AGENDA
City of Monroe

LEGAL & REGULAR SESSION – JUNE 8, 2021, 6:00PM
CITY COUNCIL CHAMBERS CITY HALL

I: ROLL CALL AND DECLARE QUORUM:

II: INVOCATION & PLEDGE OF ALLEGIANCE – MRS. DAWSON:

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 25, 2021:
(Public Comment)

V: PRESENTATION:
NONE.

VI: PUBLIC HEARINGS:
NONE.

PROPOSED CONDEMNATIONS:

Public Comment:

1. 308 Marx Street (D5) (Owners - Chasity Gray, OPPJ)

VII: ACCEPTANCE OR REJECTION OF BIDS:
(Public Comment)
None.

VIII: RESOLUTIONS AND MINUTE ENTRIES:

1. Council:
   Public Comment:

   (a) Adopt a Resolution appointing the Monroe News-Star as the Official Journal of the City of Monroe, Louisiana, pursuant to the Louisiana R. S. 43:141 et. seq. and further providing with respect thereto.

2. Department of Administration:

   Public Comment:

   (a) Consider an Application by Hailey Ray dba Downtown Billiards, LLC, 524 Desiard St., 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.

   (b) Consider an Application by C. Everett Stagg dba The Caddy Shack Golf Bar, 2273 Louisville Ave., 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.

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

4. Legal Department:
   Public Comment:
None.

5. Mayor’s Office:
   Public Comment:
(a) Adopt a Resolution authorizing the Director of Administration to enter into a Cooperative
    Endeavor Agreement with the Miss Monroe Scholarship Pageant Organization Inc and further
    providing with respect thereto.

(b) Adopt a Resolution authorizing Mayor Friday Ellis to apply for a $500,000 grant from the
    Delta Regional Authority and further providing with respect thereto.

6. Department of Public Works:
   Public Comment:
(a) Adopt a Resolution requesting to reject all bids received on May 18, 2021 for the Secondary
    Clarifier #1 at the Water Pollution Control Center and re-advertise said project, and further
    providing with respect thereto.

(b) Adopt a Resolution authorizing Mayor Friday Ellis to accept any grant offers from the FAA
    through December 31, 2021, for the Monroe Regional Airport that do not require matching
    funds, and further providing with respect thereto.

7. Department of Community Affairs:
   Public Comment:
None.

8. Police Department:
   Public Comment:
(a) Consider request from the Monroe Police Department for authorization to advertise for bids
    for Police Uniforms. Funds will be derived from the Police Department Uniforms and
    Equipment Account. With Council approval the contracts will be for one year with the option
    to renew two (2) times with terms and prices to remain the same and not to exceed a total of
    three years.

(b) Consider request from the Monroe Police Department for authorization to advertise for bids
    for Police Specialized Uniforms. Funds will be derived from the Police Department Uniforms
    and Equipment Account. With Council approval the contracts will be for one year with the
    option to renew two (2) times with terms and prices to remain the same and not to exceed a total
    of three years.

(c) Consider request from the Monroe Police Department for authorization to advertise for bids
    for Police Equipment. Funds will be derived from the Police Department Uniforms and
    Equipment Account. With Council approval the contracts will be for one year with the option
    to renew two (2) times with terms and prices to remain the same and not to exceed a total of
    three years.

(d) Adopt a Resolution authorizing the donation of 22 vests and 13 helmets to the Richland
    Parish Sheriff’s Office and further providing with respect thereto.

9. Fire Department:
   Public Comment:
None.

10. Engineering Services:
Public Comment:

(a) Adopt a resolution accepting the base bid of Max Foote Construction Co. LLC, in the amount $45,550,000.00 and Alternate No.1 in the amount of $1,090,000.00, for the Water Treatment Plant Renovation and Expansion Project, and further authorizing an authorized city representative, to enter into and execute a contract for said work.

(b) Adopt a Resolution authorizing an authorized city representative to advertise for bids on the CenturyLink Drive Bridge over Bayou Desiard Project. The estimated cost of this project is $______________. The DBE Goal is _____ and source of funds Capital Infrastructure Sales Tax Revenue Funds and FEMA Reimbursements.

(c) Adopt a Resolution authorizing an authorized city representative, to enter into and execute a Professional Services Agreement with Burns and McDonnell Engineering Company, Inc., to provide construction engineering services for the Water Treatment Plant Renovation & Expansion Project and further providing with respect thereto.

(d) Adopt a Resolution authorizing an authorized city representative, to enter into and execute a Professional Services Agreement with Arcadis U.S., Inc., to provide engineering and other professional services for the Texas Standifer Gravity Sanitary Sewer Improvements Project and further providing with respect thereto.

(e) Adopt a Resolution authorizing an authorized city representative, to enter into and execute a Professional Master Services Agreement with Ardman & Associates, Inc., to provide Geotechnical Engineering & Construction Materials Testing Services and further providing with respect thereto.

(f) Adopt a Resolution authorizing Friday Ellis, Mayor, to enter into and execute a Professional Services Agreement with S. E. Huey Company, to provide engineering & surveying services for the Louisiana Purchase Gardens & Zoo Master Plan Project on Winniboro Road S.P.N. – H.007531 and further providing with respect thereto.

(g) Adopt a Resolution supporting the City of Monroe Federal Funding Request to reconstruct or relocate the Calypso Stormwater Pump Station, and further providing with respect thereto.

BREAK IF NEEDED:

IX: INTRODUCTION OF RESOLUTIONS & ORDINANCES:

Public Comment:
None.

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 authorizing issuance, sale and delivery of Sales Tax Revenue Refunding Bonds, Series 2021, of the City of Monroe, State of Louisiana, all in the manner provided for by Title 39 of the Louisiana Revised Statutes of 1950, as amended, and other constitutional and statutory authority supplemental thereto; and providing for other matters in connection therewith. (Admin.)

Open Public Hearing/Public Comment/Close Hearing:

(b) Finally Adopt an Ordinance amending Chapter 10.5 Section 23 of the Monroe City Code Entitled “Electronic Video Bingo Machines” and further providing with respect thereto. (Woods) (This item was tabled at the last meeting.)
Open Public Hearing/Public Comment/Close Hearing:

(c) Finally Adopt an Ordinance declaring certain immovable property in Monroe bearing municipal address 908 Rogers St. as no longer being needed for public use and authorizing the same to be sold to Mayland’s Investments, Karen Mayfield and Brittany Mayfield, pursuant to Louisiana Revised Statute 33:4712, and further providing with respect thereto. (Legal)

Open Public Hearing/Public Comment/Close Hearing:

(d) Finally Adopt an Ordinance declaring certain immovable property in Monroe bearing municipal address 910 North 9th St. as no longer being needed for public use and authorizing the same to be sold to Wolf Development LLC, pursuant to Louisiana Revised Statute 33:4712, and further providing with respect thereto. (Legal)

XI: CITIZENS PARTICIPATION:

XII: ADJOURN.
Monroe City Council Legal and Regular Session  
May 25, 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, May 25, 2021 at the Council’s regular meeting place, 400 Lea Joyner Memorial Expressway, City Council Chambers/City Hall Building, Monroe, Louisiana.

The Honorable Douglas Harvey, 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., Mrs. Kema Dawson.

Council member(s) absent: NONE.

Chairman Harvey declared a quorum.

The Invocation was done by Councilman Marshall’s designee, Rev. Moses Perkins (Pastor of Redemption Church) and the Pledge of Allegiance was led by Councilman Marshall.

COMMUNICATIONS & SPECIAL ANNOUNCEMENTS:

1. Mr. Harvey welcomed and thanked everyone for attending tonight’s Council meeting.

2. Mrs. Ezernack welcomed and thanked everyone for attending tonight’s meeting; she congratulated Sue Nicholson on her retirement from Monroe Chamber of Commerce and thanked her for her service to the City of Monroe and also her work on the Kansas Lane Connector for years and other projects that have been funded and others that waiting on funding.

3. Ms. Woods welcomed all for being present as well as those watching on social media. She thanked Ms. Nicholson for her service. She thanked those who participated in the District 3 cleanup; those persons thanked were Mrs. Ezernack, G.B. Cooley’s staff and clients, Ouachita Green, SEDD, Rev. Marty Campbell, Community Affairs Department including Mr. Seegers, Ms. Talley, and Mr. Wright. She thanked the Mayor for calling her and letting her no that he was not going to be in attendance due to a family event. She expressed her condolences to family of Mr. Ronald Greene; happy to see that the David Harris case has been transferred to the State Police. Dr. Francis Staten of Grambling State University spoke about a project being implemented in District 3; the project is Adopt a Street, one block at a time and District 3 is partnering with Grambling State University.

4. Mr. Marshall welcomed everyone for being present and those watching along on social media. He announced Covid vaccination campaign and on tomorrow will be at Emily P. Robinson and Henrietta Johnson between the hours of 11am-7pm. A health and wellness expo scheduled for June 5 at Monroe Civic Center sponsored by Ms. Katrina Branson and the event is free. The boy scouts are looking for volunteers and contact Mr. Robert (Bob) D’Avignon Director of Boys Scouts, local region. He is looking to expand the program to Districts 3,4,5. He can be reached at 318-325-4634. The Juneteenth parade is scheduled for June 19th and it will start at Wossman High School and end at Charles Johnson Park where there will be a celebration at the park from 11am-5pm. He thanked everyone for their service and appreciate all the departments, Stacey Rowell in Administration for all the hours of work.

5. Mrs. Dawson welcomed each one present. She announced the City will be having summer programs and they are posted on her Facebook page and the City of Monroe’s Facebook page. The City of Monroe will also be having a Monroe academy league.

Upon a motion of Mr. Marshall and a second by Mrs. Ezernack, the minutes of the Legal and Regular session of May 11, 2021, were unanimously approved. (There were no public comments).

PRESENTATION: 6pm  Karen Cupit, Louisiana Watershed Initiative Region 3 Watershed Coordinator. A PowerPoint presentation on the watershed initiative was presented by Ms. Karen Cupit and Ms. Lisa Richardson, the Region 3 Flood plain manager.

PUBLIC HEARINGS:  NONE.
PROPOSED CONDEMNATIONS:  Public Comment:

1. 4009 Elm Street (D3) (Curatorships - Johnnie Gospel, Sharalyn Nicole Gospel; non-curator – OPPJ, Brown & Son Realty, LLC)  Upon a motion by Ms. Woods, second by Mrs. Ezenack and unanimously approved for property owner to be given 30 days or June 26, 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 on the current state of the property and discussion on the property’s condition were presented by PUD Director, Ellen Hill.

2. 216 Moore Avenue (D4) (Curatorships - Danny Lenard, Tommy Lenard; non-curator – OPPJ) Upon a motion by Mr. Marshall, second by Mrs. Dawson and unanimously approved for property owner to be given 30 days or June 26, 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 on the current state of the property and discussion on the property’s condition were presented by PUD Director, Ellen Hill.

3. 1715 Grammont (D3) (Curatorships - JD Pevey Lodge #227 Prinehall Affiliated Southern Jurisdiction; JD Pevey Lodge #227) Upon a motion by Ms. Woods, second by Mrs. Ezenack and unanimously approved for property owner to be given 30 days or June 26, 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 on the current state of the property and discussion on the property’s condition were presented by Code Enforcement officer, Stacy Newbill. Ms. Woods commented the property was in her district and it is an eyesore and motioned the property to be condemned.

4. 1309 Olive (D4) (Curatorships - Daniyah Wooten, Evangeline Carter Lewis, Angela Carter Ziegler; non-curator Louis Mattox, et al, OPPJ) Upon a motion by Mr. Marshall, second by Mrs. Dawson and unanimously approved for property owner to be given 60 days or July 26, 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 on the current state of the property and discussion on the property’s condition were presented by Code Enforcement officer, Stacy Newbill. Discussions were made about the district location of the property; it was determined that the property was located in District 4 and not District 2 as originally listed.

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. Ezenack and unanimously approved to Adopt Resolution No. 7978, approving the appointment of Karl Dhaliwal to the board for the Southside Economic Development District (SEDD) and further providing with respect thereto. (Chamber) (There were no public comments).

Comments: Mrs. Ezenack inquired about the paperwork, and the replacing of Gladys Smith Coward, but the resolution is Mr. Mitchell; Mrs. Sturdivant said Mr. Mitchell filled Mrs. Coward’s position and he has since then moved out of state, his appointment was in December and is not aware if he ever attended a meeting.

ADD-ON: Upon a motion by Ms. Woods, second by Mr. Marshall and unanimously approved to add to the agenda to Adopt a Resolution granting an exception to Bishop Fighting Promotions (MMA Fights) pursuant to Monroe City Code Sec. 12-231 D (Open Container Ordinance), and further providing with respect thereto. (There were no public comments).
Monroe City Council Legal and Regular Session
May 25, 2021
6:00 p.m.
City Council Chambers-City Hall
MINUTES

Upon a motion by Mrs. Ezernack, second by Mr. Marshall and unanimously approved to Adopt Resolution No. 7979, granting an exception to Bishop Fighting Promotions (MMA Fights) pursuant to Monroe City Code Sec. 12-231 D (Open Container Ordinance), and further providing with respect thereto. (There were no public comments).

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:

(a) Upon a motion by Mrs. Ezernack, second by Mrs. Dawson and unanimously approved to Adopt Resolution No. 7980, approving and authorizing an agreement for local services by and between the City of Monroe and the Monroe Chamber of Commerce and further providing with respect thereto. (There were no public comments).

6. Department of Public Works:
   Public Comment:
   None.

7. Department of Community Affairs:
   Public Comment:
   None.

8. Police Department:
   Public Comment:
   None.

9. Fire Department:
   Public Comment:
   None.

10. Engineering Services:
    Public Comment:

(a) Upon a motion by Mrs. Ezernack, second by Mr. Marshall and unanimously approved to Adopt Resolution No. 7981, accepting the base bid of W.L. Bass Construction, Inc., in the amount $73,950.00, for the Park Avenue at Entergy Substation Drainage Project, and further authorizing an authorized city representative, to enter into and execute a contract for said work. (There were no public comments).

(b) Upon a motion by Mrs. Dawson, second by Mr. Marshall and unanimously approved to Adopt Resolution No. 7982, authorizing an authorized city representative to advertise for bids on the Forsythe Boat Ramp and Parking Lot Improvements Project. The estimated cost of this project is $406,388.95. The DBE Goal is 8.52% and source of funds Capital Infrastructure Sales Tax Revenue Funds. (There were no public comments).

