

AGENDA
City of Monroe

LEGAL & REGULAR SESSION – OCTOBER 24, 2023, 6:00PM
CITY COUNCIL CHAMBERS CITY HALL

I: ROLL CALL AND DECLARE QUORUM:

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

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 OCTOBER 10, 2023:
(PUBLIC COMMENTS)

V: PRESENTATION:
NONE.

VI: PUBLIC HEARINGS:
NONE.

PROPOSED CONDEMNATIONS:

(Public Comment)

1. 508 S. 1st St. (D4) (Owners – Benny Ray Sims)
2. 105 Groves Ave. (D4) (Owners – Larry Dwayne Reynolds)

VII: ACCEPTANCE OR REJECTION OF BIDS:
(Public Comment)

(a) Adopt a Resolution accepting the Base and Alternates No. 1 & 2 Bid of Grindstone Construction, in the amount of \$5,785,000.00 for the replacement of Forsythe Tennis Facilities Improvements Project, and further authorizing an authorized city representative, to enter into and execute a contract for said work.

VIII: RESOLUTIONS AND MINUTE ENTRIES:

1. Council:

Public Comment:
None.

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) Adopt a Resolution approving and authorizing a Cooperative Endeavor Agreement with the Ouachita African American Historical Society/Northeast Louisiana Delta African American Heritage Museum and further providing with respect thereto.

(b) Adopt a Resolution approving and authorizing a Cooperative Endeavor Agreement with Friends of Chennault Aviation and Military Museum and further providing with respect thereto.

6. Department of Public Works:

Public Comment:

(a) Adopt a Resolution authorizing the City of Monroe to apply for fy 2024 Section 5339 Funds for buses and bus facilities and further providing with respect thereto.

7. Department of Community Affairs:

Public Comment:

None.

8. Police Department:

Public Comment:

(a) Adopt a Resolution authorizing the Donation of one (1) Monroe Police Department Unit, specifically, Unit #2499 – 2011 Crown Vic, White 4door, Vin-2fabp7bv5bx103575 (*mileage 115,355) – to the Town of Clarks, La, and further providing with respect thereto.

(b) Adopt a Resolution authorizing the Donation of one (1) Monroe Police Department Unit, specifically, Unit #2525 – 2014 Dodge Charger, 4d Blue, Vin-2c3cdxat1eh173150, (*mileage 146,189) – to the Town of Rayville, La, and further providing with respect thereto.

9. Fire Department:

Public Comment:

None.

10. Engineering Services:

Public Comment:

(a) Adopt a Resolution accepting as substantially complete work done by Grindstone Construction, LLC for the Office of Motor Vehicles Wall Damage Repairs Project and further providing with respect thereto.

(b) Adopt a Resolution authorizing a designated city representative to execute Change Order no. One (1) for the Benoit Recreation Center Parking Lot Improvements Project to add 110 calendar days to contract time and further providing with respect thereto.

(c) Adopt a Resolution authorizing a designated city representative to execute Change Order No. Eleven (11) for the Water Treatment Plant Renovation and Expansion Project for an increase in the contract amount of \$7,892.62 and to add 21 calendar days to contract time and further providing with respect thereto.

BREAK IF NEEDED:

IX: INTRODUCTION OF RESOLUTIONS & ORDINANCES:

Public Comment:

- (a) Introduce an Ordinance prohibiting parking of commercial vehicles and construction equipment in residential areas and further providing with respect thereto. (Legal)

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

Open Public Hearing/Public Comment/Close Hearing:

- (a) Finally adopt an Ordinance revoking a 60' wide by 1,195' long portion of Adams Street from North 14th Street to North 18th Street and further providing with respect thereto - Applicant – James Machine Works – (PUD/P&Z) (This item was passed over at the last meeting.)

Open Public Hearing/Public Comment/Close Hearing:

- (b) Finally adopt an Ordinance amending the Schedule of General Fees and Charges for certain Monroe Recreational Facilities, redesignating Aerobics as Instructor Led Programs, increasing the maximum allowable fee, and further providing with respect thereto. (Comm.Aff.)

Open Public Hearing/Public Comment/Close Hearing:

- (c) Finally adopt an Ordinance to amend the Zoning Map for the City of Monroe, Louisiana and providing further with respect thereto – Applicant - Carman LLC – (Eng/P&Z)

Open Public Hearing/Public Comment/Close Hearing:

- (d) Finally adopt an Ordinance authorizing the City of Monroe to take corporeal possession of the property described below and sell to Parks Pallets, LLC, all rights, title, and interest that the City may have acquired to the Lot 1, Square 3, Arent's resub, Jack Thompson Tract Addition, Ouachita Parish, 2633 DeSiard St., District 3, Monroe, La, by adjudication at Tax Sale dated July 1, 2011, and further with respect thereto. (Legal)

Open Public Hearing/Public Comment/Close Hearing:

- (e) Adopt a Resolution endorsing Third Floor Properties renewal application for participation in the benefits of the Louisiana Restoration Tax Abatement Program for Project #20161898-RTA and further providing with respect thereto. (Legal)

Open Public Hearing/Public Comment/Close Hearing:

- (f) Adopt a Resolution endorsing Hall Downtown LLC's renewal application for participation in the benefits of the Louisiana Restoration Tax Abatement Program for Project #20141093-RTA and further providing with respect thereto. (Legal)

XI: CITIZENS PARTICIPATION:

XII: ADJOURN.

City Hall, Monroe, Louisiana
October 10, 2023
6:00 p.m.

The Honorable Chairman Ezernack, called the meeting to order. She then asked the clerk to call roll.

There were present: Mr. Harvey, Mrs. Ezernack, Ms. Woods, Mr. Marshall, & Mrs. Dawson

There was absent: None.

Chairman Ezernack announced that a quorum was present, and that the Invocation and the Pledge of Allegiance would be led by Mr. Harvey or his designee.

The Invocation was led by Mr. Troy Lizenby.

COMMUNICATIONS & SPECIAL ANNOUNCEMENTS:

Mr. Harvey said good evening to everyone.

Ms. Woods welcomed Chairman Ezernack back to Council meeting. She said good evening and the Council is happy to see everyone. She congratulated Carroll High School for coming through their ordeal. She stated Carroll High School Homecoming will be Saturday October 21st at 2pm and the community is looking forward to a very festive time. She said to her understanding all the festivities will take place after the game.

Mr. Marshall thanked everyone for coming out to the City Council meeting and he said he is looking forward to Carroll High School Homecoming festivities as well. He thanked everyone for supporting the small businesses at the Ark-la-miss Fair and he said they had a lot of fun. He stated there will be a meeting Monday night at Emily P. Robinson with Tensas Basin Levee District to discuss some of the new policies and codes related to the Levee and for people that have properties along those boundaries. He said a lot of things came up this past month that was unknown to some of the homeowners. He further stated they will share what they do and how they can work together with the property owners to make sure everything is done properly as it relates to upgrades and other things. He noted Rollin' on the Riverfront is October 21st downtown at the Rivermarket at 4pm and Trunk or Treat is October 28th at Legend's Plaza food truck park at 4pm. He said it is a nice area on Texas Avenue and it will be a lot of food and fun for the kids and a safe environment.

Mrs. Dawson said good evening and thanked everyone for attending the City Council meeting. She said on Saturday please join her for the Alzheimer's Walk at the Louisiana Purchase Gardens and Zoo. She said registration will begin at 8:15am and the walk ceremony will begin at 9am. She said to register for her team go to the Alzheimer's website under Councilwoman Kema Dawson for District 5 and if you unable to attend but want to give a donation it is available on the link. She stated on October 28th a Community Walk for Cancer sponsored by the New Tabernacle Baptist Church, Pastor Brian Reed and the line up is at 8am on Saturday from 9am until 2pm. She said the walk will start at the New Tabernacle Baptist Church and end at the Downtown Riverwalk.

Chief Jimmie Bryant, Operating Officer, sitting in for Mayor Friday Ellis stated there were no communications from the Mayor.

Mrs. Ezernack noted the Council have two items on the agenda to Passover this evening. She said item (a) dealing with James Machine Works and Adam Street and the last item on the agenda (c) recreation center fees. She further noted if you are waiting on those items they will be Passed over until the next City Council meeting.

Upon motion of Mr. Harvey, seconded by Ms. Woods the minutes of the Legal and Regular Session of September 26, 2023, were approved. (Mrs. Ezernack abstain she was not present at the last Council meeting.) (There were no public comments.)

PROPOSED CONDEMNATIONS:

The following condemnations were considered:

(1) 312 Marx St. (D5) (Owners – Alvin Jackson and Michelle Freeman) Notice to show cause was served. Photographic evidence was presented. There was no one present. Upon motion of Mrs. Dawson, seconded by Mr. Marshall and unanimously approved, the building was condemned, and the property owner was given 30 days in which to bring the structure into compliance with the Code or demolish the Structure and clean the lot. (There were no public comments.)

Mr. Tommy James, Code Enforcement Officer, stated this is a burnt dilapidated structure. They are asking that this property be condemned, giving the property owner 30 days to bring the structure into compliance or forward to Public Works for demolition.

Mrs. Dawson motion to give the property owner 30 days to remove all debris and obnoxious growth further providing with respect thereto.

Mr. Marshall wanted to know if the City is putting anything in place to speed up the process to get burnt structures demolished faster.

Mr. James said he thinks 30 days is the minimum, but the City have to give 90 days for burnt structures for insurance purposes.

Mr. Brandon Creekbaum, City Attorney, wanted to know if Mr. Marshall is asking about the priority list for demolition.

Mr. Marshall said yes.

Mr. Creekbaum stated moving those structures to the top of the list is definitely something the City can discuss with Public Works. He said the list they maintain when the properties come in their added to the bottom of the list.

(2) 1409 Griffin St. (D3) (Owners – William Dunnaway & Caslean Lankford) Notice to show cause was served. Photographic evidence was presented. There was no one present. Upon motion of Ms. Woods, seconded by Mr. Harvey and unanimously approved, the building was condemned, and the property owner was given 30 days in which to bring the structure into compliance with the Code or demolish the Structure and clean the lot. (There were no public comments.)

Mr. James stated this is an unsafe open dilapidated structure and they are asking to give the property owner 30 days to bring the structure into compliance or forward it to Public Works for possible demolition.

Ms. Woods wanted to know has there been any contact with the property owner.

Mr. James said he has not.

Ms. Woods wanted to know if the property owner have been served.

Mr. James said yes they have.

Mr. Creekbaum stated the property owner was served through a curator appointed by the City who was unable to locate the property owner and they did not respond to any of the notices that were sent to them directly.

Ms. Woods motion to condemn the property giving the owner 30 days to bring the structure up to code, rid it of all obnoxious growth and debris.

(3) 1012 Columbia Ave. (D3) (Owners – Antonio Moore & Roberta Moore) Notice to show cause was served. Photographic evidence was presented. Upon motion of Ms. Woods, seconded by Mr. Marshall and unanimously approved, the building was condemned, and the property owner was given 120 days in which to bring the structure into compliance with the Code or demolish the Structure and clean the lot. (There were no public comments.)

