

AGENDA
City of Monroe

LEGAL & REGULAR SESSION – DECEMBER 22, 2020, 6:00PM
CITY COUNCIL CHAMBERS CITY HALL

I: ROLL CALL AND DECLARE QUORUM:

II: INVOCATION & PLEDGE OF ALLEGIANCE – MAYOR ELLIS:

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 DECEMBER 8, 2020:
(Public Comment)

V: PRESENTATION:

NONE.

VI: PUBLIC HEARINGS:

NONE.

PROPOSED CONDEMNATIONS:

Public Comment:

1. 4201 S. Grand Street (D4) (Owner - Karlin Richardson)
(This item was passed over at the last meeting)
2. 2103 Flynn Street (D3) (Curatorship - Charlon Brown & Jeremy C Perkins)
3. 3914 Cooper Street (D3) (Curatorship - Leroy Milton)
4. 1310 South 5th Street (D4) (Curatorship - Alice J Rush, Isiah Square, Joseph Douglas Rush) Non curatorship - OPPJ)
5. 1308 South 3rd Street (D4) (Curatorship - Christopher Michael Irby, James C. Augurson & Stephanie L Augurson, Community Trust Bank) (Non- curatorship – Cropprue Rental Properties, LLC c/o Shannon Cropprue, Christopher Michael Irby & Cropprue Rental Props LLC)
6. 4220 Barlow Street (D3) (Curatorship - Argie R Blue Williams et al, Johnnie O Blue, Aza Blue) (Non-Curatorship - Khaduah Davis, Jamal Davis)

VII: ACCEPTANCE OR REJECTION OF BIDS:

(Public Comment)
None.

VIII: RESOLUTIONS AND MINUTE ENTRIES:

1. Council:

Public Comment:

(a) Adopt a Resolution approving the appointment of Mr. Fredrick Louis to the Board of Directors of the I-20 Economic Development Commission, and further providing with respect thereto. (Marshall)

(b) Adopt a Resolution approving the appointment of _____ to the Board for the Southside Economic Development District (SEDD) and further providing with respect thereto. Monroe Chamber of Commerce List (Council)

2. Department of Administration:

Public Comment:

(a) Consider sixteen (16) Renewal Applications for a New 2021 Class A Alcoholic Beverage Permit. The Monroe Police Department has no disqualifying records and Sales Tax has been approved.

(b) Consider nine (9) Renewal Applications for a New 2021 Class B Alcoholic Beverage Permit. The Monroe Police Department has no disqualifying records and Sales Tax has been approved.

(c) Consider one (1) Renewal Applications for a New 2021 Class E Alcoholic Beverage Permit. The Monroe Police Department has no disqualifying records and Sales Tax has been approved.

(d) Consider an Application by Phougnoa Keomali Thong & Phoukhao Kemali Thong dba Basil Thai & Sushi, 1118 Oliver Rd., Monroe, LA 71201 for a New 2021 Class A Alcoholic Beverage Permit. The Monroe Police Department has no disqualifying records and Sales Tax has been Cleared, CO-Cleared, Distance Report Cleared.

(e) Consider an Application by Gregory Tillery dba We Dats 1003 LLC, 4700 Millhaven Rd., Monroe, LA 71203 for a New 2021 Class A Alcoholic Beverage Permit. The Monroe Police Department has no disqualifying records and Sales Tax has been Cleared, CO-Cleared, Distance Report Cleared.

3. Department of Planning & Urban Development:

Public Comment:

(a) Adopt a Resolution appointing Bobby Manning to the Planning Commission of the City of Monroe and further providing with respect thereto.

4. Legal Department:

Public Comment:

None.

5. Mayor's Office:

Public Comment:

None.

6. Department of Public Works:

Public Comment:

(a) Adopt a Resolution authorizing Change Order No. 1 in connection with the work on the administration office at the WPCC by Benchmark Construction Group of La, LLC, for a forty-five day increase in the contract time and further providing with respect thereto.

7. Department of Community Affairs:

Public Comment:

None.

8. Police Department:
Public Comment:
None.

9. Fire Department:
Public Comment:
None.

10. Engineering Services:
Public Comment:

(a) Adopt a Resolution accepting as substantially complete work done by and between the City of Monroe and Highway Graphics, LLC, for the City Street Striping Phase IV Project, and further providing with respect thereto.

(b) Adopt a Resolution authorizing an authorized city representative, to execute Change Order No. One (1) to the repairs to Bayou Bartholomew Pump & Motor No. 1 Contract, between the City of Monroe and Womack & Sons Construction Group, Inc., for various changes to the work with no net change in cost and further providing with respect thereto.

(c) Adopt a Resolution authorizing an authorized city representative, to execute Change Order No. One (1) to the Texas Sewer Lift Station Bar Screen Replacement Contract, between the City of Monroe and Dixie Overland Construction, LLC, for various changes to the work with no net change in cost and further providing with respect thereto.

(d) Adopt a Resolution authorizing an authorized city representative, to enter into and execute a Professional Services Agreement with Lazenby & Associates, Inc., to provide engineering services for the Centurylink Drive Bridge over Bayou Desiard Project and further providing with respect thereto.

(e) Adopt a Resolution authorizing an authorized city representative, to enter into and execute a Professional Services Agreement with Lazenby & associates, Inc., to provide engineering services for the bridge repairs Flynn Street & Short Washington Street Project and further providing with respect thereto.

(f) Adopt a Resolution authorizing the City of Monroe to apply for additional grant funding through the Louisiana Department of Transportation and Development for a Scenic Beautification Project on State Project No. H.007530 Jackson Street and further providing with respect thereto.

BREAK IF NEEDED:

IX: INTRODUCTION OF RESOLUTIONS & ORDINANCES:

Public Comment:

(a) Introduce an Ordinance extending and enlarging the boundaries of the City of Monroe, Louisiana, providing for the recordation of the entire boundary as amended: establishing the effective date thereof, and providing further with respect thereto-**APPLICANT- Chris Bruckner/Bruckner Truck Sales (P&Z)**

(b) Introduce an Ordinance adopting and amending the Zoning Map for the City of Monroe, Louisiana and authorizing the Clerk to publish notice of a Public Hearing to zone a ±13.82 acre tract of land presently located in Ouachita Parish to B-3, General Business/Commercial District. This property presently does not have a zoning classification as it is being annexed into the city and is more particularly described as follows: **A certain tract of land containing 13.82 acres situated in Section 3, T 17 N – R 4 E, Ouachita Parish, Louisiana; and otherwise known as 6500 Frontage Road – APPLICANT- Chris Bruckner (MA 107-20) (P&Z)**

- (c) Introduce an Ordinance amending Ordinance No. 11,264 which authorized a lease between Delta Airlines, Inc., and the City of Monroe/ Monroe Regional Airport and further providing with respect thereto. (Legal)
- (d) Introduce an Ordinance amending Ordinance No. 11,263 which authorized a lease between American Airlines, Inc., and the City of Monroe/Monroe Regional Airport and further providing with respect thereto. (Legal)
- (e) Introduce an Ordinance amending Ordinance No. _____ which authorized a lease between United Airlines, Inc., and the City of Monroe/Monroe Regional Airport 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 declaring certain immovable property in Monroe bearing municipal address 3303 Dick Taylor St. as no longer being needed for public use and authorizing the same to be sold to Naomi Carter pursuant to Louisiana Revised Statute 33:4712, and further providing with respect thereto. (Legal)

Open Public Hearing/Public Comment/Close Hearing:

- (b) Finally adopt an Ordinance declaring certain immovable property in Monroe located along Pendleton Street between Desiard Street and Adams Street, as no longer being needed for public use and authorizing the same to be sold to Michael Echols Enterprises, LLC pursuant to Louisiana Revised Statute 33:4712, and further providing with respect thereto. (Legal)
- (c) Finally adopt an Emergency Ordinance declaring the failure of the valve in the Texas Avenue Pump Station's Force Main an Emergency necessitating immediate repair and or replacement and further providing with respect thereto. (Public Works)

XI: CITIZENS PARTICIPATION:

XII: ADJOURN.