(c) Upon a motion by Mrs. Ezernack, second by Mr. Marshall and unanimously approved to remove from the agenda to Adopt a Resolution authorizing an authorized city representative, to enter into and execute a Professional Services Agreement with Arcadis U.S., Inc., to provide engineering and other professional services for the Texas Standifer Gravity Sanitary Sewer Improvements Project and further providing with respect thereto. (There were no public comments).
Monroe City Council Legal and Regular Session
May 25, 2021
6:00 p.m.
City Council Chambers-City Hall
MINUTES

(d) Upon a motion by Mrs. Ezernack, second by Mrs. Dawson and unanimously approved to Adopt Resolution No. 7983, authorizing an authorized city representative, to enter into and execute a Contract with Huval, to provide Professional Services for bridge inspections and further providing with respect thereto. (There were no public comments).

BREAK IF NEEDED:

INTRODUCTION OF RESOLUTIONS & ORDINANCES:
Public Comment:

(a) Upon a motion by Mrs. Ezernack, second by Ms. Woods and unanimously approved to Introduce an Ordinance authorizing issuance, sale and delivery of Sales Tax Revenue Refunding Bonds, Series 2021, of the City of Monroe, State of Louisiana, all in the manner provided for by Title 39 of the Louisiana Revised Statutes of 1950, as amended, and other constitutional and statutory authority supplemental thereto; and providing for other matters in connection therewith. (Admin.)

Comments: Attorney Bill Boles and Mr. Nnamdi Thompson explained the agenda ordinance item.

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

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

(a) Upon a motion by Mrs. Ezernack, second by Mr. Marshall and unanimously approved to Finally Adopt Ordinance No. 12,056, adopting the Authorized Millage Rate(s) and providing for the Levy of Special and General Taxes for the City of Monroe for the year 2021. (Admin.) (There were no public comments). Comments: Mrs. Ezernack wanted the public to know that this was the same rates from last year, no changes.

Open Public Hearing/Public Comment/Close Hearing: None.

(b) Upon a motion by Ms. Woods, second by Mrs. Ezernack and unanimously approved to table item to Finally Adopt an Ordinance amending Chapter 10.5 Section 23 of the Monroe City Code Entitled “Electronic Video Bingo Machines” and further providing with respect thereto. (Woods) (There were no public comments).

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

(c) Upon a motion by Ms. Woods, second by Mrs. Ezernack and unanimously approved to Finally Adopt Ordinance No. 12,057, authorizing the City of Monroe to take corporeal possession of the property described below and sell to Charles Wilson, Jr. all rights, title, and interest that the City may have acquired to the Lot 4, Square 3, Edwards Addition, Ouachita Parish, 2806 Coolidge St., District 3, Monroe, La, by Adjudication at Tax Sale dated July 1, 2011, and further with respect thereto. (Legal) (There were no public comments).

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

(d) Upon a motion by Ms. Woods, second by Mr. Marshall and unanimously approved to Finally Adopt Ordinance No. 12,058, authorizing the City of Monroe to take corporeal possession of the property described below and sell to Shirley Dunn all rights, title, and interest that the City may have acquired to the Lot 14, Square 95, D. A. Breaux Sr.’s Addition, Ouachita Parish, 1515 Breaux St., District 3, Monroe, La, by Adjudication at Tax Sale dated August 1, 2014, and further with respect thereto. (Legal) (There were no public comments).

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

(e) Upon a motion by Mrs. Ezernack, second by Ms. Woods and unanimously approved to Finally Adopt Ordinance No. 12,059, adopting and amending the Zoning Map for the City of Monroe, Louisiana to rezone a ±9-acre tract of land located in Ouachita Parish from B-3, General Business/Commercial to B-1,
Monroe City Council Legal and Regular Session  
May 25, 2021  
6:00 p.m.  
City Council Chambers-City Hall  
MINUTES

Neighborhood Mixed Use District in order for the applicant to be able to develop the area with residential lots and a commercial strip - 301 Plum Street (All of Square 27 and Square 28 of Ouachita Mills Second Addition) - APPLICANT: Cedrick Hempill - (P&Z) (There were no public comments).

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

(f) Upon a motion by Mrs. Dawson, second by Mr. Marshall and unanimously approved to Finally Adopt Ordinance No. 12,060, contracting 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 – City of Monroe. (P&Z) (There were no public comments).

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

(g) Upon a motion by Mrs. Dawson, second by Mr. Marshall and unanimously approved to Finally Adopt Ordinance No. 12,061, authorizing the City of Monroe to acquire full ownership interest of the property described as Lot 12, Sq. 4 Maupins Locks & Dams Addn, and south 45 ft on Nichols St., bearing municipal address 3514 Lee Ave., Monroe, La, by Adjudication at Tax Sale dated June 24, 2015, and further with respect thereto. (Legal) (There were no public comments).

CITIZENS PARTICIPATION:

1. Mr. Michael Gibson spoke regarding the deaths that have occurred while in custody of Monroe Police Department and the deaths of Alphonso Brown, Earl Grant, and David Harris.

2. Mr. Verbon Muhammad spoke regarding turning the case of Mr. David Harris over to the State Police and it was done. He asked Council to adopt a resolution regarding an in custody death by the Monroe Police Department that the case shall be turned over to the State Police.

There being no further business to come before the Council, the meeting was adjourned at 7:04 p.m., upon a motion of Mrs. Ezernack and seconded by Mrs. Dawson. (There were no public comments).

Mr. Douglas Harvey  
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.
MEMO

DATE: June 2, 2021

TO: CAROLUS RILEY

FROM: BROWNIE BARBO

RE: CONDEMNATIONS FOR CITY COUNCIL ON JUNE 8, 2021

Please place the following condemnations on the agenda for the City Council on June 8, 2021:

1. 308 Marx Street (D5) (Owners - Chasity Gray, OPP)

cc: Ellen Hill, Catherine Robinson, Hubert Murphy, Stacy Newbill, Jimmie Bryant, Angie Sheriff
RESOLUTION

STATE OF LOUISIANA
CITY OF MONROE

The following Resolution was offered by ______________ who moved for its adoption and was seconded by ______________.

A RESOLUTION APPOINTING THE NEWS-STAR AS THE OFFICIAL JOURNAL OF THE CITY OF MONROE, LOUISIANA, PURSUANT TO THE LOUISIANA R. S. 43:141 ET. SEQ. AND FURTHER PROVIDING WITH RESPECT THERETO.

WHEREAS, L.a. R. S. 43:141 et. seq. prescribes that municipalities shall select an Official Journal at their first meeting in June of each year for a term not exceeding one (1) year; and

WHEREAS, the term for the Official Journal has expired;

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Monroe, Louisiana, in legal session convened, that The News-Star be and is hereby designated, selected and appointed as the Official Journal of the City of Monroe for the upcoming term, subject to all provisions in the L.a. R. S. 43:141, et. seq.

BE IT FURTHER RESOLVED by the City Council of the City of Monroe, that the Monroe Dispatch and the Monroe Free Press be allowed compensation by the Council for the Regular Council Meeting Minutes and upon any additional requests by City Council, and these funds will come from the City Council Advertising Budget for the fiscal year ending April 30, 2022.

This Resolution having been submitted in writing, and was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:
NAYS:
ABSENT:

And the Resolution was declared ADOPTED on the _____ day of ____________, 2021.

________________________
CHAIRMAN

________________________
CITY CLERK
MEMO

To: Carolus Riley
   City Council

From: Tim Lewis
   Director of Taxation & Revenue

Re: NEW (June 8, 2021 Meeting)

Date: May 25, 2021

Class A

Downtown Billiards, LLC
524 Desiard Street
Monroe, LA 71201

Owner: Hailey Ray

CO-Cleared
Sales Tax Cleared
Distance Report Cleared
MEMO

To: Carolus Riley
   City Council

From: Tim Lewis
       Director of Tax & Revenue

Re: NEW (June 08, 2021 meeting)

Date: May 26, 2021.

Class A

THE CADDY SHACK GOLF BAR
2273 LOUISVILLE AVE.
MONROE, LA 71201

OWNER: C. EVERETT STAGG

CO-CLEARED
SALES TAX CLEARED
DISTANCE REPORT CLEARED
RESOLUTION

STATE OF LOUISIANA

CITY OF MONROE

The following Resolution was introduced by Mr./Ms. __________________ who moved for its adoption and was seconded by Mr./Ms. __________________:

A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ENTER INTO A COOPERATIVE ENDEAVOR AGREEMENT WITH THE MISS MONROE SCHOLARSHIP PAGEANT ORGANIZATION INC AND FURTHER PROVIDING WITH RESPECT THERETO:

WHEREAS, the 2021 Miss Monroe Pageant will be held at the Neville High Auditorium in the summer of 2021; and

WHEREAS, Miss Monroe Scholarship Pageant Organization offers an opportunity for visitors to come to the City of Monroe and utilize restaurants, hotels and other businesses in the City of Monroe which generates revenue.

NOW, THEREFORE BE IT ORDAINED by the City Council of the City of Monroe, Louisiana, in legal session convened, that Stacey Rowell, the Director of Administration, is hereby authorized enter into the attached Cooperative Endeavor Agreement with the Miss Monroe Scholarship Pageant Organization Inc.

This Resolution having been submitted in writing and was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Resolution was declared ADOPTED on the ___ day of June 2021.

CHAIRMAN

CITY CLERK
COOPERATIVE ENDEAVOR AGREEMENT
BETWEEN THE CITY OF MONROE AND
MISS MONROE SCHOLARSHIP PAGEANT ORGANIZATION INC.

This Cooperative Endeavor Agreement (the “Agreement”), is made, entered into and effective as of the ___ day of __________, 2021, by and between the City of Monroe (the “City”), a municipality existing under the laws of the State of Louisiana, and MISS MONROE SCHOLARSHIP PAGEANT ORGANIZATION, INC (“Miss Monroe”), a non-profit corporation authorized to do and doing business in the State of Louisiana to wit:

WITNESSETH:

WHEREAS, Article VII, Section 14(c) of the Constitution of the State of Louisiana provides that “For a public purpose, the state and its political subdivisions or political corporations may engage in cooperative endeavors with each other, with the United States or its agencies, or with any public or private association, corporation, or individual;”

WHEREAS, the City has a need and obligation to develop and promote events which help economic growth and entice future business recruitments to consider locating in the City of Monroe;

WHEREAS, the City of Monroe desires to participate in the presentation of the Miss Monroe Scholarship Pageant which will bring visitors to the City of Monroe who will use restaurants, hotels and other businesses in the City of Monroe and to take advantage of the communication opportunities with sponsors who are associated with the presentation of the event.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein contained, the City of Monroe and The Miss Monroe Scholarship Pageant Organization hereby covenant and agree as follows:

Miss Monroe shall:

1. Hold the Miss Monroe Pageant at Neville High School Auditorium in the summer of 2021 and pay all fees associated with the rental of the facility;

2. Miss Monroe will provide a program booklet wherein the City of Monroe will have space to communicate business opportunities in Monroe, Louisiana;

3. Miss Monroe will present the City of Monroe with an accounting of the number of attendees, revenue created from the presentation of the event and number and amounts of scholarships provided. The accounting shall include a specific listing of all radio, television and media announcements which concerned the presentation of the event.

The City of Monroe Shall:

Provide the sum of Ten Thousand and No/100 ($10,000.00) Dollars for the operation/presentation of the pageant.
Auditors Clause:

It is hereby agreed that the Legislative Auditor of the State of Louisiana and/or the Office of the Governor, Division of Administration auditors shall have the option of auditing all accounts of the parties which relate to this agreement.

Cancellation of Agreement:

In the event the Miss Monroe Scholarship Pageant Organization fails to undertake the commitments under this Agreement, then and such event, the agreement shall be cancelled and the funds to the pageant organization authorized by this agreement shall be fully reimbursed to the City of Monroe and payable personally by the signatory on this contract.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first set forth above.

WITNESSES:  
____________________  
____________________  

CITY OF MONROE  

BY:  
Stacey Rowell, Director of Administration

WITNESSES:  
____________________  

MISS MONROE SCHOLARSHIP PAGEANT ORGANIZATION, INC

BY:  
Gaudhri Hays-Kline, Executive Director
RESOLUTION

STATE OF LOUISIANA

CITY OF MONROE

The following Resolution was introduced by __________________ who moved for its adoption and was seconded by __________________.

A RESOLUTION AUTHORIZING MAYOR FRIDAY ELLIS TO APPLY FOR A GRANT UP TO $500,000 FROM THE DELTA REGIONAL AUTHORITY AND FURTHER PROVIDING WITH RESPECT THERETO:

WHEREAS, the Delta Regional Authority awards grants each year for States Economic Development Program focuses in the areas of job creation, regional collaboration, and funding partnerships in communities in the 252 counties and parishes served by the Delta Regional Authority;

WHEREAS, the City of Monroe intends to apply for up to $500,000 with a match of one-to-one for the rehabilitation of the water treatment plant’s water storage tank;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONROE, LOUISIANA:

That Mayor Friday Ellis is hereby authorized to apply for a grant in the amount of $500,000 from the Delta Regional Authority for the purposes outlined above.

This Resolution having been submitted in writing, introduced and was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Resolution was declared ADOPTED on the ___ day of June 2021.

_________________________
CHAIRMAN

_________________________
CITY CLERK
RESOLUTION

STATE OF LOUISIANA

CITY OF MONROE

The following Resolution was offered by Mr./Mrs. ____________________, who moved for its adoption and was seconded by Mr./Mrs. ______________:

A RESOLUTION REQUESTING TO REJECT ALL BIDS RECEIVED ON MAY 18, 2021 FOR THE SECONDARY CLARIFIER #1 AT THE WATER POLLUTION CONTROL CENTER AND RE-ADVERTISE SAID PROJECT, AND FURTHER PROVIDING WITH RESPECT THERETO.

BE IT RESOLVED, by the City Council of the City of Monroe, Louisiana, in legal and regular session convened, that the Purchasing Division, is hereby authorized to reject all bids received on May 18, 2021 for the Secondary Clarifier #1 at Water Pollution Control Center and re-advertise this project. Two Bids were received with one Bid not complying with project specifications and the second bid did not comply with bid submission requirements as advertised. This project will have to be repackaged and re-advertised for bids.

This Resolution having been submitted in writing was then submitted to a vote as a whole the vote thereon being as follows:

AYES:
NAYS:
ABSENT:

And the Resolution was declared ADOPTED on the ___ day of ____________, 2021.

CHAIRMAN

CITY CLERK
RESOLUTION

STATE OF LOUISIANA  NO.

CITY OF MONROE

The following Resolution was offered by Mr./Ms. __________________________, who
moved for its adoption and was seconded by Mr./Ms. __________________________.

A RESOLUTION AUTHORIZING MAYOR FRIDAY ELLIS TO ACCEPT ANY GRANT
OFFERS FROM THE FAA THROUGH DECEMBER 31, 2021, FOR THE MONROE
REGIONAL AIRPORT THAT DO NOT REQUIRE MATCHING FUNDS, AND
FURTHER PROVIDING WITH RESPECT THERETO:

WHEREFORE, certain grant funds may be made available to the City of Monroe from
the FAA for airport projects to which matching funds are not necessary;

THEREFORE, BE IT RESOLVED by the City Council of the City of Monroe, in legal
session convened, that Mayor Ellis is hereby authorized to accept any grant offers from the FAA
through December 31, 2021, for the Monroe Regional Airport which do not require matching
funds.