Mr. James stated this is a burnt dilapidated structure and he had conversations with Mr. Moore who just recently purchased the property. He said he told the property owner he would ask the

Council to condemn the property giving the property owner 90 days to bring the structure into compliance or forward to Public Works for demolition.

Ms. Woods wanted to clarify that Mr. Moore just purchased this property.

Mr. Antonio Moore said yes ma'am.

Ms. Woods thanked Mr. Moore for purchasing the property. She said she was looking at the property and the lawn is mowed, and it looks presentable. She wanted to know if Mr. Moore's intention is to restore the property.

Mr. Moore said he restored the property next to it and his intention is to restore this property, but his wife is having some health issues, therefore, he is putting his money towards her knee replacement.

Ms. Woods said if it is truly Mr. Moore's intention to restore the property she will motion to condemn the property giving the owner 120 days to take care of what he needs to take care of and then start putting his money back into the property. She said she appreciates Mr. Moore doing something to restore the neighborhood. She motion to condemn the property giving the property owner 120 days to bring the structure into compliance or tear the structure down and rid it of all obnoxious growth and debris.

Ms. Woods had further comments and she wanted Mr. Moore to know if in 120 days he has not done what he said he would do but there is process the City will not tear the property down.

Mrs. Ezermack noted for Mr. Moore to stay in touch with Mr. James and Code Enforcement.

(4) 1205 St. John St. (D4) (Owners – Jome Paul & Nancy A. Mauldin) Notice to show cause was served. Photographic evidence was presented. There was no one present. Upon motion of Mr. Marshall, seconded by Mrs. Ezermack and unanimously approved, the building was condemned, and the property owner was given 60 days in which to bring the structure into compliance with the Code or demolish the Structure and clean the lot. (There were no public comments.)

Mr. James stated this is an open dilapidated structure and they are asking to give the property owner 30 days to bring the structure into compliance or forward it to Public Works for possible demolition.

Mr. Marshall wanted to know if Mr. James had contact with the property owner.

Mr. James said no.

Mr. Creekbaum stated this is also a curator service and no one answered.

Mr. Marshall noted someone is mowing the yard and he doesn't know if they are unable to be contacted. He said he will condemn the property, but he will give the owner 60 days. He further noted someone is in charge of the property the City just doesn't know who.

Mr. James stated Code Enforcement left notices on the house.

Mr. Marshall motion to condemn the property giving the owner 60 days to bring the structure up to code or tear it down and remove any obnoxious growth further providing respect thereto.

RESOLUTIONS AND MINUTE ENTRIES:

Department of Administration:

Upon motion of Mr. Harvey, seconded by Ms. Woods and unanimously approved to consider an Application by Gaffer Mafhahi dba Cloud Busters/Cloud Busters Vape Shop LLC, 2404 Old Sterlington Rd., Monroe LA 71203 for New 2023 Class A Alcoholic Beverage Permit. The Monroe Police Department has no disqualifying records and Sales Tax has been approved. (Distance Report Cleared Cert. of Occupy Cleared) (There were no public comments.)

Department of Planning & Urban Development:

Upon motion of Ms. Woods, seconded by Mrs. Dawson and unanimously approved Resolution No. 8604 authorizing a designated city representative to enter into a Fellowship Agreement with ULM and further providing with respect thereto. (There were no public comments.)

Mr. Brandon Creekbaum, City Attorney, stated after consulting with Ms. Ellen Hill, Director of Planning and Urban Development, the agreement has an expiration date of May 31, 2024, and Ms. Hill asked Mr. Creekbaum to revise that to make the agreement extendable upon the agreement of the University of Louisiana at Monroe (ULM) and the City which will not be a substantial change. He said it gives the City an opportunity to renew the agreement.

Ms. Woods said she was so excited about this item, and she would like Ms. Hill to share with the City what is going on with this agreement.

Ms. Ellen Hill, Director of Planning and Urban Development, stated the City has been working with ULM to look at what opportunities they could have within the Planning and Urban Department (PUD) for fellows, internships, and externships. She said the City landed on this agreement a while ago because the City had students that were interested in doing research and wanting to work on community development projects. She further stated these are graduate students who have shown potential who can hopefully help complete research, projects, and entice them to stay in the community. She said it is a way to build some capacity within the City to have more graduate students to maybe start their own consulting firm or just work with the City.

Mrs. Ezernack thanked Ms. Hill for all her hard work and pulling it all together. She said the City can benefit as well as the students and she thinks it is a wonderful opportunity.

Department of Public Works:

Upon motion of Mrs. Dawson, seconded by Mr. Marshall and unanimously approved Resolution No. 8605 authorizing Mayor Friday Ellis to submit an application for state financial assistance to the State of Louisiana Department of Transportation and Development, Division of Aviation (La Dotd) for the Monroe Regional Airport and further providing with respect thereto. (There were no public comments.)

Engineering Services:

Upon motion of Mrs. Dawson, seconded by Mr. Harvey and unanimously approved Resolution No. 8606 authorizing Mayor Friday Ellis to execute a Superseding Agreement between the Department of Transportation and Development and the City of Monroe for the La 15 (Winnsboro Road) Streetscaping Project (H.007531) and further providing with respect thereto. (There were no public comments.)

Mrs. Dawson wanted Mr. Morgan McCallister to tell the City about this item. She said this is something that has been anticipated for a while and she is happy it is finally on the agenda.

Mr. Morgan McCallister, City Engineer, noted this project has been on the books for a number of years dating back to 2012. He said it has been a long process and since he came a board this is one of the projects that was stressed to move forward with Department of Transportation and Development (DOTD) as there were funds allocated for this project. He said this is a streetscaping project for sidewalks on Winnsboro Road and the goal is to break ground early Spring, however, the City is waiting on DOTD who is short staffed. He said on the Winnsboro Road corridor from South 2nd Street and Winnsboro Road intersection going East toward Holly Street there will be new ADA accessible sidewalks at the intersection. He said it is a really good project to move forward and the full length will be rehabbed and repaired in regard to ADA accessibility. He noted there is lighting included in this project and the City met with DOTD a couple months ago with a plan in hand. He further noted the funding has changed a little bit and there was a funding allocation that was designated for this project which was a 95 split years ago. He further noted the allocation and the funding source from DOTD change over time to the Transportation Alternatives Program (TAP) instead of the Transportation Enhancement Program (TEP) and now its 80/20. He said DOTD is allocating over a million dollars for this project and the City's share is a little over 400,000 dollars.

Mr. Marshall wanted to know if the \$400,000.00 is coming from Capital Infrastructure.

Mr. McCallister said yes, the match is coming from the City's Capital Infrastructure Program.

Upon motion of Mr. Harvey, seconded by Mr. Marshall and unanimously approved Resolution No. 8607 authorizing Mayor Friday Ellis to enter into a Utility Relocation Agreement between the City of Monroe and the Louisiana Department of Transportation and Development for the

Kansas Lane and Garrett Road Connector and I-20 Interchange Improvements Project and further providing with respect thereto. (There were no public comments.)

Mrs. Ezerneck wanted Mr. McCallister to tell the City about this project.

Mr. McCallister said this is Kansas Lane and Garrett Road connector which is part of the DOTD project to place a new Garrett Road overpass by Pecanland Mall. He said this project will include roundabouts and widening of I-20 which has been incorporated into this project. He said this was the utility relocation of the City portion sewer and water infrastructure on Millhaven. He noted the City does not have to acquire a right-of-way for that however the right-of-way was acquired as a part of the overall project. He said Millhaven at the Garrett Road intersection is being widened and there is a 16 inch water line out there and a couple sewer force mains that were relocated. He further noted the agreement states the City is responsible for that, but the I-20 Economic Development Board paid to have those plans done in 2020. He said the project has been pushed back once or twice but DOTD goal for this project is Fall of 2024.

Upon motion of Mr. Harvey, seconded by Mrs. Dawson and unanimously approved Resolution No. 8608 accepting as substantially complete work done by Kepper Trucking & Dirt Contracting, LLC for the Chennault Golf Cart Paths Improvements Project and further providing with respect thereto. (There were no public comments.)

Upon motion of Mrs. Dawson, seconded by Mr. Harvey and unanimously approved Resolution No. 8609 authorizing a designated city representative to execute Amendment No. Six (6) to the Professional Services Agreement between the City of Monroe and Burns & McDonnell Engineering Company, Inc., related to the Monroe Water Treatment Plant Expansion and Improvements Project and further providing with respect thereto. (There were no public comments.)

Upon motion of Mrs. Dawson, seconded by Mr. Harvey and unanimously approved to consider request from the Engineering Department for authorization for an authorized City representative to advertise for bids for the Parkview Drive Street Improvements (Winnsboro Road to Plum St.) Project. The engineer's estimated is \$1,582,400.00. The DBE goal is 7.38% and the source of funds is the Capital Infrastructure Street Funds.

Mrs. Dawson asked Mr. McCallister to share the good news about these street improvements that have been long overdue.

Mr. Morgan McCallister, City Engineer, said the general scope of this project the City is revamping the city wide street project through the Capital Infrastructure Program (CIP) 25% of that is allocated for street repairs. He stated there have been street repairs done over the years, but it incorporated a lot of focus on drainage or point repair, but the City is looking back at inventory to prioritize street improvements city wide. He said over the past year the City kicked off a number of these streets such as Parkview which is about 0.2 miles running from Winnsboro Road to Parkview intersection going Northwest to North 12th Street. He further stated it will keep open ditches and possible work in the future on the side but right now the City needs the capacity and those ditches. He noted the project is a complete street mill and overlay with drainage and utilities as needed. He said if this project is approved the City will break ground in the next couple of weeks.

Mrs. Dawson said she is glad these multimillions are being spent in Districts 4 and 5.

Mr. Marshall wanted to know if the City will see any sidewalk improvements along the corridor.

Mr. McCallister said no because of the open ditches, and he said the City needs to model that to see if the City can fill in the ditches but if not, the concern is there is very little shoulder room from the edge of asphalt to the top bank. He said they looked at maybe extending the asphalt over to provide a shoulder but to place a sidewalk there right now the City would be too far into the residents yard and that would not be good.

Upon motion of Mr. Harvey, seconded by Mrs. Dawson and unanimously approved to consider request from Tower Storage of Monroe/J. Gregory Hull for a Major Conditional Use Permit authorizing the use of this location (605 & 609 North 31st Street) to operate mini warehouses in the B-3 (General Business/Commercial District). The Comprehensive Zoning Ordinance allows this as a Major Conditional Use in the B-3 (General Business/Commercial District). Major

Conditional Uses are those uses that require another level of approval; therefore, this request comes before the City Council for their approval in addition to that of the Planning Commission. (There were no public comments.)

INTRODUCTION OF RESOLUTIONS & ORDINANCE:

Upon motion of Mrs. Dawson, seconded by Mr. Harvey and unanimously approved to introduce an Ordinance to amend the Zoning Map for the City of Monroe, Louisiana and providing further with respect thereto – Applicant – Carmen LLC – (Eng/P&Z) (There were no public comments.)

Ms. Woods wanted to know why the City is introducing this Ordinance to amend the Zoning map.

