopt Emergency Ordinance No. 12,073, declaring the repair of the Apple Dental Lift Station an emergency and necessitating immediate repair and further providing with respect thereto. (There were no public comments)

#### CITIZENS PARTICIPATION

1. Ms. Vee Wright, spoke regarding continuing to wear the mask due to Covid; also spoke regarding employment and livable wages.

2. Mr. Damian Coleman, spoke regarding his concern and coming before Council for three years about violence and his organization's willingness to assist the City.

There being no further business to come before the Council, the meeting was adjourned at 7:08 p.m., upon a motion of Mrs. Ezernack and seconded by Mr. Harvey. (There were no public comments)

Mr. Carday Marshall, Sr.  
Council Chairman

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.**