Monroe City Council Legal and Regular Session
December 8, 2020
6:00 p.m.
City Council Chambers-City Hall
MINUTES

There was a legal and regular session of the City Council of the City of Monroe, Louisiana held this date, December 8, 2020 at the Council's regular meeting place, 400 Lea Joyner Memorial Expressway, City Council Chambers/City Hall Building, Monroe, Louisiana.

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

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

Council members present for roll call: Mrs. Gretchen Ezernack, Mr. Carday Marshall Sr., Mrs. Kema Dawson.

Council member(s) absent: Mr. Douglas Harvey, Ms. Juanita Woods.

Vice-Chairman Marshall declared a quorum.

The Invocation was led by Mrs. Dawson's designee, Rev. Vance Price, Pastor, New St. James Baptist Church; Mrs. Dawson led the Pledge of Allegiance.

COMMUNICATIONS & SPECIAL ANNOUNCEMENTS:

1. Mrs. Ezernack welcomed each one present, thanked them for their attendance and thanked Rev. Price for the invocation. She asked prayers for Mr. Harvey and Ms. Woods during their absence.

4. Mrs. Dawson thanked everyone for joining the Council meeting and thanked Rev. Price for the invocation; she asked prayers for a speedy recovery for Mr. Harvey and Ms. Woods. Mrs. Dawson announced a Christmas Bike Driven in conjunction with Councilman Marshall; she asked that those who would make contributions or donate a bicycle for children that are in need. All bicycle donations can be taken to the Monroe Convention Center on Tuesday, December 15, between the hours of 9am-3pm.

5. Mayor Ellis thanked everyone for their attendance. He asked that everyone would be considerate and mindful to be safe and to help mitigate the spread of Covid. He thanked the City employees for their efforts during this time. He acknowledged the community for assisting a family that lost a lot; the community donated food, shelter to this family.

3. Mr. Marshall thanked everyone for being present; he encouraged everyone to be cautious and courteous as it relates to Covid. He asked prayers for Mr. Harvey and Ms. Woods. He announced the bike drive on December 15th, and also a toy drive being sponsored by Marie Brown, 1002 South 5th Street and donations for her drive can be dropped off; there is a toy drive by Damian Harris; he asked that citizens would shop local with businesses here in town. He acknowledged the homegoing of local musician, Michael Jackson and asked prayers for his family.

Upon a motion of Mrs. Dawson and a second by Mrs. Ezernack, the minutes of the Legal and Regular session of November 24, 2020 were unanimously approved. (There were no public comments).

PRESENTATION: NONE.

PUBLIC HEARINGS: NONE.

PROPOSED CONDEMNATIONS: Public Comment:

1. 806 Wilson Street (D5) (Owner - Claude Whitfield) Upon a motion by Mr. Marshall, second by Mrs. Ezernack and unanimously approved for property owner to be given 30 days or January 9, 2021, in which to bring the structure into compliance with the code or demolish the structure and clean the lot. (There were no public comments).

Comments: Pictorial evidence of the current state of the property was shown by Code Enforcement, Catherine Robinson and discussion on the property's condition was made.

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MINUTES

2. 108 Pershing Place (D4) (Owner - Courtney Ingram, OPPJ) Upon a motion by Mr. Marshall, second by Mrs. Dawson and unanimously approved for property owner to be given 30 days or January 9, 2021, in which to bring the structure into compliance with the code or demolish the structure and clean the lot. (There were no public comments).

Comments: Pictorial evidence of the current state of the property was shown by Code Enforcement, Catherine Robinson and discussion on the property's condition was made.

3. 605 South 3rd Street (D4) (Owner - Antonio Garcia) Upon a motion by Mr. Marshall, second by Mrs. Dawson and unanimously approved for property owner to be given 30 days or January 9, 2021, in which to bring the structure into compliance with the code or demolish the structure and clean the lot. (There were no public comments).

Comments: Pictorial evidence of the current state of the property was shown by Code Enforcement, Catherine Robinson and discussion on the property's condition was made.

4. 4201 S. Grand Street (D4) (Owner - Karlin Richardson) Upon a motion by Mr. Marshall, second by Mrs. Ezernack and unanimously approved to pass over agenda item until the next Council meeting.

Comments: Pictorial evidence of the current state of the property was shown by Code Enforcement, Catherine Robinson and discussion on the property's condition was made.

1. Damian Coleman, spoke regarding the use for the building
2. Lasandra Jones, spoke regarding the future use for the building.
3. Marie Brown, spoke in favor of restoring the building.

ACCEPTANCE OR REJECTION OF BIDS: Public Comment None.

RESOLUTIONS AND MINUTE ENTRIES:

Council: Public Comment: None.

Department of Administration: Public Comment:

(a) Upon a motion by Mrs. Ezernack, second by Mrs. Dawson and unanimously approved to Consider twelve (12) Renewal Applications for a New 2021 Class A Alcoholic Beverage Permit. The Monroe Police Department has no disqualifying records and Sales Tax has been approved. (There were no public comments).

(b) Upon a motion by Mrs. Ezernack, second by Mrs. Dawson and unanimously approved to Consider eleven (11) Renewal Applications for a New 2021 Class B Alcoholic Beverage Permit. The Monroe Police Department has no disqualifying records and Sales Tax has been approved. (There were no public comments).

(c) Upon a motion by Mrs. Ezernack, second by Mrs. Dawson and unanimously approved to Consider one (1) Renewal Applications for a New 2021 Class C Alcoholic Beverage Permit. The Monroe Police Department has no disqualifying records and Sales Tax has been approved. (There were no public comments).

(d) Upon a motion by Mrs. Ezernack, second by Mrs. Dawson and unanimously approved to Consider one (1) Renewal Applications for a New 2021 Class G Alcoholic Beverage Permit. The Monroe Police Department has no disqualifying records and Sales Tax has been approved. (There were no public comments).

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

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Legal Department: Public Comment:

- (a) Upon a motion by Mrs. Ezernack, second by Mrs. Dawson and unanimously approved to Adopt Resolution No. 7864, stating the City of Monroe's endorsement of Michael Echols Enterprises and their Project #20200311 to participate in the benefits of the Louisiana Restoration Tax Abatement Program. (There were no public comments).
- (b) Upon a motion by Mrs. Dawson, second by Mrs. Ezernack and unanimously approved to Adopt Resolution No. 7865, stating the City of Monroe's endorsement of Monroe Development, LLC and their Project #20141429 to Continue their Participation in the benefits of the Louisiana Restoration Tax Abatement Program. (There were no public comments).

Mayor's Office: Public Comment:

- (a) Upon a motion by Mrs. Ezernack, second by Mrs. Dawson and unanimously approved to Adopt Resolution No. 7866, approving the appointment of Lee Denny to the Board for Downtown Economic Development District (DEDD) and further providing with respect thereto. (There were no public comments).
- (b) Upon a motion by Mrs. Ezernack, second by Mrs. Dawson and unanimously approved to Adopt Resolution No. 7867, approving the appointment of Simran Dhaliwal Emaus to the Board for Downtown Economic Development District (DEDD) and further providing with respect thereto. (There were no public comments).

Department of Public Works: Public Comment: None.