Mr. McCallister said this is to define specific acreage and he noted for the record the Planning Commission application was submitted as Car town, however, during the Planning Commission meeting the applicant stated that it is Carman LLC. He said the agenda says Carman, but the resolution and backup documentation is in the correct name. He said this is roughly 2.64 acres currently zoned B-3 and central business district (CBD) and the applicant is requesting a B-2 designation, and it was presented to the Planning Commission that a storage facility is better suited for that particular zoning. He stated the parcels and the portions that would be included are the building and property in question which is an old church or recreation center. He further stated they will be turning the building into eight storage units. He said in short; this is for the storage facilities to fit within the proper zoning classification. He said it is better suited in the B-2 rather than the B-3 and central business district.

Mr. Harvey wanted to clarify if the City have a minimum acreage that the City must rezone.

Mr. Brandon Creekbaum, City Attorney, stated the City has a minimum acreage required and he thinks its 2 and half acres.

Ms. Woods wanted to know if it has to be 3 acres.

Mr. Creekbaum stated 3 acres total.

Mrs. Ezernack noted unless it's contiguous with the zoning surrounding it.

Upon motion of Mr. Harvey, seconded by Mrs. Dawson and unanimously approved to introduce an Ordinance authorizing the City of Monroe to take corporeal possession of the property described below and sell to Parks Pallets, LLC, all rights, title, and interest that the City may have acquired to the Lot 1, Square 3, Arent's resub, Jack Thompson Tract Addition, Ouachita Parish, 2633 DeSiard 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.)

Ms. Woods said she spoke with Mr. Creekbaum about this Ordinance, and she knows people typically don't say what they are going to do with a property. She wanted to know if the City knows what is going to be done with the property.

Mr. Creekbaum noted at this point the City has no information on the ultimate use of the property. He further noted it's a zoning classification, therefore, it will have to be within one of the zoning classifications.

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

Upon motion of Mr. Harvey, seconded by Ms. Woods and unanimously approved to Passover item (a) an Ordinance revoking a 60' wide by 1,195' long portion of Adams Street from North 14th Street to North 18th Street and further providing with respect thereto – Applicant – James Machine Works – (PUD/P&Z) until the October 24, 2023, City Council meeting. (This item was passed over at the last meeting.) (There were no public comments.)

The Chairman opened the Public Hearing and seeing no one come forward the Hearing was closed.

Upon motion of Mr. Harvey, seconded by Mr. Marshall and unanimously approved Ordinance 12,199 authorizing the City of Monroe to take corporeal possession of the property described below and sell to Katie Lee Banks, all rights, title, and interest that the City may have acquired

to the Lot 21, Square 53, Ouachita Cotton Mills 2nd Addition, Ouachita Parish, 1301 Georgia St., District 4, Monroe, La, by adjudication at Tax Sale dated July 13,1999, and further with respect thereto. (Legal) (There were no public comments.)

Upon motion of Mr. Harvey, seconded by Mrs. Dawson and unanimously approved to Passover item (c) an Ordinance amending the Schedule of General Fees and Charges for certain Monroe Recreational Facilities, redesignating Aerobics as Instructor Led Programs, increasing the maximum allowable fee until the October 24, 2023, City Council meeting. (Comm.Aff.) (There were no public comments.)

Citizen's Participation

(1.) Ms. Bernadine Adams, 4106 Lionel Street, noted she is addressing the Council because of certain environmental challenges, the first one is the Union Pacific Railroad that runs behind her house. She said if you drive down South 24th off of DeSiard Street that railroad track is beautiful. She said she lives on Lionel Street and White Street is behind her and bullets came through her window and since then someone attempted to break into her storage building. She stated the person hid in the bushes at the railroad track and she called 911 for Monroe Police Department to come. She further stated the officer was standing on top of the track and the man was hidden in the bushes and she had to call MPD to come back out. She said this is about the third or fourth thing she has addressed about White Street, and she said White Street is a no mans land. She said the City have all these new projects, revitalizations, and she said someone came to her community talking about revitalization and she showed them some things, but nothing has been done. She said the grass on White Street is so high on the railroad track and she said she called Union Pacific and talked to a gentleman who told her she is basically a nobody. She said he informed her she needs to talk to the City administration because they can do more about this issue than she can. She stated nobody helps her and she is in no mans land and she is lucky to be alive. She said she is asking the Council to do something about the Union Pacific Railroad because the City workers tell her they can't get within 25 feet of the track. She further stated if the Council call the right people and if she had the right name, work would be done. She said something needs to be done and she is standing before the Council tonight but tomorrow she may not be. She said every other time she looks up it is something related to the grass on the railroad. She said the City talks about new projects and she sees the City on tv breaking ground for all new things, but the City needs to look at feasibility studies and the City priorities. She said White Street is a mess and she said there was a nice flower bed between Grammont Street and Gerald Street with beautiful daylilies, but the City got rid of the daylilies. She said she called the City to cut down the dead trees and there is nothing there anymore.

Mrs. Ezernack wanted to know if there are contacts the City could make with the railroad on behalf of Ms. Adams to look at those issues.

Mr. Brandon Creekbaum, City Attorney, said he will discuss this issue with Mr. McCallister tomorrow to see if they can find someone at the railroad they can contact.

Ms. Adams stated the grass on Griffin Street going to the Neighborhood Wal-Mart is a disgrace and she said the grass is taller than her.

Mrs. Ezernack asked Mr. Tommy James, Code Enforcement Officer, to get Ms. Adams contact information to investigate the grass on Griffin Street outside of the railroad issue.

Ms. Adams noted there is an Ordinance about cars that don't move, and she said she has complained about it before, and she hasn't seen it resolved. She said the lady that was over that issue gave the neighbors her name and the neighbors cussed her out. She said she lives alone, and she doesn't want to be compromised but something needs to be done.

Mrs. Ezernack informed Ms. Adams to get in contact with Mr. James, Mr. Creekbaum, and Mr. McCallister.

(2.) Ms. Kenya Roberson, 116 Glenwood Drive, said the Black Regional Chamber of Commerce is launching their youth entrepreneur academy for November 1st until May 2024. She said it is for any high school student grades 9th through 12th at any school within the 14 Parishes they serve. She said they have been doing casting calls this entire month as well as last month. She said they have two more casting calls before they are completed so they can begin the entrepreneur academy. She said they will be privileged to varies careers, trades, be able to

write their business plan, learn how to budget for their business or nonprofit, they will have their own logo, they will participate in community service, they will come to some City Council meetings, and school board meetings. She stated they will be well rounded once they graduate from the academy. She further stated she is asking the City to support the academy and if they know of any high school students that are possibly looking into entrepreneurship, all are welcome.

(3.) Mr. Michael Castor, 3408 Garden Avenue, stated he doesn't know if the Council is aware of what happen on the back side of Emily P. Recreation center yesterday. He said he and a couple of the councilmembers said there would be cameras put back there, it hasn't happened. He said a lady was robbed in the daylight and thrown against the fence. He said the gates aren't being locked and it's a party place for dope dealers and everybody else at nighttime. He said they have asked for more police patrol in the area, and it hasn't been happening. He said they asked them to park a police car out there to make them think the police are there and the police car sat there for 3 months in one spot.

Assistant Chief of Police Mary Tellis, Monroe Police Department, said Major Roderick Jackson patrols that area from 3 to 4 and Monroe Police Department (MPD) have South side units that also patrol that area. She said the incident happened behind the recreation center and actually started at the store. She noted the suspect followed the victim as she was going to Dick Taylor Street and that's when the assault happen, but MPD has up the patrol in that area.

Mr. Castor stated good they would like to see it.

Assistant Chief Tellis said extra patrol is happening even at nighttime and officers start at 5 o'clock. She said Major Jackson has taken full responsibility for that area. She said they have Major Gutierrez patrolling Burg Jones Lane and MPD is also patrolling the school zones.

There being no further business to come before the council, the meeting was adjourned at 6:48 p.m., upon motion of Mrs. Dawson and it was seconded by Mr. Harvey.

Mrs. Gretchen Ezernack
Chairman

Ms. Carolus S. Riley
Council Clerk

Ms. Ileana Murray
Staff Secretary



CITY OF MONROE

LEGAL DEPARTMENT
Civil Division

Angie D. Sturdivant
City Attorney

Brandon W. Creekbaum
Assistant City Attorney

MEMO

DATE: October 17, 2023
TO: CAROLUS RILEY
FROM: MARY LOU HARRISON
RE: CONDEMNATIONS FOR CITY COUNCIL ON OCTOBER 24, 2023

Please place the following condemnations on the agenda for the City Council on October 24, 2023.

1. 508 S. 1st St. (D4) (Owners – Benny Ray Sims)
2. 105 Groves Ave. (D4) (Owners – Larry Dwayne Reynolds)

c: Ellen Hill
Stacy Newbill
Angelic Dorsey
Tommy James
Jimmie Bryant
Raven Spears
Brandon Creekbaum

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 AND ALTERNATES NO. 1 & 2 BID OF GRINDSTONE CONSTRUCTION, IN THE AMOUNT OF \$5,785,000.00 FOR THE REPLACEMENT OF FORSYTHE TENNIS FACILITIES IMPROVEMENTS 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 its legal and regular session convened, that the base and alternates 1 & 2 bid of Grindstone Construction in the amount of \$5,785,000.00 for the Replacement of Air Handling Unit Civic Center Banquet Hall 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 Grindstone Construction, on behalf of the City of Monroe for said services.

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 _____, 2023.

CHAIRMAN

CITY CLERK



S. E. Huey Co.
Engineering • Surveying
Established 1928

F. M. Huey, P.E., P.L.S.
P. C. Taylor, Jr., P.E.
T. L. Rainbolt, P.E.

R. L. George, IV, P.E.
D. R. Arrington, P.E.
B. P. Anzalone, P.E.

October 15, 2023

Mr. Morgan McCallister, P.E. – City Engineer
Monroe Engineering Department
802 North 31st Street
Monroe, LA 71203

Sent via email: morgan.mccallister@ci.monroe.la.us

**RE: Recommendation of Award
Forsythe Tennis Facilities Improvements
SEH Project No. 215086**

Dear Morgan:

Bids on the aforementioned project were taken on October 5, 2023. I have reviewed the four bids turned in (from Womack & Sons Construction, Don Barron Construction, Traxler Construction, & Grindstone Construction - see attached Certified Bid Tabulation for further information). The low bid (with both additive alternates) was 2.26% higher than our engineer's estimate, while the low base bid (without taking either alternate) fell 2.52% below the engineer's estimate. The same contractor (Grindstone Construction) was the low bidder in all possible scenarios (base bid only, base + alt 1, base + alts. 1 & 2).

We received good, competitive bids; no discrepancy or unknown in the plans or specifications has been identified in the project. I have reviewed the 10-day documents of the apparent low bidder, and all appear to be in order. The low bidder (Grindstone) has exceeded the DBE goal on this project. If financially possible, I would recommend the city awarding the Base Bid + Alternates 1 & 2 (full scope of work). For reference, Alternate No. 1 is the addition of the 2 Pickle Ball Courts, along with lighting and sidewalks for these facilities. Alternate No. 2 is the addition of 29 additional parking spaces in the new parking lot east of Sycamore Street.

It is my recommendation that the City of Monroe award a construction contract for the Forsythe Park Tennis Facilities Improvements project to **Grindstone Construction for the base bid + Alternates 1 & 2 price of \$5,785,000.00** as the lowest responsive and responsible bidder on this project. Please let me know if you have any questions or need anything else.

