

Monroe City Council Legal and Regular Session  
May 12, 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, May 12, 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.

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

Council members present for roll call: Mrs. Gretchen Ezernack, Ms. Juanita Woods, Mr. Douglas Harvey, Mr. Kenneth Wilson, Attorney Eddie Clark (present via teleconference).

Council member(s) absent: NONE.

Chairwoman Woods declared a quorum.

The Invocation was led by Mr. Troy Lizenby, and the Pledge of Allegiance by Councilman Harvey.

COMMUNICATIONS & SPECIAL ANNOUNCEMENTS:

1. Mr. Harvey thanked Mayor Mayo for the authorization of the employees for the trash overtime pickup; asked that everyone would continue to practice social distancing.
2. Mrs. Ezernack thanked those who were following the implementation of the governor's stay at home order due to Covid 19.
3. Ms. Woods wished all mother's a belated Happy Mother's Day; she acknowledged the council agenda items can be found on the city's website.
4. Mr. Wilson asked prayers for the Louis family due to Covid 19 and the loss of family members. He thanked all of the volunteers everyone for all of their help during this Covid 19 pandemic. He asked that citizens wear their mask and have respect for one another.
5. Mr. Clark asked prayers for the Zimmerman family on the loss of Mr. Don Zimmerman, resident of District 5, former Grambling and NFL player.
6. Mayor Mayo extended his condolences to all who have lost family members, including the loss of his neighbor Mr. Don Zimmerman; he asked prayers for Mr. Fred Louis and his family. His Monday, Wednesday and Friday press briefings will be indefinite due to the Covid 19; he asked that citizens would be cautious, the stay at home lifting will be on May 15. He will be attending a press conference at the Ouachita Parish training facility along with OPPJ President Shane Smiley regarding testing sites for Covid19; he thanked Council members for all they have done for the tornado and Covid 19; he also thanked Chairwoman Woods for attending the press briefings.

Ms. Woods reiterated the presence of Covid 19 and asked that as the stay at home order is lifted, that citizens will proceed with caution; she congratulated all of the graduating seniors.

Upon a motion of Mr. Harvey and a second by Mr. Wilson, the minutes of the Legal and Regular session of April 28, 2020 were unanimously approved. (There were no public comments).

PRESENTATION: NONE.

PUBLIC HEARINGS: NONE.

PROPOSED CONDEMNATIONS:

Public Comment:

NONE.

ACCEPTANCE OR REJECTION OF BIDS: Public Comment None.

RESOLUTIONS AND MINUTE ENTRIES:

Council:        Public Comment:    None.

Department of Administration:    Public Comment:        None.

Department of Planning & Urban Development:    Public Comment:

(a) Upon a motion by Mr. Harvey, second by Mr. Wilson and unanimously approved to Consider request from the Renewal Center for a Major Conditional Use Permit authorizing the use of the existing structure (720 Adams Street) for a Day Shelter. (A day shelter is a facility operated by an organization or non-profit group that provides a place for the indigent, needy, homeless or transient persons to wash and dry clothes, take showers; use the computer or other similar activities during the hours of 7:30 a.m. to 6:00 p.m. May include offices for social agencies and may provide meals.) The Comprehensive Zoning Ordinance allows a homeless shelter 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. Planning Commission recommends approval with a 4-0-1 vote.

Public Comments: Public comment read by City Attorney Angie Sturdivant: Comment sent in by Ms. Kimberly Williams commenting regarding the day shelter on Adams Street and extending the homeless shelter on Hart Street, they are positive things and feel they both should be done and due to the Covid 19, someone should be hired to sanitize the facility and clean down the surfaces nightly before leaving or even every hour.

Mrs. Ezernack asked if the commented information would be shared with the facility and Mrs. Sturdivant stated that it would be shared.

Mr. Harvey asked if there was any resident feedback relative to the zoning; Mrs. Sturdivant stated it was the only comment she received; Ms. Poret stated there was no for or against from the Planning and Zoning meeting.

(b) Upon a motion by Mr. Clark, second by Mr. Wilson and unanimously approved to Consider request from the Salvation Army for a Major Conditional Use Permit authorizing the use of the existing structure and property (105 Hart Street) for a Homeless Shelter. The request is to expand an existing Homeless Shelter at this location. The Comprehensive Zoning Ordinance allows a Homeless Shelter as a Major Conditional Use in the CBD, Central 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. Planning Commission recommends approval with a 4-0-1 vote. (There were no public comments).