Department of Community Affairs: Public Comment:

ADD-ON: Upon a motion by Mrs. Ezernack, second by Mrs. Dawson and unanimously approved to add to the agenda to Adopt a Resolution authorizing a designated city representative to execute Change Order No. 1 (Masur of Art Storm Damage Repairs) between the City of Monroe and Grindstone Construction LLC for an increase in the contract time for an additional 120 days and further providing with respect thereto. (There were no public comments).

Upon a motion by Mrs. Ezernack, second by Mrs. Dawson and unanimously approved to Adopt Resolution No. 7868, authorizing a designated city representative to execute Change Order No. 1 (Masur of Art Storm Damage Repairs) between the City of Monroe and Grindstone Construction LLC for an increase in the contract time for an additional 120 days and further providing with respect thereto. (There were no public comments).

Police Department: Public Comment:

(a) Upon a motion by Mrs. Ezernack, second by Mrs. Dawson and unanimously approved to Adopt Resolution No. 7869, authorizing Mayor Friday Ellis to sign and accept a Louisiana Highway Safety Enforcement Commission Grant and further providing with respect thereto. (There were no public comments).

Fire Department: Public Comment: None.

Engineering Services: Public Comment:

(a) Upon a motion by Mrs. Ezernack, second by Mrs. Dawson and unanimously approved to Adopt Resolution No. 7870, authorizing an authorized city representative, to enter into an agreement for negotiations, title work and right-of-way acquisition and/or relocation, with Smith R/W Specialist, LLC for services related to the Kansas-Garrett Road Connector & I-20 Interchange S.P.N. H.007300 Project and further providing with respect thereto. (There were no public comments).

BREAK IF NEEDED:

INTRODUCTION OF RESOLUTIONS & ORDINANCES:

Public Comment:

(a) Upon a motion by Mrs. Ezernack, second by Mrs. Dawson and unanimously approved to Introduce an Ordinance amending Service Category IX, FBO Land and Facilities Requirement, Section 2(c) of the 2014 Minimum Standards for Commercial Aeronautical Activities of the Monroe Regional Airport and further providing with respect thereto. (Public Wks.) (There were no public comments).

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

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

(a) Upon a motion by Mrs. Ezernack, second by Mrs. Dawson and unanimously approved to Finally adopt Ordinance No. 12,029, authorizing the City of Monroe to take corporeal possession of the property described below and sell to Laguarde Holding LLC all rights, title and interest that the City may have acquired to the lot in Lot 1, sq. "C" of Jackson's Land Company's Addition, Ouachita Parish, District 4, Monroe, La, by Adjudication at Tax Sale dated June 24, 2015, and further with respect thereto. (Legal) (There were no public comments).

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

(b) Upon a motion by Mrs. Dawson, second by Mrs. Ezernack and unanimously approved to Finally adopt Ordinance No. 12,030, revoking a 75' wide section of Pear Street from the Levee west approximately 185' to its terminus at the Ouachita River and further providing with respect thereto. (P&Z) (There were no public comments).

Open Public Hearing/Public Comment/Close Hearing: Vice-Chairman Marshall opened the public hearing:
Comments: Ms. Marie Brown asked for clarity on the item; Ms. Joanne Poret explained the amended Ordinance.
Seeing no one else come forward, the hearing was closed.

(c) Upon a motion by Mrs. Dawson, second by Mrs. Ezernack and unanimously approved to Finally adopt Ordinance No. 12,031, amendment to Chapter 37, Zoning, of the Code of the City of Monroe, Article V, Site Development Standards, Section 37-78 Supplemental Height, Yard, and Open Space Regulation (c) Architectural Projections into Required Yards (3) to clarify the circumstances that carports and patio covers may occupy required yards. (P&Z) (There were no public comments).

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December 8, 2020
6:00 p.m.
City Council Chambers-City Hall
MINUTES

CITIZENS PARTICIPATION:

1. Curtis Garth, citizen, spoke regarding his concerns about law enforcement.
2. Marie Brown, citizen, spoke regarding her community concerns and law enforcement; she thanked Council for announcing her toy drive on December 19th.

There being no further business to come before the Council, the meeting was adjourned at 7:06 p.m., upon a motion of Mrs. Ezerneck and seconded by Mrs. Dawson. (There were no public comments).

Mr. Carday Marshall, Sr.
Vice-Chairman

Ms. Carolus S. Riley
Council Clerk

Ms. Jacqueline Benjamin
Council Secretary

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



CITY OF MONROE, LOUISIANA

LEGAL DEPARTMENT
CIVIL DIVISION

TEL (318)329-2240 FAX (318)329-3427
400 Lea Joyner Memorial Expressway
P.O. Box 123

Monroe, Louisiana 71210-0123

ANGIE D. BALDWIN
City Attorney

BRANDON W. CREEKBAUM
Assistant City Attorney

MEMO

DATE: December 10, 2020
TO: CARLOS RILEY
FROM: BROWNIE BARBO
RE: CONDEMNATIONS FOR CITY COUNCIL ON DECEMBER 22, 2020

Please place the following condemnations on the agenda for the City Council on
DECEMBER 22, 2020 (all are curatorships except as where indicated)

1. 4201 South Grand Street (D4) (Owner - Karlin Richardson)
2. 2103 Flynn Street (D3) (Curatorship - Charlon Brown & Jeremy C Perkins)
3. 3914 Cooper Street (D3) (Curatorship - Leroy Milton)
4. 1310 South 5th Street (D4) (Curatorship - Alice J Rush, Isiah Square, Joseph Douglas Rush) Non curatorship - OPPJ)
5. 1308 South 3rd Street (D4) (Curatorship - Christopher Michael Irby, James C. Augurson & Stephanie L Augurson, Community Trust Bank) (Non-curatorship - Cropprue Rental Properties, LLC c/o Shannon Cropprue, Christopher Michael Irby & Cropprue Rental Props LLC)
6. 4220 Barlow Street (D3) (Curatorship - Argie R Blue Williams et al, Johnnie O Blue, Aza Blue) (Non-Curatorship - Khaduah Davis, Jamal Davis)

c: Ellen Hill Jimmie Bryant
Casey Starr Hubert Murphy
Catherine Robinson Stacy Newbill
Stacie West
Karen Goree

RESOLUTION

NO. _____

STATE OF LOUISIANA
CITY OF MONROE

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

A RESOLUTION APPROVING THE APPOINTMENT OF MR. FREDRICK LOUIS TO THE BOARD OF DIRECTORS OF THE I-20 ECONOMIC DEVELOPMENT COMMISSION, AND FURTHER PROVIDING WITH RESPECT THERETO:

WHEREAS, members of the Board of Directors of the I-20 Economic Development Commission are appointed by the Monroe City Council and serve terms concurrent with the Mayor, and

WHEREAS, One Director shall be the Mayor of the City of Monroe and one Director shall be a member of the Monroe City Council as amended by the board on March 14, 2005, and

WHEREAS, Ms. Rowena Sledge expired term has created a vacancy, and

WHEREAS, Councilman Carday Marshall, Sr., desire to fill this vacancy by appointing Mr. Fredrick Louis to the Board of Directors of the I-20 Economic Development Commission for the term ending June 30, 2024.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Monroe, Louisiana, in legal session convened, that we do hereby approve and confirm the appointment of Mr. Fredrick Louis to the Board of Directors of the I-20 Economic Development Commission for the term ending June 30, 2024.

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 _____, 2020.

CITY CLERK

CHAIRMAN

RESOLUTION

STATE OF LOUISIANA

NO. _____

CITY OF MONROE

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

A RESOLUTION APPROVING THE APPOINTMENT OF _____ TO THE BOARD FOR THE SOUTHSIDE ECONOMIC DEVELOPMENT DISTRICT (SEDD) AND FURTHER PROVIDING WITH RESPECT THERETO:

WHEREAS, a position on the Board of the SEDD has become open due to the expiration of the term being served by Gladys Smith, who was recommended by the Monroe Chamber of Commerce and appointed by the Council pursuant to law in 2015;

WHEREAS, pursuant to R.S. 33:2740.51, the Monroe Chamber of Commerce has submitted a list of potential nominees to fill the vacancy.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Monroe, Louisiana in legal session convened:

That _____ is hereby appointed as a board member of the SEDD.