This Resolution having been submitted in writing and adopted at a public meeting of the
City Council of the City of Monroe, was then submitted to a vote as a whole, the vote thereon
being as follows.

AYES:

NAYS:

ABSENT:

And the Resolution was declared ADOPTED on the ______ day of ____________ ,
2021.

Chairman

CITY CLERK
Carolus Riley

From: Donald Simpson
Sent: Monday, May 24, 2021 3:10 PM
To: Carolus Riley
Cc: Victor Zordan; Becky Harper
Subject: Items for Council agenda

Carolus,

The Monroe Police Department is requesting Council approval to advertise for (1) Police Uniforms, (2) Specialized Uniforms, and (3) Police Equipment. This will be three separate bids. Funds for each of these purchases will be made from the Police Department Uniform and Equipment account (1000 3000 2400 6291.001). With Council approval the contracts will be for one year with the option to renew two times with terms and prices to remain the same and not to exceed a total of three years.

Thank you,

Donald Simpson
Monroe Police Department
1810-B Martin Luther King Jr Dr
Monroe, LA 71202
318.812.0388 Phone
318.329.2881 Fax
donald.simpson@ci.monroe.la.us

You can easily judge the character of a man by how he treats those who can do nothing for him.
RESOLUTION

STATE OF LOUISIANA

CITY OF MONROE

The following Resolution was introduced by ________________ who moved for its adoption and was seconded by ________________.

A RESOLUTION AUTHORIZING THE DONATION OF 22 VESTS AND 13 HELMETS TO THE RICHLAND PARISH SHERIFF’S OFFICE AND FURTHER PROVIDING WITH RESPECT THERETO:

BE IT RESOLVED, by the City Council, in legal and regular session convened, Stacey Rowell, Director of Administration, be and is hereby authorized and empowered to donate 22 Second Chance Level III Entry Vests and 13 Kevlar Helmets from the Monroe Police Department to the Richland Parish Sheriff’s Office.

This Resolution having been submitted in writing, introduced and was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Resolution was declared ADOPTED on the _____ day of June 2021.

_____________________
CHAIRMAN

_____________________
CITY CLERK
STATE OF LOUISIANA
PARISH OF OUACHITA

ACT OF DONATION OF MOVABLE PROPERTY

BE IT KNOWN AND REMEMBERED that on this ___ on ____________, 2017
before me, the undersigned Notary Public, and in the presence of the undersigned two witnesses
personally came and appeared:

THE CITY OF MONROE POLICE DEPARTMENT SWAT
TEAM, represented by Friday Ellis, Mayor, hereinafter referred to
as “DONOR”

Donor does hereby and by these presents declare that in consideration of the mutual
benefits to be derived by this donation and transfer of property, the Donor does by these presents
irrevocably give, grant and donate the following described properties unto:

THE RICHLAND PARISH SHERIFF’S OFFICE represented
herein by Sheriff Gary Gilley, whose mailing address is 708 Julia
Street, Rm 113, Rayville, LA 71269, hereinafter referred to as
“DONEE”

The following described property:

(22) Second Chance Level III Entry Vests, Black

and

(13) Kevlar Helmets

Donee accepts said properties in its present state and condition.

THUS DONE AND SIGNED by Friday Ellis, Mayor, before me the undersigned Notary
Public and in the presence of these undersigned two competent witnesses at my office in
Monroe, Louisiana, on this ___ day of ____________, 2021 and accepted by Richland Parish
Sheriff’s Office, represented by Sheriff Gary Gilley.

WITNESSES: ________________________________

CITY OF MONROE

______________________________

by:

Friday Ellis, Mayor - Donor

______________________________

NOTARY PUBLIC
STATE OF LOUISIANA
PARISH OF OUACHITA

THUS DONE, SIGNED AND ACCEPTED by the Richland Parish Sheriff’s Office, at Rayville, Louisiana, this ___ day of __________, 2021.

WITNESSES: ____________________________________________

_______________________________________________________

Richland Parish Sheriff’s Office

By: ______________________________________________________

Sheriff Gary Gilley

_______________________________________________________

NOTARY PUBLIC
RESOLUTION

STATE OF LOUISIANA              NO._________
CITY OF MONROE

The following Resolution was offered by Mr. /Ms. ________________ who moved for
its adoption and was seconded by Mr. /Ms. _________________.

A RESOLUTION ACCEPTING THE BASE BID OF MAX FOOTE CONSTRUCTION CO,
LLC, IN THE AMOUNT $45,550,000.00 AND ALTERNATE NO.1 IN THE AMOUNT OF
$1,090,000.00, FOR THE WATER TREATMENT PLANT RENOVATION AND
EXPANSION PROJECT, AND FURTHER AUTHORIZING AN AUTHORIZED CITY
REPRESENTATIVE, TO ENTER INTO AND EXECUTE A CONTRACT FOR SAID
WORK.

BE IT RESOLVED by the City Council of the City of Monroe, in legal and regular
session convened, that the base bid of Max Foote Construction Co, LLC, in the amount
of $45,550,000.00 and Alternate No. 1 in the amount of $1,090,000.00, for the Water
Treatment Plant Renovation & Expansion Project, be and at the same is hereby accepted
as the lowest responsible and responsive bid received.

BE IT FURTHER RESOLVED that the City of Monroe shall make the designations
in accordance with state law for sales tax exempt purchases on this project.

BE IT FURTHER RESOLVED that an authorized city representative, be and is
authorized and empowered to execute a contract with Max Foote Construction Co, LLC,
on behalf of the City of Monroe for said work.

This resolution having been submitted in writing was then submitted to a vote as a
whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Resolution was declared ADOPTED on the _______ day of
________________, 2021.

______________________________________
CHAIRMAN

______________________________________
CITY CLERK
RESOLUTION

STATE OF LOUISIANA

CITY OF MONROE

The following Resolution was offered by Mr./Ms. _______________ who moved for its adoption and was seconded by Mr./Ms. ________________.

A RESOLUTION AUTHORIZING AN AUTHORIZED CITY REPRESENTATIVE TO ADVERTISE FOR BIDS ON THE CENTURYLINK DRIVE BRIDGE OVER BAYOU DESIARD PROJECT. THE ESTIMATED COST OF THIS PROJECT IS $__________________. THE DBE GOAL IS ____ AND SOURCE OF FUNDS CAPITAL INFRASTRUCTURE SALES TAX REVENUE FUNDS AND FEMA REIMBURSEMENTS.

BE IT RESOLVED by the City Council of the City of Monroe, in legal and regular session convened, that an authorized City representative, be and is hereby authorized to advertise for bids on the CenturyLink Drive Bridge Over Bayou Desiard Project, for an estimated cost of $__________________.

BE IT FURTHER RESOLVED that the City of Monroe shall make the designations in accordance with state law for sales tax exempt purchases on this project.

BE IT FURTHER RESOLVED that said Preliminary Cost Estimate is attached hereto and made a part hereof.

This resolution having been submitted in writing was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Resolution was declared ADOPTED on the ______ day of ______________, 2021.

_________________________  
CHAIRMAN

_________________________  
CITY CLERK
RESOLUTION

STATE OF LOUISIANA

CITY OF MONROE

The following Resolution was offered by Mr./Ms.________________ who moved for its adoption and was seconded by Mr./Ms. ____________________.

A RESOLUTION AUTHORIZING AN AUTHORIZED CITY REPRESENTATIVE, TO ENTER INTO AND EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH BURNS AND MCDONNELL ENGINEERING COMPANY, INC., TO PROVIDE CONSTRUCTION ENGINEERING SERVICES FOR THE WATER TREATMENT PLANT RENOVATION & EXPANSION PROJECT AND FURTHER PROVIDING WITH RESPECT THERETO.

BE IT RESOLVED by the City Council of the City of Monroe, in legal and regular session convened, that an authorized City representative, be and is hereby authorized to enter into and execute a professional services agreement with Burns & McDonnell Engineering Company, Inc., to construction engineering services for the Water Treatment Plant Renovation & Expansion project.

BE IT FURTHER RESOLVED that said proposal for professional services is attached hereto and made a part hereof.

This resolution having been submitted in writing was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Resolution was declared ADOPTED on the _____ day of _____________, 2021.

__________________________
CHAIRMAN

__________________________
CITY CLERK
RESOLUTION

STATE OF LOUISIANA

CITY OF MONROE

The following Resolution was offered by Mr./Ms. _______________ who moved for its adoption and was seconded by Mr./Ms. _______________.

A RESOLUTION AUTHORIZING AN AUTHORIZED CITY REPRESENTATIVE, TO ENTER INTO AND EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH ARCADIS U.S., INC., TO PROVIDE ENGINEERING AND OTHER PROFESSIONAL SERVICES FOR THE TEXAS STANDIFER GRAVITY SANITARY SEWER IMPROVEMENTS PROJECT AND FURTHER PROVIDING WITH RESPECT THERETO.

BE IT RESOLVED by the City Council of the City of Monroe, in legal and regular session convened, that an authorized City representative, be and is hereby authorized to enter into and execute a professional services agreement with Arcadis U.S., Inc., to provide engineering and other professional services for the Texas Standifer Gravity Sanitary Sewer Improvements project.

BE IT FURTHER RESOLVED that said proposal for professional services is attached hereto and made a part hereof.

This resolution having been submitted in writing was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Resolution was declared ADOPTED on the _____ day of ____________, 2021.

CHAIRMAN

CITY CLERK
RESOLUTION

STATE OF LOUISIANA
CITY OF MONROE

The following Resolution was offered by Mr./Ms.______________________ who moved for its adoption and was seconded by Mr. /Ms. ____________________.

A RESOLUTION AUTHORIZING AN AUTHORIZED CITY REPRESENTATIVE, TO ENTER INTO AND EXECUTE A PROFESSIONAL MASTER SERVICES AGREEMENT WITH ARDAMAN & ASSOCIATES, INC., TO PROVIDE GEOTECHNICAL ENGINEERING & CONSTRUCTION MATERIALS TESTING SERVICES AND FURTHER PROVIDING WITH RESPECT THERETO.

BE IT RESOLVED by the City Council of the City of Monroe, in legal and regular session convened, that an authorized City representative, be and is hereby authorized to enter into and execute a professional master services agreement with Ardaman & Associates, Inc., to provide geotechnical engineering & construction materials testing services.

BE IT FURTHER RESOLVED that said proposal for professional services is attached hereto and made a part hereof.

This resolution having been submitted in writing was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Resolution was declared ADOPTED on the _____ day of ______________, 2021.

CHAIRMAN

CITY CLERK
RESOLUTION

STATE OF LOUISIANA
CITY OF MONROE

The following Resolution was offered by Mr./Ms. __________________ who moved for its adoption and was seconded by Mr./Ms. ____________________.

A RESOLUTION AUTHORIZING FRIDAY ELLIS, MAYOR, TO ENTER INTO AND EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH S. E. HUEY COMPANY, TO PROVIDE ENGINEERING & SURVEYING SERVICES FOR THE LOUISIANA PURCHASE GARDENS & ZOO MASTER PLAN PROJECT ON WINNSBORO ROAD S.P.N. -- H.007531 AND FURTHER PROVIDING WITH RESPECT THERETO.

BE IT RESOLVED by the City Council of the City of Monroe, in legal and regular session convened, that Friday Ellis, Mayor, be and he is hereby authorized to enter into and execute a professional services agreement with S. E. Huey Company to provide engineering & surveying services for the Louisiana Purchase Gardens & Zoo Project.

BE IT FURTHER RESOLVED that said proposal is attached hereto and made a part hereof.

This resolution having been submitted in writing was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Resolution was declared ADOPTED on the _____ day of _____________, 2021.

CHAIRMAN

CITY CLERK
RESOLUTION

STATE OF LOUISIANA

CITY OF MONROE

The following Resolution was offered by Mr. /Ms. _______________ who moved for its adoption and was seconded by Mr. /Ms. _______________.

A RESOLUTION SUPPORTING THE CITY OF MONROE FEDERAL FUNDING REQUEST TO RECONSTRUCT OR RELOCATE THE CALYPSO STORMWATER PUMP STATION, AND FURTHER PROVIDING WITH RESPECT THERETO.

WHEREAS the reliable function of the Calypso Stormwater Pump Station is critical to the City of Monroe and Ouachita Parish because it discharges storm water from the 150-acre drainage basin which encompasses all of downtown Monroe, which includes a major regional medical center, the centers for municipal and parish government, municipal and parish court systems, municipal and parish law enforcement, federal courthouse and post office, numerous related businesses and residences including public housing developments for seniors and the headquarters for the Monroe Housing Authority which operates over 8000 HUD financed housing units within the city of Monroe.

WHEREAS the U.S. Army Corps of Engineers rated the Calypso Pump Station as "unacceptable" due to its location on the riverside of the levee and condition, such that the levee system cannot be certified by FEMA until the unacceptable condition is resolved.

WHEREAS the City of Monroe recently completed approximately $370,000 in emergency repairs and improvements to stabilize the Calypso Pump Station pending resolution of the unacceptable condition.

WHEREAS certain federal funds are being made available for infrastructure projects which meet a genuine need.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Monroe, in legal and regular session convened, to hereby support the City of Monroe Federal Funding Request to Reconstruct or Relocate the Calypso Street Stormwater Pump Station as a genuine need of the community which impacts the ability of the City of Monroe to adequately serve its citizens and residents.

This resolution having been submitted in writing was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Resolution was declared ADOPTED on the ______ day of ______________, 2021.

CHAIRMAN

CITY CLERK
The following ordinance (the "Bond Ordinance"), having been previously introduced on __________, 2021 and a public hearing having been held thereon on __________, 2021 was offered for adoption by ____________________ and seconded by ____________________:

ORDINANCE NO. _______

AN ORDINANCE AUTHORIZING ISSUANCE, SALE AND DELIVERY OF SALES TAX REVENUE REFUNDING BONDS, SERIES 2021, OF THE CITY OF MONROE, STATE OF LOUISIANA, ALL IN THE MANNER PROVIDED FOR BY TITLE 39 OF THE LOUISIANA REVISED STATUTES OF 1950, AS AMENDED, AND OTHER CONSTITUTIONAL AND STATUTORY AUTHORITY SUPPLEMENTAL THERETO; AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, the City of Monroe, State of Louisiana (the "City" or "Issuer") has levied its one percent (1%) sales and use tax upon the sale at retail, the use, the lease or rental, the consumption or storage for use or consumption of tangible personal property and on sales of services in the City (the "Tax"), at an election held on November 8, 1994 and duly approved by a majority of the qualified electors voting at said election was as follows:

CITY OF MONROE SALES TAX PROPOSITION

SUMMARY: TO AUTHORIZE A 1% SALES TAX FOR 10 YEARS FOR THE PURPOSE OF CONSTRUCTING, PAVING AND IMPROVING PUBLIC STREETS IN THE CITY, INCLUDING UTILITIES RELOCATION AND INCIDENTAL SEWER AND DRAINAGE WORK REQUIRED THEREBY, WITH THE SELECTION AND PRIORITY OF SPECIFIC PROJECTS TO BE DETERMINED IN ACCORDANCE WITH THE PAVING MANAGEMENT PROGRAM APPROVED BY THE CITY ON SEPTEMBER 13, 1994, INCLUDING THE FUNDING OF THE SALES TAX INTO BONDS FOR SUCH PURPOSE, WITH THE AUTHORIZATION OF THE SALES TAX TO ABATE THE LEVY OF A 2.33 MILLS TAX FOR STREETS.