Ms. Woods stated the comment that was read applies to both agenda items. Mrs. Ezernack asked Ms. Poret if there were any comments and there were none; Mr. Harvey asked about the huts and Ms. Poret explained the huts are a 10x10 permanent structure. Mrs. Ezernack said it would have to go through the permitting process and Ms. Poret said that the Salvation Army would have to go through that and site plan review.

(c) Add-On: Upon a motion by Mrs. Ezernack, second by Mr. Wilson and unanimously approved to add to the agenda a Resolution authorizing James E. Mayo, Mayor, to execute a professional services agreement with Chad Parker of Inspections Unlimited LLC for professional services and further providing with respect thereto. (There were no public comments).

Comments: Ms. Hill explained the request was a contract to provide the City with Inspection services. Once someone is hired on staff permanently, this service will no longer be needed.

Mr. Harvey asked how the liability of contracting someone for these services affect the city and how do you qualify this vendor over another vendor.

City Attorney, Mrs. Sturdivant said in paragraph six of the service agreement, they are treated as an independent contractor, they would be insured.

(c) Upon a motion by Mrs. Ezernack, second by Mr. Wilson and unanimously approved to adopt Resolution No. 7714, authorizing James E. Mayo, Mayor, to execute a professional services agreement with Chad Parker of Inspections Unlimited LLC for professional services and further providing with respect thereto. (There were no public comments).

Legal Department: Public Comment: None.

Mayor's Office: Public Comment:

(a) Upon a motion by Mr. Harvey, second by Mr. Wilson and unanimously approved to Adopt Resolution No. 7715, authorizing Mayor James E. Mayo to enter into an agreement and accept a grant award from the National League of Cities and further providing with respect thereto. (There were no public comments).

Department of Public Works: Public Comment:

(a) Upon a motion by Mr. Wilson, second by Mr. Harvey and unanimously approved to Adopt Resolution No. 7716, authorizing the City of Monroe to advertise for bids for the restriping of Runway 4-22 at the Monroe Regional Airport, and further providing with respect thereto. (There were no public comments).

(b) Upon a motion by Mr. Wilson, second by Mrs. Ezernack and unanimously approved to Adopt Resolution No. 7717, authorizing James E. Mayo, Mayor, to execute an Agreement with 1 Priority Environmental Services relating to Asbestos Abatement and further providing with respect thereto. (There were no public comments).

Comments: Mr. Harvey asked who were the owners of the five listed properties; Mrs. Sturdivant said she didn't have the list, but they are properties that were previously condemned and had previous notices to bring the properties into compliance and if weren't they would be condemned, and to have the asbestos abated before demolition; Mr. Harvey asked if there was a demolition lien after the asbestos removed; Mrs. Sturdivant said it was a demolition lien that is placed against the property.

(c) Upon a motion by Mr. Harvey, second by Mr. Wilson and unanimously approved to Adopt Resolution No. 7718, authorizing the purchase of 2 heavy duty buses for the Monroe Transit System from the Baton Rouge Contract #2015-009 and further providing with respect thereto. Mr. Harvey asked if there was air monitoring for one or all; Mrs. Sturdivant said it was for all and it is a separate cost. (There were no public comments).

Department of Community Affairs: Public Comment: None.

Police Department: Public Comment: None.

Fire Department:

Public Comment:

(a) Upon a motion by Mrs. Ezernack, second by Mr. Wilson and unanimously approved to Adopt Resolution No. 7719, authorizing James E. Mayo, Mayor on behalf of the Monroe Fire Department to execute Change Order No. Two (2) to the Breard/Betin St. Fire Station #5 Contract. (There were no public comments).

Comments: Chief Williams explained the item and the need to dig out more old dirt and place field dirt and the change order will delete the change directive; the first was not a change order, but a change directive.

Engineering Services: Public Comment:

(a) Upon a motion by Mr. Harvey, second by Mr. Wilson and unanimously approved to Adopt Resolution No. 7720, rejecting all bids received on February 19, 2020 for the Water Treatment Plant Expansion and Renovation Project (No. 18wtr038) and further providing therewith. (There were no public comments).

(b) Upon a motion by Mrs. Ezernack, second by Mr. Harvey and unanimously approved to Adopt Resolution No. 7721, accepting as Substantially Complete Work Done by and between the City of Monroe and Dixie Overland Construction, LLC for the Proposed Booster Station Project, and further providing with respect thereto. (There were no public comments).