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

AYES: _____

NAYS: _____

ABSENT: _____

And the Resolution was declared **ADOPTED** on the _____ day of December 2020.

CHAIRMAN

CITY CLERK

CITY ATTORNEY'S OFFICE

DATE: 12/16/20
TO: CITY COUNCIL
FROM: ANGIE D. STURDIVANT
RE: SEDD APPOINTMENT BY MONROE CHAMBER OF COMMERCE

The Monroe Chamber of Commerce has submitted the following list of names to consider for its appointment to the SEDD:

1. Joshua Mitchell
2. Sue Nicholson

One person shall be appointed from this list.

MEMO

**To: Stacy Powell
Director of Administration**

**From: Tim Lewis
Director of Tax & Revenue**

Re: Renewals (For December 22, 2020 meeting)

Date: December 15, 2020

Class A (16)

- 1. HOOLIGANS**
- 2. THURMAN'S FOOD FACTORY**
- 3. JAVI PS FRESH MEX**
- 4. CITY OF MONROE**
- 5. EL PASO MONROE LLC**
- 6. CREOLE NORRITURE LLC**
- 7. DOE'S EAT PLACE LLC**
- 8. DAQ'S WINGS & GRILL**
- 9. BASIL THAI & SUSHI**
- 10. SAVAGE AXE LLC**
- 11. BOOTLEGGERS LOUISIANA LLC**
- 12. CATAHOULA'S**
- 13. 2 DUDES BREW & QUE**
- 14. PORTICO BAR & GRILL**
- 15. LITTLE INDIA BAR AND RESTAURANT**
- 16. LA CATRINA MEXICAN STREET FOOD**

Class B (9)

- 1. RACEWAY #6863**
- 2. SOUTH 2ND HOP IN**
- 3. WASHINGTON WINE & SPIRITS**
- 4. BRAIZ'N AMERICAN BAR & GRILL**
- 5. DOLLAR GENERAL STORE #8257**
- 6. SHOPPERS VALUE FOODS**
- 7. MISSILE MART**
- 8. QUICKWAY**
- 9. DELTA MINI MART #10**

CLASS E (1)

- 1. FD THOMPSON POST 521**

MEMO

**To: Stacy Powell
Director of Administration**

**From: Tim Lewis
Director of Tax & Revenue**

Re: New --- (For December 22, 2020 meeting)

Date: December 15, 2020

Class A

**BASIL THAI & SUSHI
1118 OLIVER ROAD
MONROE, LA 71201**

**OWNERS: PHOUGNAO KEOMALI THONG
PHOUKHAO KEMALI THONG**

**CO-CLEARED
SALES TAX CLEARED
DISTANCE REPORT CLEARED**

MEMO

To: Stacy Powell
Director of Administration

From: Tim Lewis
Director of Tax & Revenue

Re: *New* – (For December 22, 2020 meeting)

Date: December 15, 2020

Class A

**WE DATS 1003 LLC
4700 MILLHAVEN ROAD
MONROE, LA 71203**

OWNERS: GREGORY TILLERY

**CO-CLEARED
SALES TAX CLEARED
DISTANCE REPORT CLEARED**

RESOLUTION

STATE OF LOUISIANA
CITY OF MONROE

NO. _____

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

A RESOLUTION APPOINTING BOBBY MANNING TO THE PLANNING COMMISSION OF THE CITY OF MONROE, AND FURTHER PROVIDING WITH RESPECT THERETO.

WHEREAS, Bobby Manning, 143 E. Shore Drive, has indicated a willingness to serve on the Planning Commission of the City of Monroe,

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Monroe, Louisiana, in legal session convened, that Bobby Manning, be, and is hereby, appointed as a member of the Planning Commission of the City of Monroe for a five-year term, beginning December 2020 and ending December 2025.

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 22th day of December 2020.

CHAIRMAN

CITY CLERK



BOARDS & COMMISSIONS

APPLICATION FOR APPOINTMENT TO A CITY OF MONROE
COMMISSION OR BOARD
(Please Print)

Bobby R. Manning 143 E. Shore Drive, Monroe, LA 71203

Name (First, MI, Last) Home Address

320 Pine Street, Monroe, LA 71201 318-329-0007

Mailing Address Home Telephone Number

318-324-1411 318-348-3674

Work Telephone Number Cell Phone Number

bobby@bobbymanning.com

E mail Address City Council District

Attorney At Law 320 Pine Street, Monroe, LA 71201

Occupation Place of Employment

Which board or commission are you interested in or have been nominated for?

- Planning Commission Heritage Preservation Commission Board of Adjustment

Please list any qualifications or experience that you have that you feel would contribute to serving on a board or commission:

I have enough experience to make wise choices, but also to be seen by others as credible to serve.

 12/21/2020

Applicant's Signature Date

Please fill out and mail to: Planning and Zoning Office
City of Monroe
P.O. Box 123
Monroe, LA 71210

RESOLUTION

STATE OF LOUISIANA

CITY OF MONROE

NO. _____

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

A RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 IN CONNECTION WITH THE WORK ON THE ADMINISTRATION OFFICE AT THE WPCC BY BENCHMARK CONSTRUCTION GROUP OF LA, LLC, FOR A FORTY-FIVE DAY INCREASE IN THE CONTRACT TIME AND FURTHER PROVIDING WITH RESPECT THERETO:

WHEREAS, an agreement was previously entered into between the City of Monroe and Benchmark Construction Group of LA, LLC (Approved by Council on 7/29/20) for expansion of the Administration Office at WPCC; and

BE IT RESOLVED, by the City Council, in legal and regular session convened, that a designated City representative is hereby authorized to execute Change Order No. One (1) for the Proposed Expansion to Administration Office at WPCC, between the City of Monroe and Benchmark Construction Group of LA, LLC for a forty-five day increase in the contract time and further providing with respect thereto.

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

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

AYES:

NAYS:

ABSENT:

And the Resolution was declared **ADOPTED** on the _____ day of December 2020.

CITY CLERK

CHAIRMAN

CHANGE ORDER

Order No. 1
Date: **October 27, 2020**
Agreement Date: September 3, 2020

NAME OF PROJECT: Proposed Expansion to Administration Office at WPCC
DE Project No. 19-10-05

OWNER: City of Monroe

CONTRACTOR: Benchmark Construction Group of LA, LLC

The following changes are hereby made to the CONTRACT DOCUMENTS:

Owner requested changes. Delete relocation of chain link fencing and add remove and replace asphalt shingles and moisture barrier on remaining existing roofing structure.

JUSTIFICATION: See Above

CHANGE TO CONTRACT PRICE:

Original **CONTRACT PRICE** \$139,625.00.

Current **CONTRACT PRICE** adjusted by previous **CHANGE ORDER** \$ 139,625.00.

The **CONTRACT PRICE** due to this **CHANGE ORDER** will be **unchanged** by \$ 0.00.

The new **CONTRACT PRICE** including this **CHANGE ORDER** will be \$139,625.00.

CHANGE TO CONTRACT TIME:

The **CONTRACT TIME** will be **increased** by 45 calendar days.

The date for completion of all work will be January 22, 2021.