Shall the City of Monroe, State of Louisiana (the "City"), under the provisions of Article VI, Section 29 of the Constitution of the State of Louisiana of 1974, and other constitutional and statutory authority, be authorized to levy and collect a tax of one percent (1%) (the "Tax") upon the sale at retail the use, the lease or rental, the consumption, and storage for use or consumption, of tangible personal property and
on sales of services in the City, all as defined in La. R.S. 47:301 through La. R.S. 47:317, for a period of ten (10) years from the date of the first levy of the Tax, with the proceeds of the Tax (after paying the reasonable and necessary costs and expenses of collecting and administering the Tax), to be deposited in the City’s general fund as required by law and dedicated and used solely for the purpose of constructing, paving and improving public streets in the City, including utilities relocation and incidental sewer and drainage work required thereby, with the selection and priority of specific projects to be determined in accordance with the Paving Management Program approved by the City on September 16, 1994, and shall the City be authorized to fund the proceeds of the Tax into bonds or other indebtedness from time to time for such purpose, to the extent and in the manner permitted by the laws of the State of Louisiana, including particularly Sub-Part F, Part III, Chapter 4, Title 39 of the Louisiana Revised Statutes of 1950, and other authority supplemental thereto, with the authorization of the Tax to abate the levy of the 2.33 mills tax for streets

WHEREAS, the Tax was renewed, extended, and rededicated by the voters of the City for an additional twenty-five (25) years at an election held by the Issuer, on Saturday, May 5, 2001 (the "2001 Tax" together with the 1994 Tax the "Tax"), and the proposition which was submitted at said election and duly approved by a majority of the qualified electors voting at said election was as follows:

CITY OF MONROE PROPOSITION
(1% SALES TAX CONTINUATION AND REDEDICTION)

SUMMARY: 1% SALES TAX CONTINUATION FOR 25 YEARS AND REDEDICTION OF THE PROCEEDS FOR REIMBURSING LOANS FROM THE GENERAL FUND TO THE SEWER FUND AND CONSTRUCTING, ACQUIRING, EXTENDING, IMPROVING AND MAINTAINING (i) SEWERS AND SEWERAGE DISPOSAL WORKS, (ii) WATERWORKS IMPROVEMENTS AND FACILITIES, (iii) STREETS AND BRIDGES, (iv) DRAINS AND DRAINAGE FACILITIES, (v) POLICE STATIONS, (vi) FIRE STATIONS, TRUCKS AND APPARATUS AND (vii) PUBLIC BUILDINGS AND FACILITIES.

Shall the City of Monroe, State of Louisiana (the "City") be authorized to continue to levy and collect a tax of one percent (1%) (the "Tax"), previously authorized at an election held on November 8, 1994, for an additional period of twenty-five (25) years commencing January 1, 2005, upon the sale at retail, the use, the lease or rental, the consumption, and storage for use or consumption, of tangible personal property and on sales of services in the City, all as defined in La. R.S. 47:301 through La. R.S. 47:317, inclusive, with the proceeds of the Tax heretofore or hereafter collected (after paying the reasonable and necessary costs and expenses of collecting and administering the Tax), to be rededicated and used for the purposes of reimbursing

2
loans from the general fund to the sewer fund and constructing, acquiring, extending, improving and maintaining (i) sewers and sewerage disposal works, (ii) waterworks improvements and facilities, (iii) streets and bridges, (iv) drains and drainage facilities, (v) police stations (vi) fire stations, trucks and apparatus and (vii) public buildings and facilities (including acquiring all necessary land, equipment and furnishings for any of said public works, improvements and facilities, and utilities relocation related thereto), and shall the City be further authorized to fund the proceeds of the Tax into bonds from time to time for any of said capital improvements, to the extent and in the manner permitted by the laws of Louisiana, including Sub-Part F, Part III, Chapter 4, Title 39 of the Louisiana Revised Statutes of 1950; and

WHEREAS, the Issuer previously issued its: (i) Sales Tax Revenue Bonds, Series 2006, in the original principal amount of $3,000,000; and (ii) Sales Tax Refunding Bonds, Series 2012, issued in the original principal amount of $16,860,000, specifically the 2022 through 2027 maturities thereof (collectively, the "Refunded Bonds"). The Refunded Bonds are secured by and payable from a pledge and assignment of the net avails or proceeds of the Tax, after the reasonable and necessary costs and expenses of the collection and administration thereof have been paid therefrom (the "Net Revenues"); and

WHEREAS, in order to provide debt service reduction and/or cash flow savings to the Issuer, the City Council, acting as the governing authority (the "Governing Authority") of the Issuer, desires to refund the Refunded Bonds pursuant to the provisions of Chapter 39, Section 501, et seq of the Louisiana Revised Statutes of 1950 (The Consolidated Local Government Public Finance Act), including provisions related to the refunding of bonds under Section 531 thereof (L.a. R.S. 39:531) as amended (together the "Refunding Act") and other constitutional and statutory authority; and

WHEREAS, pursuant to the Refunding Act and by the authority granted by the Louisiana State Bond Commission (the "Bond Commission") the Governing Authority of the Issuer, desires to issue Eleven Million Nine Hundred Ten Thousand Dollars ($11,910,000) Sales Tax Revenue Refunding Bonds, Series 2021 (the "Bonds"), in the manner authorized and provided for by the Refunding Act for the purposes of: (i) providing for a current refunding of the Refunded Bonds; and (ii) paying the costs of issuance of the Bonds (collectively, the "Refunding"); and
WHEREAS, the Issuer previously issued its: (i) Sales Tax Revenue Bonds, Series 2009, in the original principal amount of $14,000,000 (the "Series 2009 Bonds"); (ii) Sales Tax Refunding Bonds, Series 2011, in the original principal amount of $9,580,000 (the "Series 2011 Bonds"); (iii) Sales Tax Refunding Bonds, Series 2011A, in the original principal amount of $14,690,000 (the "Series 2011A Bonds"); (iv) Taxable Sales Tax Revenue Bonds, Series 2013, in the original principal amount of $11,700,000 (the "Series 2013 Bonds"), (v) Sales Tax Revenue and Refunding Bonds, Series 2017 (the "Series 2017 Bonds") and the July 1, 2021 maturity of the Sales Tax Refunding Bonds, Series 2012 (the "Unrefunded Series 2012 Bonds", and together with the Series 2009 Bonds, the Series 2011 Bonds, the Series 2011A Bonds, the Series 2013 Bonds and the Series 2017 Bonds, the "Outstanding Parity Bonds"), which are secured by and payable from the Net Revenues. Additionally, the Issuer has issued its Sales Tax Refunding Bonds, Series 2012A, in the original principal amount of $32,000,000 (the "Series 2012A"), which are secured by and payable from the Net Revenues on a subordinate basis; and

WHEREAS, the Bonds will be special and limited revenue obligations of the Issuer secured by and payable from a pledge and assignment of the Net Revenues on a parity with the Outstanding Parity Bonds, and any future obligations issued on a pari passu basis and secured by a pledge of the Tax; and

WHEREAS, it is now desired to fix the details necessary with respect to the issuance of the Bonds, and to provide for the authorization and issuance thereof, as hereinafter provided; and

NOW, THEREFORE, BE IT ORDAINED by the Governing Authority of the Issuer, that:

ARTICLE I
DEFINITIONS AND INTERPRETATION

SECTION 1.1. Definitions. As used herein, the following terms used herein shall have the following meanings hereto, unless the context otherwise requires:
"Additional Parity Bonds" shall mean any pari passu indebtedness hereafter issued on a parity basis with the Bonds and the Outstanding Parity Bonds with respect to the Net Revenues in accordance Section 3.6 hereto.

"Authorized Denominations" shall mean for the Bonds, minimum denominations of $100,000 and increments of $5,000 thereafter.

"Bank Bond Purchase Agreement" shall mean any Bank Bond Purchase Agreement by and between the Issuer and the Purchaser.

"Bond" or "Bonds" shall mean the Eleven Million Nine Hundred Ten Thousand Dollars ($11,910,000) original principal amount of the Issuer authorized to be issued pursuant to this Bond Ordinance as the same may be amended from time to time, whether initially delivered or issued in exchange for, upon transfer of, or in lieu of any Bonds previously issued.

"Bond Counsel" shall mean Boles Shafto, LLC, Monroe, Louisiana, as bond counsel, and their successors, or such other nationally recognized bond counsel as may be selected by the City and acceptable to the Issuer.

"Bond Holder" or "Registered Owner" or "Owner" when used with respect to any Bond, shall mean the Person in whose name such Bond is registered in the Bond Register maintained by the Paying Agent.

"Bond Ordinance" shall mean this ordinance, as further amended and supplemented as herein provided.

"Bond Register" shall mean the records kept by the Paying Agent at its principal corporate trust office in which the registration of the Bonds and transfer of the Bonds shall be made as provided herein.
"Bond Year" shall mean a year commencing on July 2 and ending on July 1 of the following year, provided, however, that the first Bond Year shall mean a year commencing on the Issuance Date and ending on July 1, 2021.

"Business Day" shall mean a day of the year other than a day on which banks located in New York, New York and the cities in which the principal offices of the Paying Agent are located are required or authorized to remain closed and on which the New York Stock Exchange is closed.

"Code" shall mean the Internal Revenue Code of 1986, as amended.

"Costs of Issuance" shall mean all items of expense, directly or indirectly payable or reimbursable and related to the authorization, sale and issuance of the Bonds, including but not limited to printing costs, costs of preparation and reproduction of documents, filing and recording fees, initial fees and charges of any fiduciary, legal fees and charges, fees and charges for the preparation and distribution of a preliminary official statement and official statement, fees and disbursements of consultants and professionals, including Municipal Advisors, costs of credit ratings, fees and charges for preparation, execution, transportation and safekeeping of the Bonds, and any other cost, charge or fee paid or payable by the Issuer in connection with the original issuance of the Bonds.

"Default" means any Event of Default or any event or condition which, with the passage of time or giving of notice or both, would constitute an Event of Default.

"Default Rate" shall mean 3% above the current interest rate on the Bonds.

"Debt Service" for any period shall mean, as of the date of calculation, an amount equal to the sum of (i) interest payable during such period on Bonds and (ii) the principal amount of Bonds which mature during such period.

"Debt Service Fund" shall mean the Series 2021 Debt Service Fund created and established in Article VI hereof.
"Defeasance Obligations" shall mean

(a) Cash, or

(b) Government Securities, or

(c) Evidences of ownership of proportionate interests in future interest and principal payments of Government Securities. Investments in such proportionate interests must be limited to circumstances wherein (i) a bank or trust company acts as custodian and holds the underlying Government Securities; (ii) the owner of the investment is the real party in interest and has the right to proceed directly and individually against the obligor of the underlying Government Securities; and (iii) the underlying Government Securities are held in a special account separate from the custodian's general assets, and are not available to satisfy any claim of the custodian, any person claiming through the custodian, or any person to whom the custodian may be obligated.

"Escrow Agent" shall mean initially Regions Bank, Baton Rouge, Louisiana, until a successor Escrow Agent shall have become such pursuant to the applicable provisions of this Bond Ordinance, and thereafter "Escrow Agent" shall mean such successor Escrow Agent.

"Events of Default" shall have the meaning set forth in Section 6.1 hereof.

"Executive Officers" shall mean, collectively, the Mayor and the Clerk of the Issuer.


"Fiscal Agent Bank" shall mean the fiscal agent bank of the Issuer and any successor Fiscal Agent Bank so appointed by the Issuer.
"Fiscal Year" shall mean the one-year period commencing on May 1 of each year, or such other one year period as may be designated by the Governing Authority as the fiscal year of the Issuer.

"Governing Authority" shall mean the Mayor and City Council of the Issuer.

"Government Securities" shall mean direct general obligations of, or obligations the principal of and interest on which are unconditionally guaranteed by, the United States of America, which may be United States Treasury Obligations such as the State and Local Government Series and may be in book-entry form.

"Interest Payment Date" shall mean each July 1 and January 1, or if any July 1 or January 1 is not a Business Day, to the next succeeding Business Day, commencing July 1, 2021.

"Issuance Date" shall mean the date the Bonds are delivered to the purchaser(s) thereof.

"Issuer" or "City" shall mean the City of Monroe, Louisiana.

"Net Revenues" shall mean the Tax Revenues after payment of the reasonable and necessary costs and expenses of collecting and administering the Tax.


"Paying Agent Agreement" shall mean the agreement to be entered into between the Issuer and the Paying Agent pursuant to this Bond Ordinance.

"Placement Agent" shall mean Crew and Associates, Little Rock, Arkansas.
"Person" shall mean any individual, corporation, partnership, joint venture, association, limited liability company, trust, unincorporated organization, or government or any agency or political subdivision thereof.

"Principal Payment Date" shall mean July 1 of each year, commencing July 1, 2021.

"Proceeds" or "Bond Proceeds" shall mean the revenues derived by the City from the sale of the Bonds.

"Proceeds Fund" shall mean the Series 2021 Proceeds Fund created and established in Article V hereof.

"Purchaser" shall mean with respect to the Bonds, Key Government Finance, Inc., the initial purchaser of the Bonds from the Issuer.

"Qualified Investments" means the following, provided that the same are at the time legal for investment of the Issuer's funds:

(a) Government Securities, including obligations of any of the Federal agencies set forth in clause (ii) below to the extent unconditionally guaranteed by the United States of America, and CATS, TIGRS and/or STRIPS;

(b) direct obligations and fully guaranteed certificates of beneficial interest of the Export-Import Bank of the United States; senior debt obligations of the Federal Home Loan Banks; debentures of the Federal Housing Administration; guaranteed mortgage-backed bonds and guaranteed pass-through obligations of the Government National Mortgage Corporation; guaranteed Title XI financings of the U.S. Maritime Administration; mortgage-backed securities and senior debt obligations of the Federal National Mortgage Association; and participation certificates and senior debt.
obligations of the Federal Home Loan Mortgage Corporation (collectively, "Agency Obligations");

certificates of deposit, savings accounts, deposit accounts or money market
deposits of any bank or trust company organized under the laws of the State
or any national banking association having its principal office in the State
which has a combined capital surplus and undivided profit of not less than
[three million dollars ($3,000,000)] (including the Paying Agent) which are
fully insured by the Federal Deposit Insurance Corporation or fully
collateralized in the manner provided by Louisiana law;

general obligation bonds or other direct obligations of any state or a political
subdivision or public corporation of any state, the interest on which is exempt
from federal income taxes, provided that such bonds are rated at the time the
investment is made by Moody’s Investors Service and Standard & Poor’s
Corporation in one of the two highest rating categories; and

money market funds registered under the Federal Investment Company Act
of 1940, whose shares are registered under the Federal Securities Act of
1933, and having a rating of S&P of AAAm-G; AAAm; or AAm.