Sincerely,

S. E. HUEY CO.

Don R. Arrington, P. E.



BID TABULATION
 City of Monroe - Forsythe Park
 Forsythe Park Tennis Facilities Improvements
 Engineer: Don Arrington, P.E.
 Engineer's Total Project Estimate: \$5,657,396.00

Contractor:	LA License No.	Base Bid:	Alternate No. 1	Alternate No. 2	Total
Grindstone Construction, LLC	63774	\$5,515,000.00	\$160,000.00	\$110,000.00	\$5,785,000.00
Womack & Sons Construction Grp. LLC	54928	\$5,592,000.00	\$207,600.00	\$75,000.00	\$5,874,600.00
Traxler Construction Co, Inc.	11668	\$5,720,000.00	\$198,000.00	\$140,000.00	\$6,058,000.00
Don M. Barron Contractor, Inc.	3683	\$5,767,400.00	\$170,000.00	\$124,525.00	\$6,061,925.00

CERTIFIED BY:

Don Arrington
 Don Arrington, P.E.
 S. E. Hurey Co.

10/06/23
 Date



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 APPROVING AND AUTHORIZING A COOPERATIVE ENDEAVOR AGREEMENT WITH THE OUACHITA AFRICAN AMERICAN HISTORICAL SOCIETY/NORTHEAST LOUISIANA DELTA AFRICAN AMERICAN HERITAGE MUSEUM AND FURTHER PROVIDING WITH RESPECT THERETO.

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 subdivisions 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;” and

WHEREAS, the Ouachita African American Historical Society, doing business as the Northeast Louisiana Delta African American Heritage Museum, attracts visitors to the City of Monroe; and

WHEREAS, the Museum maintains the property surrounding the museum; and

WHEREAS, all permanent improvements made to the premises would belong to the City of Monroe, would enhance the appearance and value of the property, and would allow visitors to have more access to the Museum; and

WHEREAS, the Northeast Louisiana Delta African American Heritage Museum, pursuant to the agreement entered into between the City of Monroe and Museum in 2021, has maintained the premises in the manner to which it was obligated.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Monroe, Louisiana, in legal session convened, that we do hereby authorize Stacey Rowell, Director of Administration, to enter into the attached Cooperative Endeavor Agreement with the Ouachita African American Historical Society d/b/a Northeast Louisiana Delta African American Heritage Museum.

This Resolution was 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 October 2023.

CHAIRPERSON

CITY CLERK

COOPERATIVE ENDEAVOR AGREEMENT
BETWEEN
THE CITY OF MONROE
AND

OUACHITA AFRICAN AMERICAN HISTORICAL SOCIETY D/B/A
NORTHEAST LOUISIANA DELTA AFRICAN AMERICAN HERITAGE MUSEUM

This Cooperative Endeavor Agreement (the "Agreement") is made, entered into and effective as of the _____ day of _____ 2023, by and between the City of Monroe (the "City"), a municipality existing under the laws of the State of Louisiana, and the Northeast Louisiana Delta African American Heritage Museum (the "Museum"), a Louisiana non-profit corporation organized in accordance with the provisions of IRC 501(c)(3).

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 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;" and

WHEREAS, the Northeast Louisiana Delta African American Heritage Museum attracts visitors to the City of Monroe; and

WHEREAS, the Museum maintains the property surrounding the museum; and

WHEREAS, all permanent improvements made to the premises would belong to the City of Monroe, would enhance the appearance and value of the property, and would allow visitors to have more access to the Museum; and

WHEREAS, the Northeast Louisiana Delta African American Heritage Museum, pursuant to the Agreement entered into between the City of Monroe and Museum in 2021, has maintained the premises in the manner to which it was obligated.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein contained, the City and the Museum do hereby covenant and agree as follows:

Museum Shall:

1. Maintain the premises of the Northeast Louisiana Delta African American Heritage Museum on a yearly basis;
2. Remove the growth and underbrush on the right of way between the Museum and Millhaven Road that obstructs the view of the Museum for visitors; and
3. Provide the City of Monroe with a yearly list of the number of visitors to the Museum;
4. Promote the Museum through advertising or social media outreach; and
5. Provide visitors with a list of restaurants and shopping areas within the City of Monroe.

City Shall:

1. Disburse the budgeted amount of \$25,000 for use by the Museum in accordance with this Agreement.

Auditor's Clause:

The Parties understand and agree that the Legislative Auditor of the State of Louisiana and auditors for the City of Monroe shall have the option of auditing all accounts of the parties which relate to this contract.

Cancellation of Agreement:

In the event the Northeast Louisiana Delta African American Heritage Museum fails to undertake the commitments under this Agreement, then and such event, the Agreement shall be cancelled and the funds 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:

**OUACHITA AFRICAN AMERICAN
HISTORICAL SOCIETY**

BY: _____

Ross Slacks, Executive Director



Ouachita African American Historical Society

dba

Northeast Louisiana Delta African American Heritage Museum

Ross Slacks, Executive Director

1051 Chennault Park Drive Monroe, LA 71203 - P. O. Box 9295 - Monroe, LA 71211 - Phone: (318) 342-8889 - Fax: (318) 342-8881 -

*Dr Avius Carroll
Monroe, LA
Board Chair*

*Rosa Demby
Vidalia, LA*

*Gwen Dickson
Monroe, La*

*Kara Etienne
Monroe, LA*

*Dr Gloria George
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*Sam Holland
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Monroe, LA*

*Charles Howard
Monroe, LA*

*Rev. James Johnson
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Monroe, LA*

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*Joyce Powell
Monroe, LA*

*Grace Slater
Monroe, LA*

*Rev Leroy Scott
Winnsboro, LA*

*Dr Kerry J Scott
Monroe, LA*

*Josephine Webster
Vidalia, LA*

September 1, 2023

To: Mayor Friday Ellis
City of Monroe

From: Ross Slacks
Executive Director

Hello,

I hope all is well. I am officially requesting for us to continue with our cooperative endeavor agreement with the city of Monroe. We are currently enjoying the benefits of your generous donation to help with our mission of serving this area. Please let me know if anything else we need to do to help facilitate this effort.

We have maintained our deliverables as follows

Maintain the premises of the Northeast Louisiana Delta African American Heritage Museum on a yearly basis.

Remove the growth and underbrush on the right of way between the Museum and Millhaven Road that obstructs the view of the Museum for visitors.

Provide the City of Monroe with a yearly list of the number of visitors to the Museum.

Provide visitors with a list of restaurants and shopping areas within the City of Monroe.

Thank you for your help

Ross Slacks
Executive director
NELA African American Heritage Museum

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 APPROVING AND AUTHORIZING A COOPERATIVE ENDEAVOR AGREEMENT WITH FRIENDS OF CHENNAULT AVIATION AND MILITARY MUSEUM AND FURTHER PROVIDING WITH RESPECT THERETO.

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 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 Friends of Chennault Aviation and Military Museum increases economic development and stabilization of revenue through the development of historic preservation and tourism in Ouachita Parish and Northeast Louisiana; and

WHEREAS, the Friends of Chennault Aviation and Military Museum has requested funding in the amount of \$25,000.00 to preserve the operation and provide further enhancements to the Chennault Aviation Museum located at the Monroe Regional Airport.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Monroe, Louisiana, in legal session convened, that we do hereby authorize Stacey Rowell, Director of Administration, to enter into the attached Cooperative Endeavor Agreement with the Friends of Chennault Aviation and Military Museum.

This Resolution was 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 October 2023.

CITY CLERK

CHAIRPERSON

COOPERATIVE ENDEAVOR AGREEMENT
BETWEEN
THE CITY OF MONROE
AND
FRIENDS OF CHENNAULT AVIATION AND MILITARY MUSEUM

This Cooperative Endeavor Agreement (the "Agreement") is made, entered into and effective as of the _____ day of _____ 2023, by and between the City of Monroe (the "City"), a municipality existing under the laws of the State of Louisiana, and the Friends of Chennault Aviation and Military Museum (the "Museum"), a Louisiana non-profit corporation organized in accordance with the provisions of IRC 501(c)(3).

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 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;" and

WHEREAS, Museum and the City desire to cooperate in the continuing operation and any expansion of the Museum, which may be possible with the continued support of the City;

WHEREAS, this Agreement and the payment of funds thereunder will serve a public purpose by increasing economic development and stabilization of revenue through the development of historic preservation and tourism in Ouachita Parish and Northeast Louisiana.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein contained, the City and the Museum do hereby covenant and agree as follows:

Museum Shall:

1. Maintain the premises of the Museum on a yearly basis;
2. Provide a yearly list to the City of Monroe with the number of visitors;
3. Provide visitors with a list of restaurants, shopping areas and other historic sites within the City of Monroe;
4. Promote the Museum and other historical sites, art and cultural events which occur in Ouachita Parish and the Northeast Louisiana area through advertising; and
5. Provide the City of Monroe with quarterly progress reports showing funds spent and compliance with the commitments set forth in this Agreement.

City Shall:

1. Disburse the budgeted amount of \$25,000 for use by the Museum in accordance with this Agreement. The first quarterly report shall be due within three months of the distribution and quarterly thereafter.

Auditor's Clause:

The Parties understand and agree that the Legislative Auditor of the State of Louisiana and auditors for the City of Monroe shall have the option of auditing all accounts of the parties which relate to this contract.

Cancellation of Agreement:

Except as otherwise provided herein, in the event Aviation fails to undertake any of its commitments under this Agreement within 3 months of the date of the signing of this agreement by all parties, then, and in such event, City shall have the right to withdraw from this Agreement

upon giving written notice to Aviation by certified mail. In the event it is found that Aviation fails to act in accordance with the commitments set forth herein or is found in violation pursuant to any audit (state or local government) of the provisions to this agreement, Aviation shall be responsible for the return of the committed funds provided by the City of Monroe pursuant to this agreement.

THUS DONE, READ AND SIGNED in the presence of the undersigned legal and competent witnesses, in the City of Monroe, Ouachita Parish, State of Louisiana, on this ____ day of _____, 2023.

WITNESSES:

CITY OF MONROE

BY: _____
Stacey Rowell, Director of Administration

WITNESSES:

**FRIENDS OF CHENNAULT AVIATION
AND MILITARY MUSEUM**

BY: _____
Nell Calloway, Executive Director

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 THE CITY OF MONROE TO APPLY FOR FY 2024 SECTION 5339 FUNDS FOR BUSES AND BUS FACILITIES AND FURTHER PROVIDING WITH RESPECT THERETO.

WHEREAS, the Louisiana Department of Transportation and Development, Public Transportation Section, has issued a call for projects for available FTA Section 5339 (Grants for Buses and Bus Facilities Program) funds for fiscal year 2024; and

WHEREAS, the City of Monroe desires to apply for funding by submitting an application in response to the call for projects.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Monroe, in legal and regular session convened, that Mayor Friday Ellis is hereby authorized to apply for funding, submit an application in response to the call for projects for available FTA Section 5339 (Grants for Buses and Bus Facilities Program) funds for fiscal year 2024, and execute all documents necessary to apply for and seek funding.