APPROVED BY:

RECOMMENDED BY: Chris W. Patrick Date 12/14/2020
Chris W. Patrick, P.E.
Denmon Engineering

ORDERED BY:

Authorized City Representative
City of Monroe

ACCEPTED BY:

Zach Brister Date 12/12/20
Zach Brister, Owner
Benchmark Construction Group of LA, LLC

**CITY OF MONROE
PROPOSED EXPANSION TO ADMINISTRATION OFFICE AT WPCC**

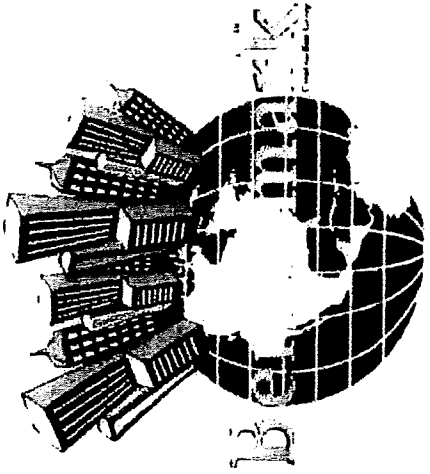
DE PROJECT NO. 19-10-05

ATTACHMENT FOR CHANGE ORDER NO. 1

ITEM NO.	DESCRIPTION OF ITEM	QUANTITY	UNIT	UNIT PRICE	DECREASE AMOUNT	INCREASE AMOUNT
2.	Decrease Construction Allowance (Original Bid Amount of \$10,000.00 less \$3,925.00 will be \$6,075.00)	JOB	L.S.	\$10,000.00	(\$3,925.00)	
S-001	Delete Relocation of Chain Link Fencing As Shown On Plans	JOB	L.S.	\$3,200.00	(\$3,200.00)	
S-002	Remove and Replace Asphalt Shingles and Moisture Barrier on Reinsisting Existing Roofing Structure (+/- 2,200 s.f.)	JOB	L.S.	\$7,125.00		\$7,125.00
TOTAL CHANGE ORDER AMOUNTS					(\$7,125.00)	\$7,125.00

THIS CHANGE ORDER RESULTS IN NO INCREASE/DECREASE TO THE CONTRACT AMOUNT OF

\$0.00



Benchmark Construction Group of La., LLC
Owner Zach Brister
382 Guthrie Road
Sterlington, LA 71280
(318) 282-9749
admin@benchmarkconstructiongroup.com

“Alternate Price for Roof”

PROPOSED EXPANSION TO ADMINISTRATION OFFICES AT WPCC DE PROJECT NO.
19-10-05

Our original Additive Alternate Bid price to re-shingle the remaining roof structure was \$6,600.00 and this work was not awarded with the original contracts. Due to a price increase in materials since this project originally bid, we are requesting an additional \$600.00.

Zach Brister

A handwritten signature in black ink, appearing to read "Zach Brister", written over a thin horizontal line.

RESOLUTION

STATE OF LOUISIANA
CITY OF MONROE

NO. _____

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 AND BETWEEN THE CITY OF MONROE AND HIGHWAY GRAPHICS, LLC, FOR THE CITY STREET STRIPING PHASE IV PROJECT, AND FURTHER PROVIDING WITH RESPECT THERETO.

BE IT RESOLVED by the City Council of the City of Monroe, in legal and regular session convened, that work done by and between the City of Monroe and Highway Graphics, LLC, for the City Street Striping Phase IV Project, be and at the same time is hereby accepted as substantially complete.

BE IT FURTHER RESOLVED that a Certificate of Substantial Completion is attached hereto and made a part hereof.

BE IT FURTHER RESOLVED that a City of Monroe authorized representative, be and is authorized and empowered to execute a certificate of substantial completion with Highway Graphics, LLC, on behalf of the City of Monroe for said work.

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

AYES:

NAYS:

ABSENT:

And the Resolution was declared **ADOPTED** on the _____ day of _____, 2020.

CHAIRMAN

CITY CLERK

CERTIFICATE OF SUBSTANTIAL COMPLETION

PROJECT: City Street Striping – Phase 4
ENGINEER'S PROJECT NO. L & A, Inc. Project No. 16E057.28
OWNER: City of Monroe
CONTRACTOR: Highway Graphics, LLC 602 Well Road, West Monroe, LA 71292
CONTRACT DATE: May 28, 2020
DATE OF ACCEPTANCE OF SUBSTANTIAL COMPLETION: December 16, 2020

This Certificate of Substantial Completion applies to all Work under the Contract Documents or to the following specified parts thereof:

All work.

The Work to which this certificate applies has been inspected by authorized representatives of OWNER, CONTRACTOR and ENGINEER on December 16, 2020 and that Work is hereby declared to be substantially complete in accordance with the Contract Documents on

December 16, 2020
Date of Substantial Completion


A tentative list of items to be completed or corrected is attached hereto. This list may not be all-inclusive, and the failure to include an item in it does not alter the responsibility of CONTRACTOR to complete all the Work in accordance with the Contract Documents. When this Certificate applies to a specified part of the Work the items in the tentative list shall be completed or corrected by CONTRACTOR within 30 calendar days of the above date of Substantial Completion.

The Date of Substantial Completion is the date upon which all guarantees and warranties begin, except as follows:

The 45-day lien period shall begin upon the date that this document is filed with the Clerk of Court in Ouachita Parish.

Executed by ENGINEER on December 16, 2020

Lazenby & Associates, Inc.
ENGINEER

By: 
Joshua D. Hays, P.E.

The CONTRACTOR accepts this Certificate of Substantial Completion on _____, 2020
Date

Highway Graphics, LLC
CONTRACTOR

By: _____
Contractor Representative

The OWNER accepts this Certificate of Substantial Completion on _____, 2020.
Date

City of Monroe
OWNER

By: _____
City of Monroe Representative

FINAL INSPECTION "PUNCH LIST"

City Street Striping
Phase 4
L & A, Inc. Project No. 16E057.28
December 16, 2020

Remaining items to be completed:

1. Contractor to provide "As-Builts" to the owner.
 2. Fink's Hide-A-Way Extension from US 165 North to Dead End: complete striping centerline, edgeline & raised pavement markers.
 3. Armand Street from Armand Connector to Breard Street: complete striping centerline, edgeline, symbols, and raised pavement markers.
 4. North 30th Street from Lasalle Street to Westminster Avenue: complete 24" stop bars on both ends, edgeline, wrap radius, and raised pavement markers.
 5. Good Shepherd Lane from Park Avenue to Lexington Avenue: complete raised pavement markers.
 6. Lexington Avenue from Loop Road to Forsythe Avenue: complete double yellow centerline & raised pavement markers on the Forsythe Ave end.
 7. Sara Street from Spencer Avenue to Forsythe Avenue: complete raised pavement markers.
 8. Spencer Avenue from Loop Road to Lexington Avenue: complete raised pavement markers & southern end needs edgeline.
 9. Oliver Road from Orleans Street to Forsythe Avenue: complete striping at edgeline.
 10. Liberty Street from Honor Street to Oliver Road: complete striping centerline, edgeline and raised pavement markers.
 11. Oliver Road from Tower Drive to Louisville Avenue: complete raised pavement markers.
 12. Avenue of America from North 18th Street to North 19th Street: complete raised pavement markers.
 13. McKeen Place from North 18th Street to 1st curve past Murray Drive: complete raised pavement markers.
 14. Tower Drive from Lamy Lane to North 19th Street: complete raised pavement markers near the 8" white stack lines.
 15. Northeast Drive from University Avenue to Warhawk Way: complete striping centerline, edgeline & raised pavement markers along the concrete bridge section.
 16. Renwick Street from Powell Avenue to DeSiard Street: complete 24" yellow hatch striping.
 17. Sherrouse Avenue from Harvey Street to Wiley Street: complete striping centerline, edgeline, symbols, and raised pavement markers.
 18. Peach Street from South 12th Street to South 18th Street: complete radius wraps on the South 12th end.
 19. South 12th Street from Girod Street to Peach Street: complete radius wraps on the Orange Street end.
 20. South 7th Street from Texas Avenue to Winnsboro Road: complete radius wraps, 24" stop bars, and raised pavement markers.
 21. South 5th Street from Peach Street to Beaufregard Street: complete raised pavement markers.
 22. South 6th Street from Peach Street to Beaufregard Street: complete raised pavement markers.
 23. Jackson Street from Calypso Street to DeSiard Street: complete centerline striping on DeSiard Street end and raised pavement markers.
 24. Grammont Street from South 6th Street to South Grand Street: complete broken white centerline and raised pavement markers.
 25. Wood Street from Lea Joyner Expressway to Hart Street: complete striping centerline, edgeline, and raised pavement markers.
 26. South 11th Street from Manassas Street to Stone Avenue: complete raised pavement markers.
 27. Grammont Street from South 23rd Street to South 11th Street: complete raised pavement markers.
-