"Record Date" shall mean, with respect to an Interest Payment Date and Principal Payment
Date, the close of business on the fifteenth day of the calendar month next preceding such respective
Interest Payment Date or Principal Payment Date.

"Redemption Price" shall mean, when used with respect to a Bond, the principal amount
thereof plus the applicable premium, if any, payable upon redemption thereof pursuant to this Bond
Ordinance.
"Refunding" shall mean (i) currently refunding the Refunded Bonds, through the issuance of Eleven Million Nine Hundred Ten Thousand Dollars ($11,910,000) of Sales Tax Revenue Refunding Bonds, Series 2021; and (ii) paying the costs of issuance of the Bonds.

"Refunding Act" shall mean the applicable provisions of Chapter 39, Section 501 et seq of the Louisiana Revised Statutes of 1950, including the provisions related to the refunding of bonds under Section 531 thereof La. R.S. 39:531, as amended.

"Sales Tax Fund" shall mean the 2001 Sales Tax Bond Fund created by the 2001 Sales Tax bond ordinance and referenced in Section 6.1 hereof.

"State" shall mean the State of Louisiana.

"Subordinate Bonds" shall mean the Series 2012A Bonds.

"Tax" shall mean the one percent (1%) sales and use tax approved by the voters of the City on November 8, 1994 and May 5, 2001.

"Tax Revenues" shall mean all revenues to be derived by the Issuer from the Tax, including earnings thereon while such funds are on deposit in the Sales Tax Fund.

SECTION 1.2. Interpretation. In this Bond Ordinance, unless the context otherwise requires, (a) words importing the singular include the plural and vice versa, (b) words of the masculine gender shall be deemed and construed to include correlative words of the feminine and neuter genders and (c) the title of the offices used in this Bond Ordinance shall be deemed to include any other title by which such office shall be known under any subsequently adopted charter.
ARTICLE II
AUTHORIZATION AND ISSUANCE OF BONDS

SECTION 2.1. Authorization of Bonds. Pursuant to the provisions of this Bond Ordinance and the Refunding Act, approval by the Bond Commission and other constitutional and statutory authority, there is hereby authorized the incurring of an indebtedness of Eleven Million Nine Hundred Ten Thousand Dollars ($11,910,000) Sales Tax Refunding Bonds, Series 2021 (the "Bonds"), for, on behalf of and in the name of the Issuer, for the purposes of: (i) refunding the Refunded Bonds, and (ii) paying the costs of issuance of the Bonds.

The Bonds shall bear interest at a rate of 1.076% per centum per annum.

The Bonds will be issued on parity as to security and source of payment with the Outstanding Parity Bonds and will be senior to the Subordinate Bonds. This Bond Ordinance provides for and creates a continuing lien to secure the full and final payment of the principal of redemption, premium, as set forth herein, and interest on all Bonds.

The Bonds shall not constitute an indebtedness or pledge of the general credit of the Issuer within the meaning of any constitutional or statutory provision relating to the incurring of indebtedness, and each Bond shall contain a recital to that effect.

SECTION 2.2. Bond Ordinance to Constitute Contract. In consideration of the purchase and acceptance of the Bonds by Purchaser, the provisions of this Bond Ordinance shall be a part of the contract of the Issuer with the Purchaser of the Bonds and shall be deemed to be and shall constitute a contract between the Issuer and the Purchaser from time to time of the Bonds. The provisions, covenants and agreements herein set forth to be performed by or on behalf of the Issuer shall be for the equal benefit, protection and security of the Owners of any and all of the Bonds, each of which Bonds, regardless of the time or times of its issue or maturity, shall be of equal rank without preference, priority or distinction over any other thereof except as expressly provided in this Bond Ordinance.
SECTION 2.3. Pledge Effectuated by this Bond Ordinance. There are hereby irrevocably and irrevocably pledged and dedicated in an amount sufficient for the payment of the Bonds in principal and interest as they shall respectively become due and payable, and for the other purposes herein set forth, the Tax Revenues, subject only to the payment of the reasonable and necessary costs and expenses of collecting and administering the Tax. It is the intention of the Issuer that, to the fullest extent permitted by law, including, but not limited to the Refunding Act, this pledge shall be valid and binding from the time when it is made, that the Tax Revenues so pledged and then or thereafter received by the Issuer shall immediately be subject to the lien of such pledge without any physical delivery or further act, and that the lien of such pledge and the obligation to perform the contractual provisions herein contained shall have priority over any or all other obligations and liabilities of the Issuer, with the exception only of the payment of the reasonable and necessary costs and expenses of collecting and administering the Tax, and that this pledge shall be valid and binding as against all parties having claims of any kind in tort, contract or otherwise against the Issuer, irrespective of whether such parties have notice thereof. Said Tax Revenues shall be set aside in the Sales Tax Fund and shall be and remain pledged for the security and payment of the Bonds in principal and interest, and for all other payments provided for in, or contemplated by, this Bond Ordinance until the Bonds shall have been fully paid and discharged.

The Issuer, by proper ordinances, hereby obligates itself to continue to impose and collect the Tax, and further obligates itself not to discontinue or decrease or permit to be discontinued or decreased such Tax in anticipation of the collection of which the Bonds are to be issued, nor in any way make any change which would diminish the amount of the Tax Revenues to be received by the Issuer until all of the Bonds payable therefrom are satisfied and fully discharged.

SECTION 2.4. Form of Bonds. The Bonds shall be in substantially the form set forth in Exhibit "A" hereto, with such necessary or appropriate variations, omissions and insertions as are required or permitted by the Refunding Act and this Bond Ordinance as well as any changes required by Bond Counsel.

SECTION 2.5. Denominations, Dates, Maturities and Interest. The Bonds shall initially be issued in form of a single term bond numbered R-1 in Authorized Denominations and shall be
dated the date of delivery thereof, shall bear interest from date thereof on a 30/360 basis or the most recent Interest Payment Date to which interest has been paid or duly provided for, payable on July 1, 2021, and semiannual thereafter on January 1 and July 1 of each year. The Bonds shall be issued initially in the form of one (1) Term Bond in the full principal amount at the interest rate per annum as follows:

<table>
<thead>
<tr>
<th>Par Amount</th>
<th>Interest Rate</th>
<th>Maturity</th>
</tr>
</thead>
<tbody>
<tr>
<td>$11,910,000</td>
<td>1.076%</td>
<td>July 1, 2027</td>
</tr>
</tbody>
</table>

Upon the occurrence of a payment Event of Default, the delinquent amount shall bear interest at the Default Rate during the time that such Event of Default continues to exist. If such Event of Default exists for a period in excess of 90 days, the entire principal amount of the Bond shall bear interest at the Default Rate until such Event of Default is cured.

SECTION 2.5. Method and Place of Payment. The principal and interest on the Bonds shall be payable in lawful money of the United States of America. Such amounts shall be paid by the Paying Agent on the applicable Payment Dates, by wire by the Paying Agent to the Purchaser on the applicable Record Date pursuant to wire instructions provided by the Purchaser.

SECTION 2.6. Issuance of Refunding and Additional Parity Bonds. The Issuer shall issue no other refunding bonds or Additional Parity Bonds of any kind or nature payable from or enjoying a lien on the Net Revenues having priority over or parity with the Bonds except that Additional Parity Bonds may hereafter be issued on a parity basis with the Bonds under the following conditions:

(a) The Bonds herein authorized or any part thereof, including the interest thereon, may be refunded, and the refunding bonds so issued shall enjoy complete equality of lien with the portion of the bonds which is not refunded, if there be any, and the refunding bonds shall continue to enjoy whatever priority of lien over subsequent issues may have been enjoyed by the bonds refunded; provided, however, that if only a portion of the bonds outstanding is so refunded and the refunding bonds require total principal and interest payments during any year in excess of the principal and interest which would have been required in such year to pay the bonds refunded...
thereby, then such bonds may not be refunded without the consent of the Owner of the unrefunded portion of the bonds issued hereunder (provided such consent shall not be required if such refunding bonds meet the requirements set forth in clause 2 of this Section).

(b) Additional Parity Bonds may be issued on and enjoy a full and complete parity with the Bonds with respect to the Net Revenues, provided if the average annual revenues derived by the Tax for the two completed Fiscal Years immediately preceding the issuance of the Additional Parity Bonds must have been not less than 135% the maximum annual debt service on the Bonds, any Outstanding Parity Bonds, and the proposed Additional Parity Bonds, secured by the Tax.

(c) Junior and subordinate bonds may be issued without restriction.

(d) The Issuer must be in full compliance with all covenants and undertakings in connection with the Bonds and there must be no delinquencies in payments required to be made in connection therewith.

The Issuer represents covenants and agrees that, upon issuance of the Bonds, there shall be no other obligations of the Issuer having a lien on Net Revenues senior in right or priority of payment to the rights and priorities benefiting the Bonds. The Issuer shall not hereafter issue any bonds having a lien prior to the lien benefiting the Bonds and shall take no action that would impair the rights of holder of Bonds to the Net Revenues and any other security pledged hereunder, except as provided in Section 2.6 hereof, and shall use its best efforts to protect and maintain the pledge contained in Section 2.3 of this Bond Ordinance.

SECTION 2.7. Execution of the Bonds.

(a) Unless otherwise prescribed by any amendment of or supplement to this Bond Ordinance, the Bonds shall be executed in the name of and on behalf of the Issuer by
From and after June 2, 2026
100.0%
Prior to June 2, 2026
102.5%

Redemption Price

The principal indulgence of the Bonds are subject to optional redemption in whole, but not in part, prior to their stated maturity dates, subject to a redemption price as follows:

The principal indulgence of the Bonds are subject to optional redemption in whole, but not

SECTION 3. Redemption of Bonds

ARTICLE III

requirements of the Constitution and statutes of this State.

shall be secured by a pledge of, and a lien upon, the Net Revenues.

SECTION 2.9. Security for Payment of Bonds

the Authorized Officers and the seal of the Issuer shall be impressed or reproduced

shall be understandable in office.

such resolutions shall nevertheless be valid and sufficient for all purposes, the same as

In case any officer whose signature or resolutions shall appear on the Bonds

such resolutions may employ resolutions of their signatures.
The principal installments on the Bonds are subject to mandatory sinking fund redemption on each July 1 as detailed below.

<table>
<thead>
<tr>
<th>Date (July 1)</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021</td>
<td>$280,000</td>
</tr>
<tr>
<td>2022</td>
<td>1,960,000</td>
</tr>
<tr>
<td>2023</td>
<td>1,995,000</td>
</tr>
<tr>
<td>2024</td>
<td>2,025,000</td>
</tr>
<tr>
<td>2025</td>
<td>1,945,000</td>
</tr>
<tr>
<td>2026</td>
<td>1,855,000</td>
</tr>
<tr>
<td>2027</td>
<td>1,850,000</td>
</tr>
</tbody>
</table>

ARTICLE IV
APPLICATION OF PROCEEDS

SECTION 4.1. Application of Bond Proceeds. On the Issuance Date, the purchase price of the Bonds will be paid by the Purchaser to the Issuer by delivery to the Paying Agent. On the Issuance Date, the net proceeds of the sale of the Bonds shall be deposited into a special fund designated the "Series 2021 Sales Tax Revenue Refunding Bonds Proceeds Fund" (the "Proceeds Fund") for use by the Paying Agent for the purpose of refunding the Refunded Bonds and paying the Costs of Issuance and no further authority shall be necessary for the expenditure of such funds for such purposes, the procedures for which shall be more fully described in the Paying Agent Agreement.

ARTICLE V
FLOW OF FUNDS

SECTION 5.1. Flow of Funds. In order that the principal of and the interest on the Bonds and the Outstanding Parity Bonds will be paid in accordance with their terms and for the other objects and purposes hereinafter provided, the Issuer covenants as follows: all of the avails or proceeds derived from the levy and collection of the Tax shall continue to be deposited daily as the same may be collected in a separate and special bank account maintained with the regularly designated fiscal agent of the Issuer and designated as the "2001 Sales Tax Bond Fund" (the "Sales Tax Fund""). The Sales Tax Fund shall constitute a dedicated fund of the Issuer, from which appropriations and expenditures by the Issuer shall be made solely for the purposes designated in the
proposition authorizing the levy of the Tax. Out of the funds on deposit in the Sales Tax Fund, the Issuer shall first pay all reasonable and necessary costs and expenses of collection and administration of the Tax. After payment of such costs and expenses, then the remaining Net Revenues shall be administered and used in the following order of priority and for the following express purposes:

(a) The "Series 2021 Sales Tax Debt Service Fund" (the "Debt Service Fund"), is hereby established and to be maintained and held by the fiscal agent of the Issuer, sufficient in amount to pay promptly and fully the principal of and the interest on the Bonds by transferring from the Sales Tax Fund to the Debt Service Fund, monthly in advance on or before the 20th day of each month of each year, a sum equal to one-sixth (1/6) of the interest falling due on the next Interest Payment Date and one-twelfth (1/12) of the principal falling due on the next principal payment date, together with such additional proportionate sum as may be required to pay said principal and interest as the same respectively become due. Issuer shall transfer from the Debt Service Fund to the Paying Agent, at least three (3) days in advance of the date on which payment of principal or interest falls due, immediately available funds fully sufficient to pay promptly the principal and interest so falling due on such date.

(b) All or any part of the moneys in the Sales Tax Fund, or the Debt Service Fund shall at the written request of the Governing Authority be invested in Qualified Investments maturing in five (5) years or less, in which event all income derived from such investments shall be added to the Sales Tax Fund, and such investments shall, to the extent at any time necessary, be liquidated and the proceeds thereof applied to the purposes for which the Sales Tax Fund has been created.

(c) Any moneys remaining in the Sales Tax Fund on the 20th day of each month in excess of all reasonable and necessary expenses of collection and administration of the Tax and after making the required payments into the Debt Service Fund for the current month and for prior months during which the required payments may not have been made, shall be considered as surplus. Such surplus may be used by the Issuer for any of the purposes for which the Tax is authorized or for the purpose of
retiring Bonds in advance of their maturities, either by purchase of Bonds then outstanding at prices not greater than the then redemption prices of said Bonds, or by redeeming such Bonds the prices and in the manner set forth in this Bond Ordinance.