This Resolution was 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 October 2023.

CITY CLERK

CHAIRPERSON

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 THE DONATION OF ONE (1) MONROE POLICE DEPARTMENT UNIT, SPECIFICALLY, UNIT #2499 – 2011 CROWN VIC, WHITE 4DOOR, VIN-2FABP7BV5BX103575 (*Mileage 115,355) – TO THE TOWN OF CLARKS, LA, AND FURTHER PROVIDING WITH RESPECT THERETO.

WHEREAS, the Monroe Police Department has updated its vehicle fleet and no longer needs Unit #2499, a 2011 Crown Victoria, which is now movable surplus property;

WHEREAS, the Town of Clarks, LA needs to improve its inventory of vehicles and has specific use for Unit #2499; and

WHEREAS, the City of Monroe desires to donate Unit #2499 to the Town of Clarks and the Town of Clarks desires to accept said donation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Monroe, in legal and regular session convened, that Stacey Rowell, Director of Administration, is hereby authorized to sign all necessary documents and take all required steps to accomplish the Donation of Unit #2499 to the Town of Clarks, LA.

This Resolution was 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 October 2023.

CHAIRPERSON

CITY CLERK

STATE OF LOUISIANA
PARISH OF OUACHITA

ACT OF DONATION OF MOVABLE PROPERTY

BE IT KNOWN AND REMEMBERED that on this _____ on _____, 2023

before me, the undersigned Notary Public, and in the presence of the undersigned two witnesses personally came and appeared:

THE CITY OF MONROE, LOUISIANA, represented by Stacey Rowell, Director of Administration, duly authorized to appear herein and to present this donation on behalf of the City of Monroe by Resolution adopted by the City Council of the City of Monroe, Louisiana, a certified copy of which is attached hereto, 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 property unto:

THE TOWN OF CLARKS, LA, represented herein by Jessica Morris, Mayor whose mailing address is 1714 LA Hwy 845, Clarks, LA 71415, hereinafter referred to as "Donee",

The movable property donated herein is described as follows:

2499 - 2011 Crown Vic White 4door
VIN-2FABP7BV5BX103575 License -226317
(*Mileage 115,355)

Donee accepts said property in its present state and condition.

THUS, DONE AND SIGNED by Stacey Rowell, Director of Administration, 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 _____, 2023.

WITNESSES:

CITY OF MONROE - DONOR

Stacey Rowell, Director of Administration

NOTARY PUBLIC

STATE OF LOUISIANA
PARISH OF OUACHITA

THUS DONE, SIGNED AND ACCEPTED by the Town of Clarks, LA, at
Monroe, Louisiana, this ____ day of _____, 2023.

WITNESSES:

TOWN OF CLARKS, LA - DONEE

Jessica Morris, Mayor

NOTARY PUBLIC

RESOLUTION

NO. _____

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 THE DONATION OF ONE (1) MONROE POLICE DEPARTMENT UNIT, SPECIFICALLY, UNIT #2525 – 2014 DODGE CHARGER, 4D BLUE, VIN-2C3CDXAT1EH173150, (*MILEAGE 146,189) – TO THE TOWN OF RAYVILLE, LA, AND FURTHER PROVIDING WITH RESPECT THERETO.

WHEREAS, the Monroe Police Department has updated its vehicle fleet and no longer needs Unit #2525, a 2014 Dodge Charger, which is now movable surplus property;

WHEREAS, the Town of Rayville, LA needs to improve its inventory of vehicles and has specific use for Unit #2525; and

WHEREAS, the City of Monroe desires to donate Unit #2525 to the Town of Rayville and the Town of Rayville desires to accept said donation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Monroe, in legal and regular session convened, that Stacey Rowell, Director of Administration, is hereby authorized to sign all necessary documents and take all required steps to accomplish the Donation of Unit #2525 to the Town of Rayville, LA.

This Resolution was 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 October 2023.

CHAIRPERSON

CITY CLERK

STATE OF LOUISIANA
PARISH OF OUACHITA

ACT OF DONATION OF MOVABLE PROPERTY

BE IT KNOWN AND REMBERED that on this _____ on _____, 2023 before me, the undersigned Notary Public, and in the presence of the undersigned two witnesses personally came and appeared:

THE CITY OF MONROE, LOUISIANA, represented by Stacey Rowell, Director of Administration, duly authorized to appear herein and to present this donation on behalf of the City of Monroe by Resolution adopted by the City Council of the City of Monroe, Louisiana, a certified copy of which is attached hereto, 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 property unto:

THE TOWN OF RAYVILLE, LA, represented herein by Harry Lewis, Mayor whose mailing address is 109 Benedette St., Rayville, LA 71269, hereinafter referred to as “Donee”,

The property donated herein is described as follows:

2525- 2014 Dodge Charger 4d Blue
VIN- 2C3CDXAT1EH173150
(Mileage 146,189)**

Donee accepts said property in its present state and condition.

THUS, DONE AND SIGNED by Stacey Rowell, Director of Administration, 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 _____, 2023.

WITNESSES:

CITY OF MONROE - DONOR

Stacey Rowell, Director of Administration

NOTARY PUBLIC

**STATE OF LOUISIANA
PARISH OF OUACHITA**

THUS DONE, SIGNED AND ACCEPTED by the Town of Rayville, LA, at

Monroe, Louisiana, this ____ day of _____, 2023.

WITNESSES:

TOWN OF RAYVILLE, LA - DONEE

Harry Lewis, Mayor

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 AS SUBSTANTIALLY COMPLETE WORK DONE BY GRINDSTONE CONSTRUCTION, LLC FOR THE OFFICE OF MOTOR VEHICLES WALL DAMAGE REPAIRS PROJECT AND FURTHER PROVIDING WITH RESPECT THERETO.

WHEREAS, the work performed by Grindstone Construction, LLC on the Office of Motor Vehicles Wall Damage Repair Project is substantially complete; and

WHEREAS, a Certificate of Substantial Completion is attached hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Monroe, in legal and regular session convened, that work done by and between the City of Monroe and Grindstone Construction, LLC on the Office of Motor Vehicles Wall Damage Repairs Project is hereby accepted as substantially complete; and

BE IT FURTHER RESOLVED that Stacey Rowell, Director of Administration, is hereby authorized to execute any necessary documents, including the attached Certificate of Substantial Completion, accepting the work on the Office of Motor Vehicles Wall Damage Repairs Project as substantially complete.

This Resolution was 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 October 2023.

CITY CLERK

CHAIRPERSON

CERTIFICATE OF SUBSTANTIAL COMPLETION

Project Name: OFFICE OF MOTOR VEHICLES
WALL DAMAGE REPAIRS
FOR THE CITY OF MONROE

Architect's Project #: 2166

Contract for: Construction

Address: 5171 Northeast Road
Monroe, LA 71201

Contract Date: March 8, 2023

Owner: CITY OF MONROE
P.O. Box 123
Monroe, LA 71210-0123

Contractor: GRINDSTONE CONSTRUCTION, LLC.
3200 Armand Street
Monroe, LA 71201

DATE OF ISSUANCE: August 25, 2023

PROJECT OR DESIGNATED PORTION SHALL INCLUDE: All work as specified in the Contract Documents.

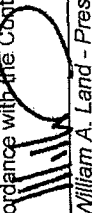
The Work performed under this Contract has been reviewed and found, to the Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete despite the deficiencies in accordance with the Contract Documents so the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion thereof designated above is hereby established as:

August 25, 2023

which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below. It shall be the responsibility of the Owner for security, maintenance, heat, utilities, damage to the Work and insurance at this time. *(The Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)*

LAND 3 ARCHITECT INC.
Architect


A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.


By William A. Land - President

10/13/23
Date

The Contractor will complete or correct the Work on the list of items attached hereto within 45 days from the above date of substantial completion.

GRINDSTONE CONSTRUCTION, LLC.
Contractor


By Patrick Pearce

9.19.23
Date

The Owner accepts the Work or designated portion thereof as substantially complete and will assume full possession at 5:00p.m. on August 25, 2023.

CITY OF MONROE
Owner

Date

**OFFICE OF MOTOR VEHICLES WALL DAMAGE REPAIR
FOR THE CITY OF MONROE
SUBSTANTIAL COMPLETION INSPECTION
08.25.23**

ITEMS TO BE COMPLETED OR CORRECTED

This list is for specific items noted on this date. Check all areas for similar conditions, which need correcting. Failure of the Architect to identify a specific item needing correction on this date does not relieve the Contractor from providing the work in accordance with the Contract Documents.

1. Wall chipped @ exterior door jamb. Hole in wall by window. Fix all typical. - \$50
2. Provide face plate @ existing quadruplex receptacle. Secure data jack. - \$15
3. Wax floor. \$25
4. Rubber base loose @ "hinge" side of door jamb. \$15
5. Counter is dirty. - \$15
6. Replace sealant in masonry expansion joint @ window. \$15
7. Exterior door is dirty. - \$15

GENERAL

- A. Correct all items noted by City Building Inspector. - \$50.00
- B. Certify in writing that: - \$50.00
 - a. Contract Documents have been reviewed.
 - b. Work has been inspected for compliance with the Contract Documents.
 - c. Work has been completed in accordance with the Contract Documents.
 - d. Work is completed and ready for final inspection.

END

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 A DESIGNATED CITY REPRESENTATIVE TO EXECUTE CHANGE ORDER NO. ONE (1) FOR THE BENOIT RECREATION CENTER PARKING LOT IMPROVEMENTS PROJECT TO ADD 110 CALENDAR DAYS TO CONTRACT TIME AND FURTHER PROVIDING WITH RESPECT THERETO.

WHEREAS, Change Order No. 1 adds 110 additional calendar days to contract time; and

WHEREAS, Change Order No. 1 is attached hereto and made part hereof.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Monroe, in legal and regular session convened that Stacey Rowell, Director of Administration, be and is hereby authorized to execute Change Order No. 1 for the Benoit Recreation Center Parking Lot Improvements Project.

This Resolution was 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 October 2023.

CHAIRPERSON

CITY CLERK

CHANGE ORDER

No. 1
Dated: October 24, 2023

OWNER'S Project No.: 21ENG004 ENGINEER'S Project No.: 215235

Project: BENOIT RECREATION CENTER PARKING LOT IMPROVEMENTS

CONTRACTOR: BENCHMARK CONSTRUCTION GROUP OF LOUISIANA, LLC

Contract For: Parking Lot Improvements Contract Date: April 27, 2023

To: BENCHMARK CONSTRUCTION GROUP OF LOUISIANA, LLC
Contractor

City of Monroe
Owner

You are directed to make the changes noted below in the subject Contract:

By: Stacey Rowell, CPA - Director of Administration
Dated: October 24, 2023

Nature of Changes:

Add one hundred ten (110) days to the Contract Time. Thirty (30) days of the total are to correct the original listing of the contract as sixty (60) days; Addendum No. 1 set the total contract length at ninety (90) days. The remaining days are to account for material back order, weather delays, and the removal of unforeseen existing pavement variability and excessive thickness.