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 AN AUTHORIZED CITY REPRESENTATIVE, TO EXECUTE CHANGE ORDER NO. ONE (1) TO THE REPAIRS TO BAYOU BARTHOLOMEW PUMP & MOTOR NO. 1 CONTRACT, BETWEEN THE CITY OF MONROE AND WOMACK & SONS CONSTRUCTION GROUP, INC., FOR VARIOUS CHANGES TO THE WORK WITH NO NET CHANGE IN COST AND FURTHER PROVIDING WITH RESPECT THERETO.

BE IT RESOLVED by the City Council of the City of Monroe, in legal and regular session convened, that an authorized City representative, be and is hereby authorized to execute Change Order No. One (1) between the City of Monroe and Womack & Sons Construction Group, Inc., for various changes to the work with no net change in cost.

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

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

AYES:

NAYS:

ABSENT:

And the Resolution was declared **ADOPTED** on the _____ day of _____, 2020.

CHAIRMAN

CITY CLERK

CHANGE ORDER

Order No. 1
Date: December 8, 2020
Agreement Date: July 30, 2020

NAME OF PROJECT: Repairs to Bayou Bartholomew Pump and Motor No. 1
DE Project No. 18-07-01

OWNER: City of Monroe
CONTRACTOR: Womack and Sons Construction Group, LLC

The following changes are hereby made to the CONTRACT DOCUMENTS:

Additional machining needed for existing electric motor.

JUSTIFICATION: See Above

CHANGE TO CONTRACT PRICE:

Original CONTRACT PRICE \$217,120.00.

Current CONTRACT PRICE adjusted by previous CHANGE ORDER \$ 0.00.

The CONTRACT PRICE due to this CHANGE ORDER will be unchanged by \$ 0.00.

The new CONTRACT PRICE including this CHANGE ORDER will be \$ 217,120.00.

CHANGE TO CONTRACT TIME:

The CONTRACT TIME will be unchanged by 0 calendar days.

The date for completion of all work will be _____.

APPROVED BY:

RECOMMENDED BY: Chris W. Patrick 12/19/2020
Chris W. Patrick, P.E. Date
Denmon Engineering

ORDERED BY:

Authorized City Representative
City of Monroe Date

ACCEPTED BY:

James B. Womack 12/19/20
James B. Womack Date
Womack and Sons Construction Group, LLC

CITY OF MONROE
REPAIRS TO BAYOU BARTHOLOMEW PUMP AND MOTOR NO. 1

DE PROJECT NO. 18-07-01

ATTACHMENT FOR CHANGE ORDER NO. 1

ITEM NO.	DESCRIPTION OF ITEM	QUANTITY	UNIT	UNIT PRICE	DECREASE AMOUNT	INCREASE AMOUNT
3.	Decrease Construction Allowance (Original Bid Amount \$15,000.00 less \$6,217.51 will be \$8,782.49)	1	L.S.	\$6,217.51	\$ 6,217.51	
S-001	Add Machining to Motor Repairs	1	L.S.	\$6,217.51		\$ 6,217.51
TOTAL CHANGE ORDER AMOUNTS					\$ 6,217.51	\$ 6,217.51

THIS CHANGE ORDER RESULTS IN NO INCREASE/DECREASE TO THE CONTRACT AMOUNT OF \$0.00

Chris Patrick

From: Lee McGuffee <lee@womackandsons.com>
Sent: Monday, December 07, 2020 4:23 PM
To: Josh Ezell; Chris Patrick
Cc: James Womack
Subject: RE: Bayou Bartholomew Pump and Motor No.1 Repairs
Attachments: Bayou Bartholomew Justification.pdf

Mr. Chris,

I attached the Breakdown for Change Order #1 on the electric motor. Let me know if you need any other information.

Patterson said they plan to ship the pump Mid-January.

Thanks,
Lee

-----Original Message-----
From: Josh Ezell <josh@womackandsons.com>
Sent: Monday, November 16, 2020 5:14 PM
To: Chris@denmon.com
Cc: James Womack <james@womackandsons.com>; Lee McGuffee <lee@womackandsons.com>
Subject: Bayou Bartholomew Pump and Motor No.1 Repairs

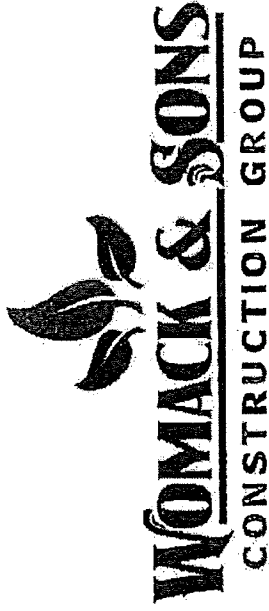
Mr. Chris,

Please see attached the Proposed Change Order #1 Justification for the above referenced project. Once the motor was disassembled at the repair shop, they encountered a few parts that required additional machining that was unforeseen. Please let me know if you need more information.

Thanks,

Joshua Ezell - Senior Estimator
Womack and Sons Const. Group
5739 Hwy 8 - Harrisonburg, LA
Office: 318-744-5348
Fax: 318-744-5398
Cell: 318-732-6871

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P. O. Box 653
Harrisonburg, LA 71340

Glen Womack
James Womack
Chase Womack

Phone: 318-744-5348
Fax: 318-744-5398

City of Monroe
Repairs to Bayou Bartholomew
Pump and Motor No.1

Add Machining to Motor Repairs - Breakdown

<u>Labor Costs</u>		Project Manager/QC	Days	Day	Labor	N/A
		Administrative Oversight	Days	Day	Day	\$0.00
		Clerical	Days	Day	Day	\$0.00
		Social Security Taxes	Labor Sub Total			\$0.00
		La. Unemployment Taxes	8.00%			\$0.00
		Fed. Unemployment Taxes	4.00%			\$0.00
		Workers Comp/GI	1.00%			\$0.00
		Vacation Pay	17.00%			\$0.00
		Holiday Pay	2.00%			\$0.00
			3.00%			\$0.00
		Total Labor Costs		=		\$0.00
<u>Material Costs</u>			Qty	Unit	Unit Price	Total
Description		N/A				
					=	\$0.00
<u>Subcontract Costs</u>			Qty	Unit	Unit Price	Total
Description						
Machine De Bracket			1	LS	\$750.00	\$750.00
Machine De Bracket Outer Seal Fit			1	LS	\$680.00	\$680.00
Machine Ode Bracket			1	LS	\$750.00	\$750.00
Machine De Journal			1	LS	\$663.00	\$663.00
Manufacture Two Stand Pipes			1	LS	\$1,200.00	\$1,200.00
Solder Rotor Blades			1	LS	\$1,250.00	\$1,250.00
51000/Sight Glass			1	LS	\$50.00	\$50.00
					=	\$5,353.00
Total Subcontractor Costs						\$5,353.00
<u>Equipment Costs</u>			Qty	Duration	Unit Price	Total
Description		N/A				
					=	\$0.00
Total Equipment Costs						\$0.00

SubTotal \$5,353.00
Fuel \$0.00
Performance and Payment Bond \$53.53
15% Overhead & Profit \$810.98
Total \$6,717.51

Total Contract Days Requested

0

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 AN AUTHORIZED CITY REPRESENTATIVE, TO EXECUTE CHANGE ORDER NO. ONE (1) TO THE TEXAS SEWER LIFT STATION BAR SCREEN REPLACEMENT CONTRACT, BETWEEN THE CITY OF MONROE AND DIXIE OVERLAND CONSTRUCTION, LLC, FOR VARIOUS CHANGES TO THE WORK WITH NO NET CHANGE IN COST AND FURTHER PROVIDING WITH RESPECT THERETO.