(d) The Purchaser hereby waives any claim to any existing reserve fund associated with the Outstanding Parity bonds or any future Additional Parity Bonds.

ARTICLE VI
EVENTS OF DEFAULT

SECTION 6.1. Events of Default/Remedies. The occurrence of one or more of the following events shall be an Event of Default under this Bond Resolution and under the Bonds:

(a) if default shall be made in the due and punctual payment of the principal of any Bond when and as the same shall become due and payable, whether at maturity or otherwise; or

(b) if default shall be made in the due and punctual payment of any installment of interest on any Bond when and as such interest installment shall become due and payable; or

(c) if default shall be made by the Issuer in the performance or observance of any other of the covenants, agreements or conditions on its part in this Bond Ordinance, any supplemental resolution or in the Bonds contained and such default shall continue for a period of thirty (30) days after written notice thereof to the Issuer by the Owners of not less than 25% of the Bonds outstanding; or

(d) any representation or warranty of the Issuer herein or in any document executed and delivered in connection herewith proves to be untrue or false in any material respect; or
(e) if the Issuer shall file a petition or otherwise seek relief under any federal or State bankruptcy law or similar law.

Upon the happening and continuance of any Event of Default, the Owners of the Bonds shall be entitled to exercise all rights and powers for which provision is made in the Refunding Act or in any provision of applicable law.

SECTION VII.
MISCELLANEOUS

SECTION 7.1. Purpose of Covenants in Prior Bond Ordinances and this Bond Ordinance. Except as provided for in Section 5.1(d) above, every covenant, undertaking and agreement made on behalf of the Issuer, as set forth in any prior sales tax bond ordinances and in this Bond Ordinance is made, undertaken and agreed to, for the proper securing of the payment of the principal of and interest on the Bonds.

SECTION 7.2. Effect of Invalidity of Provisions of this Bond Ordinance. If any section, paragraph, clause or provision of this Bond Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Bond Ordinance.

SECTION 7.3. No Recourse on Bonds. No recourse shall be had for the payment of the principal of or interest on the Bonds or for any claim based thereon or on this Bond Ordinance against any elected official or officer of the Issuer or any person executing the Bonds.

SECTION 7.4. Discharge of Bond Resolution. If the Issuer shall pay or cause to be paid, or there shall be paid to the Owner(s) of all outstanding Bonds, the principal (and redemption price) of and interest on the Bonds, at the times and in the manner stipulated in this Bond Resolution, then the pledge of the Net Revenues of the Tax or any other money, securities, and funds pledged under this Bond Resolution and all covenants, agreements, and other obligations of the Issuer to the Lender
of Bonds shall thereupon cease, terminate, and become void and be discharged and satisfied, and the Paying Agent shall pay over or deliver all money held by it under this Bond Resolution to the Issuer.

SECTION 7.5. Defeasance. Bonds or interest installments for the payment of which money shall have been set aside and shall be held in trust (through deposit by the Issuer of funds for such payment or otherwise) at the maturity date thereof shall be deemed to have been paid within the meaning and with the effect expressed above in this section. Bonds shall be deemed to have been paid, prior to their maturity, within the meaning and with the effect expressed above in this Section if there shall have been deposited in trust either money in an amount which shall be sufficient, or other Defeasance Obligations the principal of and the interest on which when due will provide money which, together with the money, if any, deposited in trust with the Paying Agent at the same time, shall be sufficient to pay when due the principal of, premium, if any, and interest to become due on such Bonds on and prior to the stated maturity all as confirmed in a verification report issued by an independent certified public accountant. Neither Defeasance Obligations nor money deposited in trust pursuant to this Section, nor principal or interest payments on any such Defeasance Obligations, shall be withdrawn or used for any such purpose other than, and shall be held in trust for, the payment of the principal of and interest on such Bonds. Any cash received from such principal of and interest on such investment securities deposited in trust, if not needed for such purpose, shall, to the extent practicable, be reinvested in Defeasance Obligations (which may be non-interest bearing) maturing at times and in amounts sufficient to pay when due the principal, premium, if any, and interest on such Bonds on and prior to the maturity thereof, and interest earned from such reinvestments shall be paid over to the Issuer as received by the depositary, free and clear of any trust, lien, or pledge. Any payment for Defeasance Obligations purchased for the purpose of reinvestment as aforesaid shall be made only against delivery of such Defeasance Obligations.

SECTION 7.6. Bonds are not "Bank-Qualified". The Bonds are not designated as "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code.

SECTION 7.7. Privately Negotiated Loan. The Issuer acknowledges and agrees that the Purchaser is purchasing the Bonds as evidence of a privately negotiated loan and in that connection the Bond shall not be (i) assigned a separate rating by any municipal securities rating agency, (ii)
registered with The Depository Trust Company or any other securities depository, (iii) issued pursuant to any type of offering document or official statement or (iv) assigned a CUSIP number by Standard & Poor’s CUSIP Service.

SECTION 7.8. Publication of this Bond Ordinance. A copy of this Bond Ordinance shall be published immediately after its adoption in one issue of the official journal of the Issuer, as soon as possible after its adoption.

SECTION 7.9. Repealing Clause. All ordinances, or parts thereof, inconsistent herewith are hereby repealed to the extent of such inconsistencies.

SECTION 7.10. Amendment. Any amendment, modification and/or waiver of this Bond Ordinance will require the consent in writing by the Purchaser.

SECTION 7.11. Waiver. No consent or waiver, expressed or implied, to or of any breach or default in the performance of any obligation under this Bond Ordinance shall constitute a consent or waiver to or of any other breach or default in the performance of the same or any other obligation.

SECTION 7.12. A Financial Statement. The Issuer shall provide to the Purchaser or its permitted assignee, or post to EMMA, the annual audited financial statement of the Issuer and its operating statistics, within 270 days of Issuer’s fiscal year end. Issuer shall provide any other financial reports as Purchaser may reasonably request.
This Bond Ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS:
NAYS:
ABSTAIN:
ABSENT:

And the Bond Ordinance was declared adopted, on this, the ___ day of ________, 2021.

CITY OF MONROE,
STATE OF LOUISIANA

_________________________, Chairman

ATTEST:

__________________________
Carolus S. Riley, Clerk

RETURNED APPROVED ON:

_________________________, 2021

___________________________
Friday Ellis, Mayor
THE BONDS ARE NOT BEING REGISTERED UNDER THE SECURITIES ACT OF 1933
AND ARE NOT BEING REGISTERED OR OTHERWISE QUALIFIED FOR SALE UNDER
THE "BLUE SKY" LAWS AND REGULATIONS OF ANY STATE, WILL NOT BE LISTED
ON ANY STOCK OR OTHER SECURITIES EXCHANGE, WILL CARRY NO RATING
FROM ANY RATING SERVICE, AND WILL NOT BE READILY MARKETABLE.

UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF OUACHITA
SALES TAX REVENUE REFUNDING BOND, SERIES 2021
OF
CITY OF MONROE, STATE OF LOUISIANA

<table>
<thead>
<tr>
<th>Bond Number</th>
<th>Bond Date</th>
<th>Interest Rate</th>
<th>Principal Amount</th>
<th>Maturity Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-1</td>
<td>June 10, 2021</td>
<td>1.076%</td>
<td>$11,910,000</td>
<td>July 1, 2027</td>
</tr>
</tbody>
</table>

FOR VALUE RECEIVED, City of Monroe, State of Louisiana (the "City"), hereby
promises to pay (but only from the sources hereinafter described) to:

REGISTERED OWNER: Key Government Finance, Inc.
1000 S. McCaslin Boulevard
Superior, CO 80027

or registered assigns noted on the registration records held by the Clerk (hereinafter defined), the
Principal Amount set forth above, together with interest thereon from the Bond Date set forth above
or the most recent interest payment date to which interest has been paid or duly provided for. This
Bond shall bear interest, payable semi-annually on January 1 and July 1 of each year, commencing
July 1, 2021 (each, an "Interest Payment Date"), at the Interest Rate shown above, said interest to be
calculated on the basis of a 360-day year consisting of twelve 30-day months. The principal of this
Bond shall mature on July 1, 2027, and the City shall make scheduled principal and interest
payments on this Bond as set forth on Schedule 1, attached hereto and made part hereof.

The principal installments of this Bond are subject to optional redemption, in whole, but not
in part prior to their stated maturity dates at the redemption price set forth as follows:

<table>
<thead>
<tr>
<th>Date of Redemption</th>
<th>Redemption Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prior to June 2, 2026</td>
<td>102.5%</td>
</tr>
<tr>
<td>From and after June 2, 2026</td>
<td>100.0%</td>
</tr>
</tbody>
</table>
The principal installments on the Bonds are subject to mandatory sinking fund redemption on each July 1 as detailed below.

<table>
<thead>
<tr>
<th>Date (July 1)</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021</td>
<td>$280,000</td>
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</tr>
<tr>
<td>2026</td>
<td>1,855,000</td>
</tr>
<tr>
<td>2027</td>
<td>1,850,000</td>
</tr>
</tbody>
</table>

Capitalized terms used in this Bond, if not defined herein, shall have the meaning ascribed to such terms as set forth in the Bond Ordinance (defined below).

The City shall cause to be kept at the office of its Clerk, in the City of Monroe, State of Louisiana (the "Clerk"), a register in which registration of this Bond and of transfer of this Bond shall be made as provided herein and in the Bond Ordinance (hereinafter defined). This Bond may be transferred, registered and assigned only on such registration records of the Clerk, and such registration shall be at the expense of the City.

The principal and interest on this Bond shall be payable by wire to the registered owner of this Bond (determined as of the Interest Payment Date) pursuant to wire instructions provided by the registered owner of this Bond, provided that payment of the final installment of principal on this Bond shall be made only upon presentation and surrender of this Bond to the Paying Agent.

This Bond represents the entire issue of bonds of the City designated "Sales Tax Revenue Refunding Bonds, Series 2021" aggregating in principal the sum of Eleven Million, Nine Hundred Ten Thousand Dollars ($11,915,000) (the "Bonds"), having been issued by the City pursuant to an ordinance adopted by its governing authority on __________, 2021 (the "Bond Ordinance"), for the purposes of refunding the Refunded Bonds, and paying the costs of issuance of the Bonds, under the authority conferred Sections 501 et seq of Title 39, of the Louisiana Revised Statutes of 1950 (the "Refunding Act"), the Bond Commission and other constitutional and statutory authority supplemental thereto, pursuant to all requirements herein specified.

THIS BOND CONSTITUTES A BORROWING SOLELY UPON THE CREDIT OF THE TAX REVENUES RECEIVED BY THE ISSUER AND DOES NOT CONSTITUTE AN INDEBTEDNESS OR PLEDGE OF THE GENERAL CREDIT OF THE ISSUER WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISIONS RELATING TO THE INCURRING OF INDEBTEDNESS.

This Bond is secured and payable solely from and secured by an irrevocable pledge and dedication in an amount sufficient for the payment of the Bonds in principal and interest as they shall respectively become due and payable, and for the other purposes herein set forth, the revenues to be derived by the Issuer from the one percent (1%) sales and use tax approved by the voters of the City on November 8, 1994 and May 5, 2001 (the "Tax"), including earnings thereon while such funds are on deposit in the 2001 Sales Tax Bond Fund (the "Sales Tax Fund") created by Section 10 of the ordinance adopted by the city council of the Issuer on June 26, 2001, as amended by additional bond
ordinances, subject only to the payment of the reasonable and necessary costs and expenses of collecting and administering the Tax. It is the intention of the Issuer that, to the fullest extent permitted by law, including, but not limited to the Refunding Act, this pledge shall be valid and binding from the time when it is made, that the revenues of the Tax so pledged (the "Tax Revenues") and then or thereafter received by the Issuer shall immediately be subject to the lien of such pledge without any physical delivery or further act, and that the lien of such pledge and the obligation to perform the contractual provisions herein contained shall have priority over any or all other obligations and liabilities of the Issuer, with the exception only of the payment of the reasonable and necessary costs and expenses of collecting and administering the Tax, and that this pledge shall be valid and binding as against all parties having claims of any kind in tort, contract or otherwise against the Issuer, irrespective of whether such parties have notice thereof. Said Tax Revenues shall be set aside in the Sales Tax Fund and shall be and remain pledged for the security and payment of the Bonds in principal and interest, and for all other payments provided for in, or contemplated by, the Bond Ordinance until the Bonds shall have been fully paid and discharged.

The City, through its governing authority, is obligated to continue to levy and collect the Tax for the full period of its authorization and is further obligated not to discontinue or decrease or permit to be discontinued or decreased the Tax, nor in any way make any change in the allocation and dedication of the proceeds of the Tax which would diminish the amount of the revenues to be received by the City from the Tax until all of the Bonds have been paid as to both principal and interest, except as required by law.

For a more complete statement of the revenues from which and conditions under which this Bond is payable, and the general covenants and provisions pursuant to which this Bond is issued, and the conditions under which additional bonds may be issued on a parity with this Bond, reference is hereby made to the Bond Ordinance.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Bond Ordinance until the certificate of registration hereon shall have been signed by the Clerk.

It is certified that this Bond is authorized by and is issued in conformity with the requirements of the Constitution and statutes of this State. It is further certified, recited and declared that all acts, conditions and things required to exist, to happen and to be performed precedent to and in the issuance of the Bonds necessary to constitute the same legal, binding and valid obligations of the City have existed, have happened and have been performed in due time, form and manner as required by law, and that the indebtedness of the City, including the Bonds, does not exceed any limitation prescribed by the Constitution and statutes of the State of Louisiana, and that the Bonds shall not be invalid for any irregularity or defect in the proceedings for the Issuance and sale thereof.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]
IN WITNESS WHEREOF, we, the Mayor and the Clerk of the City of Monroe, State of Louisiana, have caused this Bond to be executed in its name by our signatures.

CITY OF MONROE,
STATE OF LOUISIANA

_________________________   __________________________
Carolus S. Riley, Clerk    Friday Ellis, Mayor

CERTIFICATE OF REGISTRATION
This Bond is the Bond referred to in the within mentioned Bond Ordinance.
Registrar, Clerk City of Monroe

By: ________________________

Carolus S. Riley, Clerk

Registration Date: June 10, 2021
ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto ______________________ the within bond and all rights thereunder, and hereby irrevocably constitutes and appoints ______________________ attorney or agent to transfer the within bond on the books kept for registration thereof with full power of substitution in the premises.

Dated: ______________________

NOTICE: The signature to this assignment must correspond with the name as it appears upon the face of the within bond in every particular, without alteration, enlargement or any change whatsoever.

Signature Guaranteed:

NOTICE: Signature(s) must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company.