Enclosures: Change Order No.1 Detail

These changes result in the following adjustments to the Contract Price and Contract Time:

Contract Price Prior to This Change Order:	\$	<u>707,700.00</u>
Net Increase/Decrease Resulting from This Change Order:	\$	<u>0.00</u>
Current Contract Price Including This Change Order:	\$	<u>707,700.00</u>

Contract Time Prior to This Change Order:

60 Days

Net Add Resulting from This Change Order:

110 Days

Current Contract Time Including This Change Order:

170 Days

The Above Changes Are Recommended:

S. E. Huey Co.
Project Engineer

By: Don Arrington
Don Arrington, P.E.

Date: 10/17/23

The above Changes Are Approved As Recommended:

City of Monroe
Owner

By:

Stacey Rowell, CPA - Director of Administration

Date:

The above Changes Are Accepted:

Benchmark Construction Group of Louisiana, LLC
Contractor

By: Zach Bristler
Zach Bristler, Owner

Date: 10/17/23

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 A DESIGNATED CITY REPRESENTATIVE TO EXECUTE CHANGE ORDER NO. ELEVEN (11) FOR THE WATER TREATMENT PLANT RENOVATION AND EXPANSION PROJECT FOR AN INCREASE IN THE CONTRACT AMOUNT OF \$7,892.62 AND TO ADD 21 CALENDAR DAYS TO CONTRACT TIME AND FURTHER PROVIDING WITH RESPECT THERETO.

WHEREAS, Change Order No. 11 will increase the contract amount for the Water Treatment Plant Renovation and Expansion Project by \$7,892.62 and add 21 additional calendar days to the contract time; and

WHEREAS, Change Order No. 11 is attached hereto and made part hereof.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Monroe, in legal and regular session convened that Stacey Rowell, Director of Administration, be and is hereby authorized to execute Change Order No. 11 for the Water Treatment Plant Renovation and Expansion Project.

This Resolution was 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 October 2023.

CHAIRPERSON

CITY CLERK

BURNS & MCDONNELL

October 13, 2023

Morgan McCallister
City Engineer
City of Monroe
802 North 31st Street
Monroe, LA 71201

Re: Monroe WTP Renovation and Expansion Change Order Recommendation
Change Order 11
City PN 18WTR038, BMcD PN 110690

Dear Mr. McCallister:

Max Foote Construction Company submitted the following change requests.

- Addition of Pressure Gauges at Ammonia Piping
- Changes to Air Scour Valve Voltage
- Changes to Sinks and Removal of Garbage Disposals in Rooms 404 and 447
- Request for Additional Time Due to Electrical Equipment Delivery

These changes are the result of field coordination and discussions with the City and Contractor, and all are needed to move forward with construction of the Monroe WTP.

Burns & McDonnell has reviewed the change requests and confirmed they are in line with contract requirements. All requested revisions have been made by Max Foote Construction Company.

Burns & McDonnell believes the changes to be appropriate and recommends City approval.

If you or your staff should have any questions, please feel free to contact me at (816) 743-4776 or at rlidrain@burnsmcd.com.

Sincerely,



Rachel Drain, PE

9400 Ward Parkway \ Kansas City, MO 64114
O 816-333-9400 \ F 816-333-3690 \ burnsmcd.com



Morgan McCallister
City of Monroe
October 13, 2023
Page 2

Project Manager

JNW/JNW

Attachments – Change Order 11, Change Requests

cc: Morgan McCallister, City of Monroe
Daren Johnson, City of Monroe
Sean Benton, City of Monroe
Arthur Holland, City of Monroe
Marvin Roberts, Burns & McDonnell
Jenny Warren, Burns & McDonnell

9400 Ward Parkway \ Kansas City, MO 64114
O 816-333-9400 \ F 816-333-3690 \ burnsmd.com



CHANGE ORDER 11
For Contract between Owner and Contractor

Project Name: Monroe WTP Renovation and Expansion BMcD Project No. 110690
Owner: City of Monroe Client Project No. 18WTR038
Contractor: Max Foote Construction Company, LLC Contract No. _____

The below noted modification(s) to subject Contract are directed by Owner and accepted by Contractor (any applicable attachments are specifically identified):

1. Addition of Pressure Gauges at Ammonia Piping – Addition of \$1,646.62 and 0 days.
2. Changes to Air Scour Valve Voltage – Addition of \$4,612.00 and 0 days.
3. Changes to Sinks and Removal of Garbage Disposals in Rooms 404 and 447 – Addition of \$1,634.00 and 0 days.
4. Request for Additional Time Due to Electrical Equipment Delivery – Addition of \$0.00 and 21 days.

Attachments: Change Request Documentation

As a result of the modification(s) described above:

The revised Contract Price is:

Original Contract Price	\$ 46,640,000.00
Total net amount of all previous Change Orders	(+ or -) \$ 1,660,600.12
Total net amount of all previous variable quantity adjustments	(+ or -) \$ 0
Total net amount of this Change Order	(+ or -) \$ 7,892.62
Current Contract Price, including this Change Order	\$ 48,308,492.74

The revised Contract Time is:

	Substantial Completion	Ready for Final Payment
Original Completion Date(s)	8/1/23 and 1/29/24	3/15/24
Total net time adjustment* of all previous Change Orders(+ or -) 64	64	64
Total net time adjustment* of this Change Order.....(+ or -) 21	21	21
* Time adjustment is specified in: <input type="checkbox"/> Working Days <input checked="" type="checkbox"/> Calendar Days <input type="checkbox"/> Other _____		
Current Completion Date(s), including this Change Order	10/26/23 and 4/25/24	6/9/24

The price and/or time extension set forth in this Change Order is full compensation for all costs and delays, direct and indirect, incurred in connection with the conditions giving rise to this Change Order, the work specified herein, and any consequential costs, delays, or effects on unchanged work resulting therefrom.

This Change Order, when executed, constitutes a modification to the Contract and all provisions of the Contract, except as modified above and by any previous Change Orders, shall apply hereto.

OWNER

CONTRACTOR
Max Foote Construction Co.



By _____
Date _____

By 
Date 10/16/2023

The conditions of the Change Order are noted for compliance and payment.
BURNS & McDONNELL

By 
Date _____

Date 10/14/2023

ORDINANCE

STATE OF LOUISIANA
CITY OF MONROE

NO. _____

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

AN ORDINANCE PROHIBITING PARKING OF CERTAIN COMMERCIAL VEHICLES AND CONSTRUCTION EQUIPMENT IN RESIDENTIAL AREAS AND FURTHER PROVIDING WITH RESPECT THERETO.

WHEREAS, Chapters 24.5 and 33 of the City of Monroe Code contain general and specific prohibitions against the parking of certain vehicles on City of Monroe streets, lots, and parcels, but there is no specific prohibition against the parking of commercial vehicles and construction equipment within residential areas;

WHEREAS, the parking and storage of commercial vehicles and construction equipment, subject to limited exceptions, on streets, lots, and parcels of land within residential areas is incompatible with the zoning classification, is a hazard and a nuisance to the surrounding community, and causes obstructions and impediments to traffic; and

WHEREAS, the City of Monroe desires to enact provisions prohibiting the parking and storage of certain commercial vehicles and construction equipment within residential areas.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Monroe, Louisiana, in legal session convened, that Section 33-64.1 of the City of Monroe Code is hereby enacted as follows:

**Sec. 33-64.1 Parking of Commercial Vehicles and Construction Equipment
Prohibited in Residential Areas**

(a) *Prohibition.* No commercial vehicle, tractor, or trailer having a manufacturer's gross weight rating of 8,000 pounds or more or commercial construction equipment shall be parked or stored on any street, lot, or parcel of land in any residential district bearing a zoning classification of R-1, R-2, R-3, R-4, or RMH.

(b) *Exception.* This section shall not apply to the parking or storing of such commercial vehicle, tractor, trailer, or construction equipment in residential areas:

- 1) When the commercial vehicle, tractor, trailer, or construction equipment belongs to a public entity or emergency services provider, and its operators are in the performance of services for which they are responsible;
- 2) When the commercial vehicle, tractor, trailer, or construction equipment belongs or to a person, firm, or entity under contract with a public entity to perform public or emergency services during the time of such performance;
- 3) While making pickups or deliveries of goods, wares and merchandise from or to any building or structure located in such residential areas during the time of such pickup or delivery; and
- 4) During the actual and bona fide repair, alteration, remodeling or construction of any building, structure, or improvements located in such residential areas for which a permit has previously been obtained from

the City, so long as such activities are conducted diligently and without unnecessary delay.

(c) *Enforcement.* The prohibitions contained in this section may be enforced:

- 1) By the issuance of a parking citation or other authorized action under the provisions of this Chapter; or
- 2) Through code enforcement as a nuisance or nuisance vehicle under the procedures and processes for abatement of nuisances contained in Chapters 24 and 24.5 of this Code.

(d) *Penalties.* In addition to any other penalties, fines, costs, and fees incurred in the enforcement of these provisions or otherwise authorized by law, the penalty for violation of this section shall be \$200.00 per offense. Each commercial vehicle, tractor, trailer, or construction equipment parked in violation of this section shall constitute a separate offense, and each day a violation continues shall constitute a separate offense.

BE IT FURTHER ORDAINED, that this Ordinance shall become immediately effective upon final adoption of this Ordinance and the Mayor's approval.

This Ordinance was introduced on the ____ day of October 2023.

Notice published on the ____ day of _____, 2023.

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 November 2023.

CITY CLERK

MAYOR'S APPROVAL

MAYOR'S VETO

CHAIRPERSON

ORDINANCE

STATE OF LOUISIANA
CITY OF MONROE

NO. _____

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

AN ORDINANCE REVOKING A 60' WIDE BY 1,195' LONG PORTION OF ADAMS
STREET FROM NORTH 14TH STREET TO NORTH 18TH STREET AND FURTHER
PROVIDING WITH RESPECT THERETO:

WHEREAS, James Machine Works has requested the revocation of Adams Street
from North 14th Street to North 18th Street, and

WHEREAS, this section of Adams Street, being approximately 60' wide by
1,195' long is an improved street, located between North 14th Street and North 18th
Street, and

WHEREAS, the applicant owns the property on both sides of this section of
Adams Street, and

WHEREAS, once revoked, the right-of-way will revert to the adjacent property
owner(s), and

WHEREAS, the City of Monroe Planning Commission has recommended that
this request be approved, with a 4-0-1 vote, at their August 28, 2023 meeting, with the
condition that the City of Monroe and James Machine Works come to agreement for the
City to maintain a right-of-way to maintain the drainage and utilities or at the expense of
James Machine Works have platted out a servitude to do so. Also, the first responders
will have access to this revocation.

NOW, THEREFORE

BE IT ORDAINED by the City Council of the City of Monroe, in legal session
convened, that Adams Street from North 14th Street to North 18th Street, for
approximately 60' by 1,195', is hereby revoked.

BE IT FURTHER ORDAINED,

This ordinance was INTRODUCED on the 12th day of September 2023.

NOTICE PUBLISHED on the _____ day of _____, 2023.

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

AYES:

NAYS:

ABSENT:

And the Ordinance was declared ADOPTED on the _____ day of _____, 2023.