BE IT RESOLVED by the City Council of the City of Monroe, in legal and regular session convened, that an authorized City representative, be and is hereby authorized to execute Change Order No. One (1) between the City of Monroe and Dixie Overland Construction, LLC, for various changes to the work with no net change in cost.

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

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

AYES:

NAYS:

ABSENT:

And the Resolution was declared **ADOPTED** on the _____ day of _____, 2020.

CHAIRMAN

CITY CLERK

CHANGE ORDER

Order No. 1
Date: **November 4, 2020**
Agreement Date: July 30, 2020

NAME OF PROJECT: Texas Avenue Sewer Lift Station Improvements -
Mechanical Bar Screen Replacement
DE Project No. 20-02-08

OWNER: City of Monroe

CONTRACTOR: Dixie Overland Construction, LLC

The following changes are hereby made to the CONTRACT DOCUMENTS:

This change is required due to the existing reducer being out of alignment. The bolt pattern is not lined up with a typical 2 bolt pattern, which will result in the new bend and subsequent piping being on an angle, requiring further piping changes at the bypass point. To avoid this unlevel scenario it is proposed to replace the current 30" X 18" reducer with a 2-bolt pattern fitting which will allow the bends and piping to be installed level.

JUSTIFICATION: See Above

CHANGE TO CONTRACT PRICE:

Original **CONTRACT PRICE** \$377,145.00 .

Current **CONTRACT PRICE** adjusted by previous **CHANGE ORDER \$ 0.00** .

The **CONTRACT PRICE** due to this **CHANGE ORDER** will be **unchanged by \$ 0.00** .

The new **CONTRACT PRICE** including this **CHANGE ORDER** will be \$ 377,145.00 .

CHANGE TO CONTRACT TIME:

The **CONTRACT TIME** will be **unchanged** by 0 calendar days.

The date for completion of all work will be March 30, 2021 .

APPROVED BY:

RECOMMENDED BY: Chris W. Patrick
Chris W. Patrick, P.E.,
Denmon Engineering

11/30/2020
Date

ORDERED BY:

Authorized City Representative
City of Monroe

Date

ACCEPTED BY:

[Signature]
John Burson, Member
Dixie Overland Construction, LLC

11/30/2020
Date

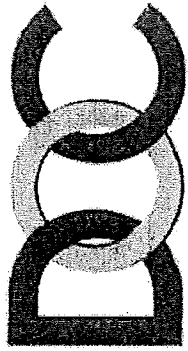
CITY OF MONROE
TEXAS AVENUE SEWER LIFT STATION IMPROVEMENTS
MECHANICAL BAR SCREEN REPLACEMENT

DE PROJECT NO. 20-02-08

ATTACHMENT FOR CHANGE ORDER NO. 1

ITEM NO.	DESCRIPTION OF ITEM	QUANTITY	UNIT	UNIT PRICE	DECREASE AMOUNT	INCREASE AMOUNT
12.	Decrease Construction Allowance (Original Bid Amount \$25,000.00 less \$5,069.00 will be \$19,931.00)	1	L.S.	\$5,069.00	\$ 5,069.00	
S-001	Add 30" X 18" Standard Flanged Reducer	1	EA.	\$5,069.00		\$ 5,069.00
TOTAL CHANGE ORDER AMOUNTS					\$ 5,069.00	\$ 5,069.00

THIS CHANGE ORDER RESULTS IN NO INCREASE/DECREASE TO THE CONTRACT AMOUNT OF \$0.00



DIXIE OVERLAND CONSTRUCTION

380 Burson Road, Sibley, LA 71073
318 377 5008

QUOTE

Quote Expires: 12/1/2020
Texas Avenue LS Bar Screen Replcmt.
City of Monroe Louisiana

To:

City of Monroe via Engineer
Chris Patrick, P.E.
Denmon Engineering
114 Venable Lane
Monroe, Louisiana 71203

Quote Number: 2016-01

Quote date: 10/27/2020
DOC Job ID: 2016
PO Number:

Terms: Per Contract



This change is required due to the existing reducer being out of alignment. The bolt pattern is not lined up with a typical 2 bolt pattern, which will result in our bend and subsequent piping being on an angle, requiring further piping changes at the bypass point. To avoid this unlevel scenario we propose to replace the current 30"x18" reducer with a 2-bolt pattern fitting to allow the bends and piping to be installed level.

1	EA	30"x18" Flanged Reducer	\$2,491.30
1	EA	30" Flange Pack	\$ 308.57
1	EA	18" Flange Pack	\$ 83.31
1	EA	Additional Labor and Equipment for Tie-In, Including Additional Cleanup From Full Pipe Flow Due To Removing 30"x18" Reducer	\$1,370.82

Subtotal:	\$4,254.00
OH&P:	\$ 674.00
Insurance and Bonds:	\$ 141.00
Total:	\$5,069.00

10/27/2020

Jeffery Anderson
Dixie Overland Construction

Detail Cost Estimate

ITEM	QTY	UNIT	Journey Man		Helper		Operator		MATERIAL		Subcontract		Equipment		Miscellaneous		Summary	
			UNIT	TOTAL Hours	UNIT	TOTAL Hours	UNIT	TOTAL Hours	MAT Unit	MATERIAL Total	Sub Unit	Sub Total	Equip. Unit	Equip. Total	Misc. Unit	Misc. Total		Unit Price
30" x 18" Reducer and Flange Packs	1	EA	2.00	2	4.00	2	2,863.18	2	2,863.18								3,719.00	3,719.00
Additional Cleanup	1.0	EA	2.00	2	2.00												212.00	212.00
Additional Equipment and Mob	1.0	LS			2.00								700	700			1,138.00	1,138.00
Equipment Delivery																		
Safety 2% of Labor	1	EA							9.42									
Small Tools 6% Labor	1								18.84									
Consumable 3% Labor	1								9.42									
Fuel OIL % of Equipment	22%								700									
Supervision		Hr.	\$ 24.00	\$														
Total			\$ 19.50	\$	4	\$ 14.00	6	\$ 19.00	8	\$ 3,074.86				\$ 700.00				

TABULATION TABLE		
Item	Subtotal	Mark Up
Labor Regular Time	\$314	30%
Labor Burden RT	\$94	30%
Over Time 50%+10%	\$31	30%
Labor Burden OT 15%	\$5	30%
Fringe 57/hr.	\$36	30%
Material	\$3,075	15%
Subcontracts	-	10%
Construction Equipment	\$700	10%
Miscellaneous and Taxes	\$0	10%
Subtotal	\$4,235	
Total O&M&P	16%	\$
Subtotal	\$	4,974
Contingency	\$	\$
NON-MARKUP ITEMS		
Umbrella Insurance	5	19
General Liability	5	33
Performance Bond	yes	99
Total		\$4,989.00