LEGAL OPINION CERTIFICATE

I, the undersigned Clerk of the City of Monroe, the governing authority of the City of Monroe, State of Louisiana, do hereby certify that the attached is a true copy of the complete legal opinion of Boles Shafto, LLC, Bond Counsel, the original of which was manually executed, dated and issued as of the date of payment for and delivery of the original bonds of the issue described therein and was delivered to Key Government Finance, Inc., representing the original purchaser thereof. I further certify that an executed copy of the above legal opinion is on file in my office.

____________________________
Carolus S. Riley, Clerk

EXHIBIT A - 5
STATE OF LOUISIANA
PARISH OF OUACHITA

I, the undersigned Clerk of the City Council (the "Governing Authority"), the governing authority of the City of Monroe, State of Louisiana (the "Issuer"), do hereby certify that the foregoing pages constitute a true and correct copy of:

AN ORDINANCE AUTHORIZING ISSUANCE, SALE AND DELIVERY OF SALES TAX REVENUE REFUNDING BONDS, SERIES 2021, OF THE CITY OF MONROE, STATE OF LOUISIANA, ALL IN THE MANNER PROVIDED FOR BY TITLE 39 OF THE LOUISIANA REVISED STATUTES OF 1950, AS AMENDED, AND OTHER CONSTITUTIONAL AND STATUTORY AUTHORITY SUPPLEMENTAL THERETO; AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH.

IN FAITH WHEREOF, witness my official signature on this, the ____ day of _____, 2021.

Carolus S. Riley, Clerk
ORDINANCE

STATE OF LOUISIANA
CITY OF MONROE

The following Ordinance was introduced by ________________, who moved for its adoption and was seconded by ________________:

AN ORDINANCE AMENDING CHAPTER 10.5 SECTION 23 OF THE MONROE CITY CODE ENTITLED ELECTRONIC VIDEO BINGO MACHINES AND FURTHER PROVIDING WITH RESPECT THERETO:

WHEREAS, the current Monroe City Code of Ordinances contains Chapter 10.5 Section 23 entitled “Electronic Video Bingo Machines;”

WHEREAS, the current provisions contained in Chapter 10.5 Section 23 have been authorized by Louisiana State Law and were recently amended, and therefore the old provisions have become outdated by the revision by the state legislature; and

WHEREAS, Chapter 10.5 Section 23 subsections (j) and (k) entitled “Electronic Video Bingo Machines” need to be amended.

NOW THEREFORE, it is hereby ordained that Chapter 10.5 Section 23 entitled “Electronic Video Bingo Machines” of the Monroe City Code is hereby amended and enacted as follows:

CHAPTER 10.5 CHARITABLE RAFFLES, BINGO AND ELECTRONIC VIDEO BINGO

Sec. 10.5-23. - Electronic video bingo machines.

***

(j) Sessions. A session represents electronic video bingo games played within a time limit not to exceed eight (8) hours within a minimum of twelve (12) hours between sessions. Sessions are limited to not more than one session per day per EVBL. Notwithstanding any provisions contained in any resolution to the contrary, all types of bingo sessions may be allowed to the extent and at the times allowed for electronic video bingo.

(k) Net proceeds. For purpose of this chapter, the term "net win" shall mean the sum obtained by subtracting total coins in minus the total amount paid out on ticket vouchers tendered for cash money, less charity payments. Twenty (20) per cent of the net win from each electronic video bingo machine shall be paid as an assessment or tax owed the city. The tax or assessment owed to the city shall be determined on a monthly basis owed and becomes due on the first day of the month that follows the previous month of operations. Taxes or assessments that are not paid to the city by the fifth day of the month in which they become due shall incur a penalty of two (2) per cent per month until paid in.

***

This Ordinance was introduced on the _____ day of ____________________, 2021.

Notice published on the _____ day of ____________________, 2021.
This Ordinance having been submitted in writing, introduced and published, was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Ordinance was declared ADOPTED on ______ day of ________, 2021.

__________________________
CHAIRMAN

__________________________
CITY CLERK

__________________________
MAYOR'S APPROVAL

__________________________
MAYOR'S VETO
Sec. 10.5-23. - Electronic video bingo machines.

Permitted at licensed locations. It shall be lawful for any bona fide nonprofit board, association, corporation or other organization domiciled in this state and qualified with the United States Internal Revenue Service for an exemption from federal income tax under section 501(c)(3), (4), (5), (6), (7), (8), (10) or (19) of the Internal Revenue Code of 1986 (as amended) or organizations authorized under R.S. 4:703, possessing a current, valid city and state bingo permit, to use electronic video bingo machine or machines authorized pursuant to R.S. 4:701 et seq. at licensed locations for electronic video bingo; and the leasing or placement of such machines from state approved (as defined below) distributors/suppliers shall also be lawful. Any state approved distributor/supplier of such equipment for use in the conduct of any games of chance authorized under this chapter and under the provisions of R.S. 4:726 shall submit a permit application to the office of the city clerk. "State approved" as used in this chapter shall mean a person or entity specifically licensed or otherwise approved by the state in accordance with R.S. 4:701 et seq.

Application for license.

1. Each state approved manufacturer or distributor, each organization or private contractor qualified to conduct games as authorized under this chapter, and each commercial lessor leasing a premises to a licensee for conducting such bingo, within the city shall apply for and obtain, on an annual basis, an electronic video bingo license (EVBL) from the city.

2. Every bona fide veteran's, charitable, educational, religious, or fraternal organization, civic, service club and carnival organization seeking an EVBL that desires to sponsor or conduct fund raising events using an electronic video bingo machine or machines shall apply for and obtain an EVBL from the city. Such application, shall be in the form prescribed by the office of city clerk, duly executed and verified, shall state the name and address of the applicant, together with such information required by R.S. 4:708, including but not limited to the place or places, the date or dates, and time or times when such electronic video bingo machine or machines are intended to be used by the applicant or operated by the EVBL, under the license applied for. The majority of the organization's charity work shall be done within the city.

Term of license or permit. EVBLs issued by the city shall be effective each year from the period of January 1 through December 31 of the same year. Fees for a partial calendar year shall not be prorated.

License processing fee.

1. An annual nonrefundable fee of two hundred fifty dollars ($250.00) shall be paid to the city to defray the costs of reviewing and processing an application for licensing a manufacturer, distributor, operator or commercial lessor.
(2) EVBLs that seek a charitable organization permit shall pay a nonrefundable fee of ten dollars ($10.00). This fee shall be in addition to occupational license fees that may be owed the city.

(e) **Machine permit fee.** An annual permit fee of ten dollars ($10.00) for each machine to be permitted shall be paid to the city and be included with the application or renewal application.

(f) **Quarterly statement.** Not later than twenty (20) days after January 1, April 1, July 1, and October 1, of each year, each EVBL operator shall furnish the city sworn (notarized) and verified statement indicating total payment, cash or coins in, credits played, credits won and credits paid.

(g) **Maximum number of machines permitted.** No one site used by a EVBL under this chapter shall have more than thirty-five (35) electronic video bingo machines in such licensed location.

(h) **Locations.** The operation of electronic video bingo machines as authorized by this chapter shall not be allowed on any property zoned residential or in any location other than those specifically prescribed by the city zoning ordinances. Unless otherwise specified by the mayor and city council, the operation of any electronic video bingo machines by EVBL operators shall only occur on premises by licensed approved commercial lessors.

(i) **Commercial lessors.** It shall be unlawful to have more than eight (8) licensed locations utilized by commercial lessors within the city. The site of the bingo hall currently operating at 3000 DeSaillad Street, Monroe, Louisiana will be entitled to one commercial lessor license and WhiteCo Gaming LLC, having presented their letter of intent to apply for a commercial lessor license to the clerk of council of the city, will be entitled to two (2) commercial lessor licenses if an EVBL is sought by each lessor within sixty (60) days from the effective date of this section. Notwithstanding the initial limitation of eight (8) commercial lessor sites, the council, upon recommendation of the mayor, may allow additional locations if determined feasible from information submitted by the division of administration of the city.

(j) **Sessions.** A session represents electronic video bingo game played within a time limit not to exceed eighty (80) hours within a minimum of twelve (12) hours between sessions. Sessions are limited to not more than one session per day per EVBL. No EVBL shall be permitted to operate electronic video bingo games for more than fifteen (15) days in any calendar month. Notwithstanding any provisions contained in any resolution to the contrary, all types of bingo sessions may be allowed to the extent and at the times allowed for electronic video bingo.

(k) **Net proceeds.** For purpose of this chapter, the term "net win" shall mean the sum obtained by subtracting total coins in minus the total amount paid out on ticket vouchers tendered for cash money, less charity payments. Twenty (20) per cent of the net win from each electronic video bingo machine shall be paid as an assessment or tax owed the city. The tax or assessment owed to the city shall be determined on a monthly basis owed and becomes due on the first day of the month that follows the previous month of operations. Taxes or assessments that are not paid to the city by the fifth day of the month in which they become due shall incur a penalty of two (2) per cent per month until paid in.
(l) General. Except as specifically provided with respect to electronic video bingo, other requirements and penalties relating to bingo, keno, and raffles shall apply to the operation of electronic video bingo machines. To the extent that any of this section is in conflict with any other section(s) of this chapter, the provisions of the section shall control.

(m) Louisiana statutory provisions. Where any provisions hereof conflict with the provisions of R.S. 4:701 et seq., the applicable provisions of such state law (including provisions contained in the Louisiana Administrative Code promulgated pursuant thereto) shall govern. Each EVBL shall meet all requirements of state law regarding the state licensure of such EVBL, the operation of electronic bingo games and the use of electronic video bingo machines.

(Ord. No. 10,711, 6-12-07; Ord. No. 10,792, 3-25-08; Ord. No. 11,936, 6-11-19)

Sec. 10-9. - Destruction of property: erection of fences.
ORDINANCE

STATE OF LOUISIANA
CITY OF MONROE

NO.

The following Ordinance was introduced by Mr./Mrs.____________ who moved for its adoption and was seconded by Mr./Mrs.____________:

AN ORDINANCE DECLARING CERTAIN IMMOVABLE PROPERTY IN MONROE BEARING MUNICIPAL ADDRESS 908 ROGERS ST. AS NO LONGER BEING NEEDED FOR PUBLIC USE AND AUTHORIZING THE SAME TO BE SOLD TO MAYLAND'S INVESTMENTS, KAREN MAYFIELD AND BRITTANY MAYFIELD, PURSUANT TO LOUISIANA REVISED STATUTE 33:4712, AND FURTHER PROVIDING WITH RESPECT THERETO

WHEREAS, MAYLAND'S INVESTMENTS, KAREN MAYFIELD AND BRITTANY MAYFIELD would like to purchase a certain piece of immovable property bearing municipal address 908 Rogers St., Monroe, LA, and more fully described in the attached copy of the proposed Cash Deed document, and

WHEREAS, the proposed purchase price for 908 Rogers St., Monroe, LA is $3,300.00. This price consists of the fair market value of $3,000.00 plus the cost of the appraisal, $300.00, by Appraisal Consultants, LLC, dated 4/20/21, a copy of the Summary of Just compensation is attached hereto for review, and

WHEREAS, the City of Monroe deems said proposal to be in the best interest of the City of Monroe.

THEREFORE, BE IT ORDAINED by the City Council of the City of Monroe, Louisiana, in legal session convened, that the City Council does hereby declare that certain parcel of immovable property bearing municipal address 908 Rogers St., Monroe, LA and more particularly described in the proposed sale document, a copy of which is attached hereto and made a part hereof, as being no longer needed for public use.

BE IT FURTHER ORDAINED that Friday Ellis, Mayor, be and is hereby authorized and empowered, on behalf of the City of Monroe, Louisiana, to sell, for cash, to Mayland’s Investments, LLC, Karen Mayfield and Brittany Mayfield, the above-mentioned immovable property bearing municipal address 908 Rogers St., Monroe, LA under the terms, conditions and for the consideration set forth in the said sale documents attached hereto.

BE IT FURTHER ORDAINED that Friday Ellis, Mayor, be and he is hereby authorized and empowered to execute the said sale documents for and on behalf of the City of Monroe, Louisiana.

BE IT FURTHER ORDAINED that under the provisions of Louisiana Revised Statute 33:4712 that prior to the final adoption hereof, notice of this Ordinance shall be published in the official journal three (3) times within fifteen (15) days, one week apart and that any opposition hereto must be made in writing, filed with the Clerk of the Council within fifteen (15) days of the first publication.

ORDINANCE INTRODUCED on the_______ day of May 2021.
NOTICE PUBLISHED on the ___ day of __________, 2021, the ___ day of __________, 2021, and the ___ day of __________, 2021.

This Ordinance having been submitted in writing, introduced and published, was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Ordinance was declared ADOPTED on the ___ day of __________, 2021.

__________________________
CHAIRMAN

__________________________
CITY CLERK

__________________________
MAYOR'S APPROVAL

__________________________
MAYOR'S VETO
STATE OF LOUISIANA  
PARISH OF OUACHITA

CASH DEED

BE IT KNOWN AND REMEMBERED: That before the undersigned Notary Public, duly commissioned and sworn, and in the presence of the undersigned legal and competent witnesses, on the date hereinafter written personally came and appeared:

CITY OF MONROE, LOUISIANA, a Louisiana Municipal Corporation in Ouachita Parish, Louisiana, Tax ID #72-6000903, with the permanent mailing address of Monroe Government Center, Monroe, Louisiana, represented herein by Stacey Rowell, Director of Administration, pursuant to authorization by Ordinance No. __________ of the City Council adopted June __, 2021, a copy of which is annexed hereto.

(hereinafter sometimes called the VENDOR),

and

KAREN MAYFIELD (SS #XXX-XX-5957), a single woman and resident of Ouachita Parish, Louisiana, whose mailing address is 1010 Rogers St., Monroe, LA, 71201;

MAYLAND'S INVESTMENTS, LLC, Tax ID 86-2763283, represented herein by Deshon Mariland and Jazmine Mayfield, Managing Members, whose mailing address is 2921 Forest Point Dr., Apt. 1812, Arlington, TX 76006;

And

BRITTANY MAYFIELD, (SS#XXX-XX-6039), a single woman whose mailing address is 2921 Forest Point Dr., Apt. 1812, Arlington, TX 76006

hereinafter sometimes referred to as VENDEE, who declared as follows:

For and in consideration of the price hereinafter set forth, the said Vendors do hereby grant, bargain, assign, set over, transfer, convey and deliver, without warranty whatsoever, even for the return of the purchase price, but with subrogation in and to all of the rights and actions of warranty which it has or may have against all preceding owners and vendors, the following described property situated in the Parish of Ouachita, State of Louisiana, to-wit:

Lots 6 & 7, Sq. 4-B, Booker T. Washington Addition  
& ½ Barlow St. Revoked  
908 Rogers St.  
Ouachita Parish, Monroe, Louisiana  
Parcel #50122

TO HAVE AND TO HOLD the said above-described property unto the said purchasers, their heirs and assigns, free from any lien, mortgage or encumbrances whatsoever.