CHAIRMAN

CITY CLERK

MAYOR'S APPROVAL

MAYOR'S VETO



CITY OF MONROE

PUBLIC HEARING

CITY OF MONROE PLANNING COMMISSION

August 28, 2023

City Hall

Monroe, Louisiana

RE: REV 100-23

APPLICANT: James Machine Works

MOTIONED BY: Mr. Jott Delcambre

SECONDED BY: Mr. Jamin Hall

I move that the Planning Commission advise the City Council that after Public Hearing the Commission finds that changing conditions in the area is sufficient to justify the above request for the Revocation of a 60' by 1,195', more or less, portion of Adams Street, located between North 14th Street and North 18th Street. The street is located north of DeSiard Street, south Washington Street, east of North 14th Street and west of North 18th Street; and further providing with respect thereto. The commission recommends this application be approved, with the condition that the City of Monroe and James Machine Works come to agreement for the City to maintain a right-of-way to maintain the drainage and utilities or at the expense of James Machine Works have platted out a servitude to do so. Also, for the first responders will have access to this revocation.

The Monroe Planning Commission had a majority vote for approval of the application.

**City of Monroe
Planning Commission**

CASE NO: REV 100-23
NAME OF APPLICANT: JAMES MACHINE WORKS
ADDRESS OF PROPERTY: ADAMS STREET (Located between N. 14th and N. 18th Street)
COUNCIL DISTRICT: 3

REQUEST: This is a request to revoke a portion of Adams Street, located between North 14th Street and North 18th Street.

PURPOSE OF REQUEST: To revoke a portion of Adams Street, from North 14th Street to North 18th Street.

SIZE OF PROPERTY: 60' x 1,195' (right-of-way)

PRESENT ZONING: I-1 (Industrial Business Park) District

PRESENT USE: Public right-of-way

MOST NEARLY BOUNDED BY (STREETS): North of DeSiard Street, south of Washington Street, east of North 14th Street and west of North 18th Street

SURROUNDING LAND USES: The surrounding land use consists of James Machine Works manufacturing in all directions.

ADVERSE INFLUENCES:

POSITIVE INFLUENCES:

**COMMENTS/
RECOMMENDATIONS:** The applicant is requesting to revoke a portion of Adams Street, located between North 14th Street and North 18th Street. The request is due to concerns for safety reasons. There are personnel and equipment vehicles that travel back and forth on Adams Street throughout the day. During the day vehicles travel at irate speeds, which could cause a tragedy at some point.

As per a traffic study completed by Lazenby Associates, it has been noted that no adverse impacts from closing Adams Street from North 14th to Young's Bayou to vehicular thru traffic. However, it is recommended that the City either retain the right-of-way or convert the right-of-way to servitude for existing drainage and utilities.

OPTIONS:

1. Approve the revocation of a portion of Adams Street, as presented.
2. Deny the revocation of a portion of Adams Street, as presented.



LAZENBY
& ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS

2000 NORTH 7TH STREET
WEST MONROE, LA 71291
PHONE 318/387-2710

July 28, 2023

Mr. C. Morgan McCallister, P. E., City Engineer
City of Monroe
802 North 31st Street
Monroe, LA 71201

RE: Traffic Count
Adams Street
Monroe, LA 71201

James Machine Works

L & A, Inc. Project No. 21E057.05 (006)

Dear Mr. McCallister:

At your request, we have estimated the amount of traffic generated by James Machine Works. Traffic was counted for approximately two (2) days at each end of the subject roadway, and the Average Daily Traffic (ADT) was calculated based on the actual time the counter was in place. The ADT at the intersection of Adams Street and North 14th Street was calculated to be 210 vehicles per day and 193 vehicles per day where Adams Street crosses Young's Bayou, for a total of 403 vehicles per day.

Based on the gross floor area of the major buildings (90,660 sf) at James Machine Works, the Trip Generation Manual would predict 331 trips to be generated. Compared to the combined ADT of the two counts (403), this is a reasonable estimation of generated trips. If you subtract the expected generated trips from the combined ADT counts, this leaves approximately 70 vehicles that should be considered the thru traffic that went across both counters. Understanding that these 70 vehicles crossed both counters, approximately 35 vehicles per day would be expected to be utilizing Adams Street that are not part of the James Machine Works operations.

The additional detour length for these 35 vehicles would be approximately 615 feet along North 18th Street, Desiard Street, and North 14th Street.

Based on the above information, I do not see any adverse impacts from closing Adams Street from North 14th Street to Young's Bayou to vehicular thru traffic. However, I would recommend that the City either retain the right-of-way or convert the right-of-way to servitude for existing drainage and utilities.

Should you have any questions or need any additional information, please contact me.

Sincerely,

LAZENBY & ASSOCIATES, INC.

James S. Ellingburg, P.E.

Copy: Angie Sturdivant, City Attorney, City of Monroe

JERRY G. LAZENBY, P.E., P.L.S. • PAUL D. FRYER, P.E., P.L.S. • JASON T. THORNHILL, P.E. • KEVIN E. CROSBY, P.E., P.L.S.
J. RYAN SHILLERS, P.E. • RANDY C. HAMMONS, P.E. • JOSHUA D. HAYS, P.E. • RONALD J. RIGGIN, P.E., P.L.S.
JAMES S. ELLINGBURG, P.E. • WILLIAM L. DEAN, P.E. • HAZAN H. LAWRENCE, P.E.



Imagery ©2023 Google, Imagery ©2023 CNES / Airbus, Maxar Technologies, USDA/FPA/C/GEO, Map data ©2023 100 ft

Measure distance

Total area: 43,481.75 ft² (4,039.59 m²)

Total distance: 2,345.46 ft (714.90 m)

ORDINANCE

STATE OF LOUISIANA
CITY OF MONROE

NO. _____

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

AN ORDINANCE AMENDING THE SCHEDULE OF GENERAL FEES AND CHARGES FOR CERTAIN MONROE RECREATIONAL FACILITIES, REDESIGNATING AEROBICS AS INSTRUCTOR LED PROGRAMS, INCREASING THE MAXIMUM ALLOWABLE FEE, AND FURTHER PROVIDING WITH RESPECT THERETO.

WHEREAS, the City of Monroe makes space available for use or rent in certain Monroe Recreational Facilities and has established a general schedule of fees and charges for those facilities;

WHEREAS, by Ordinance 10,494, the City Council established the fee for instructor led aerobics classes, setting the fee at \$1.50 per individual, per class, and mandating that 25% of the fees collected be remitted to the City of Monroe to compensate for use of the space;

WHEREAS, the City desires to increase programming options within its recreational facilities and encourage qualified instructors to hold additional instructor-led classes beyond aerobics;

WHEREAS, new programming opportunities and instructor-led programs would promote the health and welfare of our community;

WHEREAS, the current \$1.50 fee, which has been in effect for eighteen years, does not reflect the value of instructor-led programs to our community, discourages qualified instructors from teaching classes or offering additional programming in City recreational facilities, and does not adequately compensate for the use of City facilities; and

WHEREAS, in an effort to encourage and promote the addition of new instructor led programs and classes, the City wishes to rename the "Aerobics" category in its general schedule of fees and costs as "Instructor Led Programs," increase the maximum allowable fee from \$1.50 to \$15.00 per person, per class, and maintain that 25% of the fees collected be remitted to the City of Monroe to compensate for use of the space.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Monroe, Louisiana, in legal session convened, that the general schedule of fees and costs contained in the Monroe City Code and identified as City of Monroe Code Section 25-64 is hereby amended in part and reenacted to rename the "Aerobics" category as "Instructor Led Programs," increase the maximum allowable fee from \$1.50 to \$15.00 per person, per class, and maintain that 25% of the fees collected be remitted to the City of Monroe to compensate for use of the space; and

BE IT FURTHER ORDAINED, that the schedule of fees in the chart contained in Section 25-64 of the City of Monroe Code is hereby amended in part and reenacted as follows:

Instructor Led Programs		Maximum \$15.00 per indiv. per class - 75% instr, 25% city
-------------------------	--	--

This Ordinance was introduced on the _____ day of September 2023.

Notice published on the _____ day of _____, 2023.

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 October 2023.

CITY CLERK

MAYOR'S APPROVAL

MAYOR'S VETO

CHAIRPERSON

ORDINANCE

STATE OF LOUISIANA

CITY OF MONROE

NO. _____

The following Ordinance was offered by Mr. _____,
who moved for its adoption and was seconded by Mr. _____.

**AN ORDINANCE TO AMEND THE ZONING MAP FOR THE CITY OF MONROE,
LOUISIANA AND PROVIDING FURTHER WITH RESPECT THERETO:**

WHEREAS, the City Council of City of Monroe has held its Public Hearing with respect to the following proposed Zoning Map Amendment, to-wit:

An amendment to the Zoning Map to rezone a ±2.64-acre tract of land, more or less, from the B-3 (General Business/Commercial) District and CBD (Central Business) District to the B-2 (Neighborhood Business) District, to convert a vacant building into a small self-storage facility, at 501 Breard Street.

413 Breard Street – Emmanuel Baptist Church building
501 Breard Street – Self storage facility
416 North 5th Street – Automotive repair shop
508 Olive Street – Monroe Fire Department facility

APPLICANT: CARMAN, LLC (MA 108-23)

WHEREAS, the City Council has further considered the report of the Monroe Planning Commission recommending approval, on a 4-0-1 majority vote. The applicant wishes to convert a vacant building into a small self-storage facility. The B-3 (General Business/Commercial) District is not the appropriate zoning district for the applicant to utilize the property for storage use.

NOW, THEREFORE:

BE IT ORDAINED by the City Council of the City of Monroe, Louisiana in legal session convened that the Zoning Map of the City of Monroe and the boundaries thereof which map is described in Section 37-34 of the City of Monroe Comprehensive Zoning Ordinance and which map shown the Zoning Districts and Boundaries thereof, be and the same are hereby amended to rezone the ±2.64-acre described to the B-2 (Neighborhood Business) District as shown on the map which is attached hereto and made a part thereof and which is adopted as the new Zoning Map of the City of Monroe.

This ordinance was INTRODUCED on the 10th day of October 2023.
NOTICE PUBLISHED on the _____ day of _____ 2023.

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

AYES:

NAYS:

ABSENT:

And the Ordinance was declared ADOPTED on the _____ day of _____, 2023.

CHAIRMAN

CITY CLERK

MAYOR'S APPROVAL

MAYOR'S VETO

**City of Monroe
Planning Commission**

Case No.:

MA 108-23

Name of Applicant:

Car Town of Monroe

Address of Property:

501 Breard Street

Size of Property:

±2.64-acres

Present Zoning:

B-3 (General Business/Commercial) District & CBD (Central Business) District

Proposed Zoning:

B-2 (Neighborhood Business) District

Council District:

2

Future Land Use:

Urban Mixed-Use

Consistent to the

Yes

Comprehensive Plan:

REQUEST:

This is a request to rezone 501 Breard Street, 416 North 5th Street and 508 North 6th Street from the B-3 (General Business/Commercial) District and CBD (Central Business) District to the B-2 (Neighborhood Business) District.

PRESENT USE:

Uses consists of a proposed climate-controlled warehouse, City of Monroe fire station, Emmanuel Baptist Church and an automotive repair shop.

MOST NEARLY BOUNDED BY (STREETS):

The property is located north of Breard Street, south of Olive Street, east of North 4th Street and west of North 6th Street.