Comments: Mrs. Ezernack stated it wouldn't be proposed since it is substantially completed. Resolution adopted with the correction. Mr. Holland commented that the project was completed and there is a new 1.5 million gallons groundwater storage tank.

(c) Upon a motion by Mr. Harvey, second by Mr. Wilson and unanimously approved to Adopt Resolution No. 7722, accepting as Substantially Complete Work Done by and between the City of Monroe and Dixie Overland Construction, LLC for the WTP Handrail Improvement Project, and further providing with respect thereto. (There were no public comments).

Comments: Mr. Holland stated the existing handrails were metal and replaced them with new aluminum handrails, much safer.

(d) Upon a motion by Mr. Harvey, second by Mr. Wilson and unanimously approved to Adopt Resolution No. 7723, authorizing James E. Mayo, Mayor to enter into and execute a Grant Application in the amount of \$17.5 million to the United State Department of Transportation Better Utilizing Investments to Leverage Development Program (Build Grant) for the Kansas Lane Extension Multi-Modal Connector and further providing with respect thereto.

Comments: Chris Patrick, Denmon Engineering commented regarding the item, the grant is to subsidize the Kansas Lane funding.

(e) Upon a motion by Mr. Harvey, second by Mrs. Ezernack and unanimously approved to Adopt Resolution No. 7724, authorizing James E. Mayo, Mayor, to sign and approve submittal of a Design Waiver Request for the State Project No. H.004780.5 Kansas Lane Connector Project and further providing with respect thereto.

Comments: Chris Patrick stated this was a new requirement from DOTD that the city would sign the waivers and it is design waiver request to allow them to deviate from the DOTD policy manual. It has to do with the Bon Aire left and Bon Aire right cross for the turn lane so people will have access.

BREAK IF NEEDED:

INTRODUCTION OF RESOLUTIONS & ORDINANCES:

Public Comment:

(a) Upon a motion by Mrs. Ezernack, second by Mr. Wilson and unanimously approved to Introduce an Ordinance authorizing the City of Monroe to take Corporeal Possession of the property described below and sell to Willie Nat all rights, title and interest that the City may have acquired to Lot 16, Sq 60, Unit 10, Booker T. Washington Addition, Ouachita Parish, 1508 Sherrouse Ave., District 3, Monroe, La, by Adjudication at Tax Sale dated July 1, 2010, and further with respect thereto. (Legal) (There were no public comments).

(b) Upon a motion by Mrs. Ezernack, second by Ms. Woods and unanimously approved to Introduce an Ordinance amendment to Chapter 37, Zoning, of the Code of the City of Monroe, Article III Use Districts, Section 37-37 Commercial Use District, table 3.3 commercial districts permitted and conditional uses. (P&Z) (There were no public comments).

Comments: Mr. Harvey asked for the specifics of the changes; Ms. Poret said it is referencing another section of the ordinance for new and used auto dealerships, specifically used ones letting them know they must have a paved parking lot. Ms. Woods asked if this applied to the used car dealerships that were already in business; Ms. Poret said it would be for new businesses.

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(c) Upon a motion by Mr. Wilson, second by Mrs. Ezernack and unanimously approved to Introduce an Ordinance Adopting and Amending the Zoning Map for the City of Monroe, Louisiana and authorizing the Clerk to publish notice of a Public Hearing to rezone a ±1.55 acre tract of land presently located in Ouachita Parish from B-1, Neighborhood Mixed Use District to B-3, General Business/Commercial District to operate elderly/retirement housing, retail and offices, and is more particularly described as follows: Lot 1, 2, 3, 4, 5, the west 10' of Lot 7, Lots 8 - 9 and the West 10' of Lot 7 Square 38 Filhiols 1<sup>st</sup> Addition. And otherwise known as 1001 DeSiard Street: APPLICANT – Miller Roy Building, LLC (P&Z) (There were no public comments).

RESOLUTIONS AND ORDINANCES FOR SECOND READING AND FINAL ADOPTION AND  
SUBJECT TO PUBLIC HEARING: NONE.

CITIZENS PARTICIPATION: NONE. (due to the Stay-At-Home order)

There being no further business to come before the Council, the meeting was adjourned at 6:50 p.m., upon a motion of Mrs. Ezernack and seconded by Mr. Wilson. (There were no public comments).

Ms. Juanita G. 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.**