The price for which the above sale is made is the sum of THREE THOUSAND AND NO/100 ($3,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged and full acquittance given therefor.
Buyers hereby acknowledge and recognize that this sale is in "As Is" condition and, accordingly, hereby relieves and releases Vendor and previous owners from any and all claims for any vices or defects in said property, whether obvious or latent, known or unknown, easily discovered or hidden, from all claims in redhibition pursuant to Louisiana Civil Code, Articles 2520, et seq., or for diminution of purchase price pursuant to Louisiana Civil Code, Articles 2541, et seq. Buyer acknowledges they understand that Louisiana redhibition law enables them to hold Seller responsible for any obvious or hidden defects in the property existing on the act of sale date, and that they are waiving that right.

VENDORS ACKNOWLEDGE THAT THE ABOVE HAS BEEN EXPLAINED TO THEM AND THAT BUYERS HAVE READ AND UNDERSTAND THE TERMS AND AGREE TO BE BOUND BY THIS WAIVER OF WARRANTY.

____________________
Karen Mayfield

MAYLAND'S INVESTMENTS Investments, LLC

By: __________________
Jazmine Mayfield, Managing Member

By: __________________
Deshon Mariland, Managing Member

____________________
Brittany Mayfield

THUS, DONE AND EXECUTED BY in the presence of the undersigned competent attesting witnesses and Notary, in Ouachita Parish, Louisiana on this ___ day of June 2021.

WITNESSES:

____________________
CITY OF MONROE, LOUISIANA

By: __________________
Stacey Rowell, Director of Administration

____________________
Notary Public #__________
Print Name: __________________
STATE OF LOUISIANA
PARISH OF OUACHITA

THUS, DONE AND EXECUTED BY in the presence of the undersigned competent
attesting witnesses and Notary, in Ouachita Parish, Louisiana, having read the above Cash Deed,
does now sign her name on this ____ day of June 2021.

WITNESSES:

__________________________________________

Karen Mayfield, Vendee

__________________________________________

Notary Public #___________
Print Name: _________________________
STATE OF TEXAS
COUNTY OF TARRANT

THUS DONE AND EXECUTED BY in the presence of the undersigned competent
attesting witnesses and Notary, in Tarrant County, Texas, Mayland’s Investments, LLC
represented by Jazmine Mayfield and Deshon Mariland, Managing Members, having read the
above Cash Deed, now sign their names on this ___ day of June 2021.

WITNESSES: 

______________________________

______________________________

MAYLAND’S INVESTMENTS, LLC

BY: _______________________
Jazmine Mayfield, Managing Member

BY: _______________________
Deshon Mariland, Managing Member

______________________________
Notary Public #
Print Name: ____________________
STATE OF TEXAS
COUNTY OF TARRANT

THUS, DONE AND EXECUTED BY in the presence of the undersigned competent
attesting witnesses and Notary, in Tarrant County, Texas, having read the above Cash Deed does
now sign her name below on this ____ day of June 2021.

WITNESSES:

__________________________________________
Brittany Mayfield, Vendee

__________________________________________

Notary Public #_________
Print Name: ____________________________
Prepared For:
City of Monroe
P.O. Box 1234
Monroe, LA 71201

Vacant Lot
908 Rogers St.
Monroe, LA 71202
April 20, 2021

Ms. Mary Lou Harrison
City of Monroe
P.O. Box 1253
Monroe, LA 71201

RE: Appraisal Of
Vacant Lot
908 Rogers St.
Monroe, LA 71202

Dear Ms. Mary Lou Harrison:

The purpose of this report is to provide the appraiser’s opinion of the Market Value of the subject property as of April 20, 2021. This appraisal report is intended to comply with the reporting requirements set forth by the Uniform Standards of Professional Appraisal Practice. It presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser’s opinion of value, in accordance with our scope of work agreement.

The property was viewed and photographed. The Direct Sales Comparison approach was developed for the lot.

The property is a vacant lot located next to Carroll High School.

Additional Scope of Work details are in the addenda.

Property: 10,400.00 s.f. Lot

Interest Valued: Fee Simple
Effective Date of Value: 4/20/2021
Date of Report: 4/20/2021
DEFINITION OF "MARKET VALUE:"

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of the title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.
2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and,
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: The Dictionary of Real Estate Appraisal, 4th Edition
Office of Comptroller of Currency 12 CFR Part 34 Sub Part C - Appraisals

INTENDED USE OF REPORT: This appraisal is intended to assist the client, City of Monroe, for planning purposes.

APPRAISAL DEVELOPMENT AND REPORTING PROCESS: In preparing this appraisal, the appraiser

1. obtained authorization from the client to perform an appraisal and report the findings in a summary format,
2. viewed the subject property,
3. gathered and confirmed information on comparable land sales to estimate the value of the lot,
4. developed the Direct Sales Comparison approach to value.

The resulting Appraisal Report is a brief recapitulation of the appraiser's data, analyses, and conclusions. Supporting documentation is retained in the appraiser's file.

MARKET EXPOSURE TIME: The market exposure time for the subject is estimated to be six months, if priced near the market value. The market exposure time is based on analysis of comparable sales.
By reason of my investigation and my analysis gathered with respect to this appraisal assignment, I have formed the opinion that the Market Value of the subject property as of: April 20, 2021, was:

Three Thousand Dollars
$3,000.00

If I can be of further assistance to you in regard to this report, or in any other way, please feel free to call.

Respectfully Submitted,

A J Burns Jr.
Louisiana General Appraiser
LAG 341
ORDINANCE

STATE OF LOUISIANA
CITY OF MONROE

The following Ordinance was introduced by Mr./Mrs. __________ who moved for its adoption and was seconded by Mr./Mrs. __________:

AN ORDINANCE DECLARING CERTAIN IMMOVABLE PROPERTY IN MONROE BEARING MUNICIPAL ADDRESS 910 NORTH 9TH ST. AS NO LONGER BEING NEEDED FOR PUBLIC USE AND AUTHORIZING THE SAME TO BE SOLD TO WOLF DEVELOPMENT LLC, PURSUANT TO LOUISIANA REVISED STATUTE 33:4712, AND FURTHER PROVIDING WITH RESPECT THERETO

WHEREAS, WOLF DEVELOPMENT LLC, represented herein by John A. Howell, Jr., Owner, would like to purchase a certain piece of immovable property bearing municipal address 910 North 9th St., Monroe, LA, and more fully described in the attached copy of the proposed Cash Deed document, and

WHEREAS, the proposed purchase price for 910 North 9th St., Monroe, LA is $126,305.00. This price consists of the fair market value of $125,000.00 plus the cost of the appraisal and filing fees in the amount of $1,305.00, the appraisal was prepared by Appraisal Consultants, LLC, dated 8/22/20, a copy of the Summary of Just compensation is attached hereto for review, and

WHEREAS, the City of Monroe deems said proposal to be in the best interest of the City of Monroe.

THEREFORE, BE IT ORDAINED by the City Council of the City of Monroe, Louisiana, in legal session convened, that the City Council does hereby declare that certain parcel of immovable property bearing municipal address 910 North 9th St., Monroe, LA and more particularly described in the proposed sale document, a copy of which is attached hereto and made a part hereof, as being no longer needed for public use.

BE IT FURTHER ORDAINED that Friday Ellis, Mayor, be and is hereby authorized and empowered, on behalf of the City of Monroe, Louisiana, to sell, for cash, to WOLF INVESTMENTS LLC, the above-mentioned immovable property bearing municipal address 910 North 9th St., Monroe, LA under the terms, conditions and for the consideration set forth in the said sale documents attached hereto.

BE IT FURTHER ORDAINED that Friday Ellis, Mayor, be and he is hereby authorized and empowered to execute the said sale documents for and on behalf of the City of Monroe, Louisiana.

BE IT FURTHER ORDAINED that under the provisions of Louisiana Revised Statute 33:4712 that prior to the final adoption hereof, notice of this Ordinance shall be published in the official journal three (3) times within fifteen (15) days, one week apart and that any opposition hereto must be made in writing, filed with the Clerk of the Council within fifteen (15) days of the first publication.

ORDINANCE INTRODUCED on the _____ day of May 2021.

NOTICE PUBLISHED on the ___ day of __________, 2021, the ___ day of __________, 2021, and the ___ day of __________, 2021.
This Ordinance having been submitted in writing, introduced and published, was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

And the Ordinance was declared ADOPTED on the ___ day of ____________, 2021.

CHAIRMAN

CITY CLERK

MAYOR'S APPROVAL

MAYOR'S VETO
Fire Station (Vacant)
910 N. 9th St.
Monroe, Louisiana, 71201

Prepared For:
City of Monroe
P.O. Box 125
Monroe, LA 71201
September 22, 2020

Ms. Mary Lou Harrison
City of Monroe
P.O. Box 123
Monroe, LA 71201

RE: Appraisal Of
Fire Station (Vacant)
910 N. 9th St.
Monroe, Louisiana, 71201

Dear Ms. Mary Lou Harrison:

The purpose of this report is to provide the appraiser's opinion of the Market Value of the subject property as of September 22, 2020. This appraisal report is intended to comply with the reporting requirements set forth by the Uniform Standards of Professional Appraisal Practice. It presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value, in accordance with our scope of work agreement.

The property was viewed and photographed. The Direct Sales Comparison approach was developed for the lot and improvements.

The property is a vacant fire station on the corners of N 9th St., Hudson Ave., and Bres Ave.

The lot size is estimated. A survey is recommended.

Additional Scope of Work details are in the addenda.

Property:

- 20,000.00 ± sf. Lot
- 5,358.00 ± sf. Building

Interest Valued: Fee Simple
Effective Date of Value: 9/22/2020
Date of Report: 9/22/2020
DEFINITION OF "MARKET VALUE:"

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of the title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.
2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and,
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: The Dictionary of Real Estate Appraisal, 4th Edition
Office of Comptroller of Currency 12 CFR Part 34 Sub Part C - Appraisals

INTENDED USE OF REPORT: This appraisal is intended to assist the client, City of Monroe, for purposes related to future use options, including selling the property.

APPRAISAL DEVELOPMENT AND REPORTING PROCESS: In preparing this appraisal, the appraiser

1. obtained authorization from the client to perform an appraisal and report the findings in a summary format,
2. viewed the subject property,
3. gathered and confirmed information on comparable land sales to estimate the value of the lot,
4. analyzed whole property sales data,
5. developed the Direct Sales Comparison approach to value.

The resulting Appraisal Report is a brief recapitulation of the appraiser's data, analyses, and conclusions. Supporting documentation is retained in the appraiser's file.

MARKET EXPOSURE TIME: The market exposure time for the subject is estimated to be eight months, if priced near the market value. The market exposure time is based on analysis of comparable sales.
By reason of my investigation and my analysis gathered with respect to this appraisal assignment, I have formed the opinion that the Market Value of the subject property as of: September 22, 2020, was:

One Hundred Twenty-Five Thousand Dollars $125,000.00

Allocated as:

- Land: $90,000.00
- Building Site Improvements: $35,000.00

If I can be of further assistance to you in regard to this report, or in any other way, please feel free to call.

Respectfully Submitted,

[Signature]

A J Burns Jr.
Louisiana General Appraiser
LAG 341
STATE OF LOUISIANA
PARISH OF OUACHITA

CASH DEED

BE IT KNOWN AND REMEMBERED: That before the undersigned Notary Public, duly commissioned and sworn, and in the presence of the undersigned legal and competent witnesses, on the date hereinafter written personally came and appeared:

CITY OF MONROE, LOUISIANA, a Louisiana Municipal Corporation in Ouachita Parish, Louisiana, Tax I.D. #72-6000903, with the permanent mailing address of Monroe Government Center, Monroe, Louisiana, represented herein by Stacey Rowell, Director of Administration, pursuant to authorization by Ordinance No. _______ of the City Council adopted June __, 2021, a copy of which is annexed hereto.

(hereinafter sometimes called the VENDOR),

and

WOLF DEVELOPMENT LLC, Tax ID 45-5551368, represented herein by John A. Howell, Jr., Owner, with a preferred mailing address of 1301 Forsythe Ave., Monroe, LA

(hereinafter sometimes referred to as VENDEE), who declared as follows:

For and in consideration of the price hereinafter set forth, the said Vendors do hereby grant, bargain, assign, set over, transfer, convey and deliver, without warranty whatsoever, even for the return of the purchase price, but with subrogation in and to all of the rights and actions of warranty which it has or may have against all preceding owners and vendors, the following described property situated in the Parish of Ouachita, State of Louisiana, to-wit:

Lots 6, Block 103, DA Beard Sr.'s Addition
910 N. 9th St.
Ouachita Parish, Monroe, Louisiana
Parcel #75497

TO HAVE AND TO HOLD the said above-described property unto the said purchasers, their heirs and assigns, free from any lien, mortgage or encumbrances whatsoever.

The price for which the above sale is made is the sum of ONE HUNDRED TWENTY-SIX THOUSAND THREE HUNDRED FIVE AND NO/100 ($126,305.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged and full acquittance given therefor.

Buyer hereby acknowledges and recognizes that this sale is in "As Is" condition and, accordingly, hereby relieves and releases Vendor and previous owners from any and all claims for any vices or defects in said property, whether obvious or latent, known or unknown, easily discovered or hidden, from all claims in redhibition pursuant to Louisiana Civil Code, Articles
2520, et seq., or for diminution of purchase price pursuant to Louisiana Civil Code, Articles 2541, et seq. Buyer acknowledges he understands that Louisiana redhibition law enables him to hold Seller responsible for any obvious or hidden defects in the property existing on the act of sale date, and that he is waiving that right.

VENDEE ACKNOWLEDGES THAT THE ABOVE HAS BEEN EXPLAINED TO HIM AND THAT BUYER HAS READ AND UNDERSTANDS THE TERMS AND AGREES TO BE BOUND BY THIS WAIVER OF WARRANTY.

WOLF DEVELOPMENT, LLC

By: __________________________
    John A. Howell, Jr., Owner

THUS, DONE AND EXECUTED BY in the presence of the undersigned competent attesting witnesses and Notary, in Ouachita Parish, Louisiana on this ____ day of June 2021.

WITNESSES: __________________________

CITY OF MONROE, LOUISIANA

By: __________________________
    Stacey Rowell, Director of Administration

________________________
Notary Public #
Print Name: __________________________

STATE OF LOUISIANA
PARISH OF OUACHITA

THUS, DONE AND EXECUTED BY in the presence of the undersigned competent attesting witnesses and Notary, in Ouachita Parish, Louisiana, John A. Howell, Jr., Owner of Wolf Development LLC, having read the above Cash Deed, does now sign his name on this ____ day of June 2021.

WITNESSES: __________________________

WOLF DEVELOPMENT, LLC

By: __________________________
    John A. Howell, Jr., Owner

________________________
Notary Public #
Print Name: __________________________