SURROUNDING LAND USES: The surrounding land use consists of businesses and church property to the north and west.

ADVERSE INFLUENCES:

This business request may increase traffic in the area.

POSITIVE INFLUENCES:

This business will increase tax revenue for the City of Monroe.

**COMMENTS/
RECOMMENDATIONS:**

Car Town of Monroe would like to rezone a 2.64-acre tract of land from the B-3 (General Business/Commercial) District and CBD (Central Business) District to the B-2 (Neighborhood Business) District. The purpose of the request will allow the applicant to convert and utilize a vacant church activity center to a large area storage facility. The applicant proposes to install approximately 8 storage units in the existing building. The property is currently vacant. The B-2 (Neighborhood Business) will be the most appropriate zoning classification for the proposed climate controlled mini-warehouse development.

The **Future Land Use Classification** for this area is **Highway Commercial Urban Mixed-Use**. This area is typically planned to be commercial and residential, leading to vibrant urban street life and vitality. This request is consistent with the comprehensive plan.

The Planning Commission and the City Council shall consider the following criteria in approving or denying a map amendment:

- a. The proposed map amendment is consistent with the pertinent elements of the City of Monroe Comprehensive Plan and any other adopted plans.
- b. The proposed map amendment is consistent with the adjacent zoning classifications and uses.
- c. The proposed map amendment will reinforce the existing or planned character of the neighborhood and the City.
- d. The site is appropriate for the development allowed in the proposed district.
- e. There are substantial reasons why the property cannot be used according to existing zoning.
- f. Public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply, storm water management, police and fire are adequate for the development allowed in the proposed district.
- g. The map amendment will not substantially or permanently injure the appropriate use of adjacent conforming properties.

Effect of Denial

The denial of a map amendment application shall ban the subsequent application for the same or similar use at the same location for a period of twelve (12) months.

OPTIONS:

Approve the applicant's request as presented.

Deny the applicant's request as presented.

The Planning Commission and the City Council shall consider the following criteria in approving or denying a map amendment:

- a. The proposed map amendment is consistent with the pertinent elements of the City of Monroe Comprehensive Plan and any other adopted plans.
- b. The proposed map amendment is consistent with the adjacent zoning classifications and uses.
- c. The proposed map amendment will reinforce the existing or planned character of the neighborhood and the City.
- d. The site is appropriate for the development allowed in the proposed district.
- e. There are substantial reasons why the property cannot be used according to existing zoning.
- f. Public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply, storm water management, police and fire are adequate for the development allowed in the proposed district.
- g. The map amendment will not substantially or permanently injure the appropriate use of adjacent conforming properties.

Effect of Denial

The denial of a map amendment application shall ban the subsequent application for the same or similar use at the same location for a period of twelve (12) months.

OPTIONS:

Approve the applicant's request as presented.

Deny the applicant's request as presented.

ORDINANCE

STATE OF LOUISIANA

CITY OF MONROE

NO. _____

The following Ordinance was offered by Mr./Ms. _____ who moved for its adoption and was seconded by Mr./Ms. _____:

AN ORDINANCE AUTHORIZING THE CITY OF MONROE TO TAKE CORPOREAL POSSESSION OF THE PROPERTY DESCRIBED BELOW AND SELL TO PARKS PALLETS, LLC, ALL RIGHTS, TITLE, AND INTEREST THAT THE CITY MAY HAVE ACQUIRED TO THE LOT 1, SQUARE 3, ARENT'S RESUB, JACK THOMPSON TRACT ADDITION, OUACHITA PARISH, 2633 DESIARD ST., DISTRICT 3, MONROE, LA, BY ADJUDICATION AT TAX SALE DATED JULY 1, 2011, AND FURTHER WITH RESPECT THERETO

WHEREAS the property described as follows, to-wit:

**Lot 1, Square 3, Arent's Resub, Jack Thompson Tract Addition
2633 DeSiard St.
Ouachita Parish, Monroe, Louisiana
District 3
Parcel #85669**

was adjudicated to the City of Monroe, Louisiana for non-payment of 2010 Ad Valorem Taxes by Adjudication Deed dated and filed July 1, 2011, in Conveyance Book 2254 at page 442 of the Records of Ouachita Parish, Louisiana and adjudicated to the City of Monroe, Louisiana. The 2011 Ad Valorem Taxes forming the basis for the described adjudication was validly assessed by the City of Monroe against Bertha M. Ward and Perry Ellis Ward, III.

WHEREAS, the City of Monroe has made efforts to contact Bertha M. Ward and Perry Ellis Ward, III by registered mail and notification published in the News Star with no response, and

WHEREAS Parks Pallets, LLC, represented herein by Dale Zimmerman, wishes to purchase said property from the City of Monroe.

WHEREAS, pursuant to the provisions of La. R.S. 47:2238.1 *et seq.*, property adjudicated to the City of Monroe for more than five (5) years may be sold to a specific named individual who has paid all taxes and other cost associated with the transfer of the property by the City of Monroe to the named individual. Parks Pallets, LLC has paid Four Thousand Three Hundred Eighty-seven and 11/100 (\$4,387.11) which includes Three Thousand Six Hundred Twenty and 11/100 (\$3,620.11) in City and Parish taxes. The remainder is legal fees for the City of Monroe and the Parish of Ouachita, advertising costs, mailing cost, and filing and recordation of all documents necessary to accomplish the acquisition of the property and then transfer from the City to the new owner.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Monroe, Louisiana, in legal session convened, that the hereinafter described property is no longer needed for public purposes; the City of Monroe has made attempts to contact Bertha M. Ward and Perry Ellis Ward, III, by registered mail and publication in the News Star with no response; and the City of Monroe desires to sell to Parks Pallets, LLC the property described as follows:

**Lot 1, Square 3, Arent's Resub, Jack Thompson Tract Addition
2633 DeSiard St.
Ouachita Parish, Monroe, Louisiana
District 3
Parcel #85669**

ORDINANCE INTRODUCED on the ____ day of October 2023.

NOTICE PUBLISHED on the ____ day of _____, 2023.

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

AYES:

NAYS:

ABSENT:

And the Ordinance was declared **ADOPTED** on the ____ day of _____, 2023.

CITY CLERK

MAYOR'S APPROVAL

MAYOR'S VETO

CHAIRMAN

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 ENDORSING THIRD FLOOR PROPERTIES RENEWAL APPLICATION FOR PARTICIPATION IN THE BENEFITS OF THE LOUISIANA RESTORATION TAX ABATEMENT PROGRAM FOR PROJECT #20161898-RTA AND FURTHER PROVIDING WITH RESPECT THERETO.

WHEREAS, City of Monroe, through the Monroe City Council, supports and encourages the restoration, development, improvement or expansion of existing structures in downtown, historic, and economic development districts and the continued vital use of such structures;

WHEREAS, Article VII, Section 21(H) of the Louisiana Constitution provides for the Restoration Tax Abatement Program ("RTAP") to encourage commercial property owners and homeowners to restore, develop, improve, or expand existing structures in downtown development districts, historic districts, and economic development districts, and authorizes the State Board of Commerce and Industry, with the prior approval of the Governor and the local governing authority, to enter into contracts granting certain property owners the right to pay ad valorem taxes based upon the assessed valuation of the property prior to the commencement of the expansion, restoration, improvement or development, for a period of five years, which may, in certain circumstances, be extended for an additional five years;

WHEREAS, La. RS. 47:4311, *et seq.* and Louisiana Administrative Code, Title 13, Chapter 9, provide the procedures and conditions for the implementation of the RTAP in accordance with Article VII, Section 21(H);

WHEREAS, the City of Monroe endorsed and approved Third Floor Properties' participation in RTAP for Project No. 20161898-RTA by Resolution No. 7016 for an initial period of five years;

WHEREAS, Third Floor Properties seeks to renew its participation in RTAP for Project No. 20161898-RTA for an additional five (5) year period in accordance with § 921 of the Administrative Code;

WHEREAS, the City of Monroe endorses and approves Third Floor Properties' renewal application for Project No. 20161898-RTA under the RTAP; and

WHEREAS, the City of Monroe certifies that the project is located in the City of Monroe's Downtown Economic Development District and is commercial property;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Monroe, in legal and regular session convened, that **THIRD FLOOR PROPERTIES** is endorsed to renew its participation in the Louisiana Restoration Tax Abatement Program for Project #20161898-RTA; and

BE IT FURTHER RESOLVED that all resolutions or parts thereof in conflict herewith are hereby repealed;

BE IT FURTHER RESOLVED that if any provision or item of this resolution of the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this resolution which can be given effect without the invalid provisions, items or applications and to this end the provisions of this resolution are hereby declared severable.

This Resolution was 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 October 2023.

CHAIRPERSON

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 ENDORSING HALL DOWNTOWN LLC'S RENEWAL APPLICATION FOR PARTICIPATION IN THE BENEFITS OF THE LOUISIANA RESTORATION TAX ABATEMENT PROGRAM FOR PROJECT #20141093-RTA AND FURTHER PROVIDING WITH RESPECT THERETO.

WHEREAS, City of Monroe, through the Monroe City Council, supports and encourages the restoration, development, improvement or expansion of existing structures in downtown, historic, and economic development districts and the continued vital use of such structures;

WHEREAS, Article VII, Section 21(H) of the Louisiana Constitution provides for the Restoration Tax Abatement Program ("RTAP") to encourage commercial property owners and homeowners to restore, develop, improve, or expand existing structures in downtown development districts, historic districts, and economic development districts, and authorizes the State Board of Commerce and Industry, with the prior approval of the Governor and the local governing authority, to enter into contracts granting certain property owners the right to pay ad valorem taxes based upon the assessed valuation of the property prior to the commencement of the expansion, restoration, improvement or development, for a period of five years, which may, in certain circumstances, be extended for an additional five years;

WHEREAS, La. RS. 47:4311, *et seq.* and Louisiana Administrative Code, Title 13, Chapter 9, provide the procedures and conditions for the implementation of the RTAP in accordance with Article VII, Section 21(H);

WHEREAS, the City of Monroe endorsed and approved Hall Downtown LLC's participation in RTAP for Project No. 20141093-RTA by Resolution No. 7245 for an initial period of five years;

WHEREAS, Hall Downtown's LLC seeks to renew its participation in RTAP for Project No. 20141093-RTA for an additional five (5) year period in accordance with § 921 of the Administrative Code;

WHEREAS, the City of Monroe endorses and approves Hall Downtown's renewal application for Project No. 20141093-RTA under the RTAP; and

WHEREAS, the City of Monroe certifies that the project is located in the City of Monroe's Downtown Economic Development District and is commercial property;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Monroe, in legal and regular session convened, that **HALL DOWNTOWN, LLC** is endorsed to renew its participation in the Louisiana Restoration Tax Abatement Program for Project #20141093; and

BE IT FURTHER RESOLVED that all resolutions or parts thereof in conflict herewith are hereby repealed;

BE IT FURTHER RESOLVED that if any provision or item of this resolution of the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this resolution which can be given effect without the invalid provisions, items or applications and to this end the provisions of this resolution are hereby declared severable.

This Resolution was 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 October 2023.

CHAIRPERSON

CITY CLERK