QUOTATION

Customer#:
POTTS DISTRIBUTING CO
JOB: TEXAS AVE SWR LIFT STATION
PO BOX 179
COLUMBIA, LA 71418

Branch#:
COBURN'S MONROE (32)
1300 MATCHITOCHEs ST
WEST MONROE, LA 71292
318-323-5454
Fax 318-323-5420

Page#: 1 of 2

Quote#	Start Date	Exp. Date	Job Name	Bid Type	Prepared By
853851	10/20/20	10/20/20	30X18	UTILITY	JASON ROGERS

TERMS and CONDITIONS

1. Quotation prices are valid for 30 days of bid date unless otherwise indicated.
2. Applicable taxes are not included.
3. Prices quoted are based on availability of material.
4. PVC and HDPE piping prices are based on the order being placed on or before 15 days after bid date and shipped within 30 days after the order date.
5. Manufacturer's warranties will prevail for all products.
6. Coburn Supply Company, Inc. will not be liable for any damages or cost incurred by contractor/customer due to material delivery date not being met because of circumstances beyond Coburn Supply Company, Inc.'s control.
7. Coburn Supply Company, Inc. assumes no responsibility for additions/omissions of material or misinterpretation of plans and specifications.
8. This Quotation is an estimate only and it is the responsibility of the contractor/customer to verify that the materials and quantities set forth below are accurate and comply with the plans and specifications upon which this quotation is based.
9. Coburn Supply Company, Inc. acknowledges that this Quotation is based on the plans and specification and/or addendum(s), if any, referenced below.



QUOTATION

Customer#: 33057763
 POTTS DISTRIBUTING CO
 JOB: TEXAS AVE SWR LIFT STATION
 PO BOX 179
 COLUMBIA, LA 71418

Branch#: 32
 COBURN'S MONROE (32)
 1300 NATCHITOCHEES ST
 WEST MONROE, LA 71292
 318-323-5454
 Fax 318-323-5420

Page#: 2 of 2

Quote#	Start Date	Exp. Date	Job Name	Bid Type	Prepared By
853851	10/20/20	10/20/20	30X18	UTILITY	JASON ROGERS

Line#	Qty	Per	Product No. & Description	Unit Price	Ext. Price
1	1	EA	30x18" DI FLS COU RED C:10 UNI/T46 (T46H-413 CTE) (1)	2491.30	2491.30
2	1	EA	#19290 18" 150# FIG PACK,ZINC,HEAVY NUT,1/8"FF RED	83.31	83.31
3	1	EA	#19293 30" 150# FIG PACK,ZINC,HEAVY NUT,1/8"FF RED	308.57	308.57
			QUOTATION TOTAL	*****	2883.18
					2883.18

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 AN AUTHORIZED CITY REPRESENTATIVE, TO ENTER INTO AND EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH LAZENBY & ASSOCIATES, INC., TO PROVIDE ENGINEERING SERVICES FOR THE CENTURYLINK DRIVE BRIDGE OVER BAYOU DESIARD PROJECT AND FURTHER PROVIDING WITH RESPECT THERETO.

BE IT RESOLVED by the City Council of the City of Monroe, in legal and regular session convened, that an authorized City representative, be and is hereby authorized to enter into and execute a professional services agreement with Lazenby & Associates, Inc., to provide engineering services for the CenturyLink Drive Bridge over Bayou Desiard project.

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

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

AYES:

NAYS:

ABSENT:

And the Resolution was declared **ADOPTED** on the _____ day of _____, 2020.

CHAIRMAN

CITY CLERK

City of Monroe
Agreement between the City of Monroe and
Lazenby & Associates, Inc.
For
Bridge Repairs
CenturyLink Drive Bridge over Bayou Desiard
City of Monroe, Louisiana
L & A, Inc. Project No. 20E088.00

Notice to Proceed: Date to be established by the City Engineer

Contract Time: Completion of Project

Scope of Services

The Consultant shall provide Engineering and Surveying Services in order to repair the bridge on CenturyLink Drive crossing Bayou Desiard. Plans and specifications will be prepared in accordance with previously prepared Project Worksheet for the 2016 Flood Event for FEMA reimbursement. Tasks associated with this project include the following:

- a. Topographic Survey
 - b. Project Design
 - c. Prepare Project for Bidding
 - d. Construction Engineering & Inspection
 - e. Various Meetings with City of Monroe
 - f. FEMA Reimbursement Coordination
- Project Schedule**
- a. Topographic Survey – 3 Weeks
 - b. Project Design – 6 Weeks
 - c. Prepare Project for Bidding – 2 Weeks
 - d. Construction Engineering & Inspection – As required by construction schedule
 - e. Various Meetings with City of Monroe – As required by construction schedule
 - f. FEMA Reimbursement Coordination – As required by construction schedule

Compensation

Compensation to the Consultant for services rendered for this Project shall be based on a Lump Sum basis. Payments will be made in monthly installments. Consultant will use Huval & Associates as a Sub-Consultant for the Bridge Design portion of the Contract and Huval & Associates fee is included in the compensation below. A detailed breakdown of the compensation for each Scope of Work item is shown below:

a. Topographic Survey	\$ 13,600.00
b. Project Design	\$ 42,055.00
c. Prepare Project for Bidding	\$ 4,860.00
d. Construction Engineering & Inspection	\$ 41,400.00
e. Meetings with City of Monroe	\$ 8,480.00
f. FEMA Reimbursement Coordination	\$ 6,050.00
Total	\$116,445.00

Note: All documents required for filing with the Ouachita Parish Clerk will be handled by the City of Monroe. If Consultant files the documents, the filing fees will be invoiced as reimbursables.

The Consultant agrees to perform all services set forth under the Scope of Services for the compensation stated herein.

OWNER:

CITY OF MONROE

Stacey Rowell
Director of Administration

Date

CONSULTANT:

LAZENBY & ASSOCIATES, INC.

Paul D. Fryer, P.E., P.L.S.
Senior Vice President

12/15/2020
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 AUTHORIZING AN AUTHORIZED CITY REPRESENTATIVE, TO ENTER INTO AND EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH LAZENBY & ASSOCIATES, INC., TO PROVIDE ENGINEERING SERVICES FOR THE BRIDGE REPAIRS FLYNN STREET & SHORT WASHINGTON STREET PROJECT AND FURTHER PROVIDING WITH RESPECT THERETO.

BE IT RESOLVED by the City Council of the City of Monroe, in legal and regular session convened, that an authorized City representative, be and is hereby authorized to enter into and execute a professional services agreement with Lazenby & Associates, Inc., to provide engineering services for the Bridge Repairs Flynn Street & Short Washington Street project.

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

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

AYES:

NAYS:

ABSENT:

And the Resolution was declared **ADOPTED** on the _____ day of _____, 2020.

CHAIRMAN

CITY CLERK

City of Monroe

**Agreement between the City of Monroe and
Lazenby & Associates, Inc.**

For

Bridge Repairs

Flynn Street & Short Washington Street

City of Monroe, Louisiana

L & A, Inc. Project No. 20E089.00

Notice to Proceed: Date to be established by the City Engineer

Contract Time: Completion of Project

Scope of Services

The Consultant shall provide Engineering and Surveying Services in order to repair the bridges on Flynn Street and Short Washington Street. Tasks associated with this project include the following:

- a. Topographic Survey**
- b. Project Design**
- c. Prepare Project for Bidding**
- d. Construction Engineering & Inspection**
- e. Various Meetings with City of Monroe**

Project Schedule

- a. Topographic Survey – 3 Weeks**
- b. Project Design – 6 Weeks**
- c. Prepare Project for Bidding – 2 Weeks**
- d. Construction Engineering & Inspection – As required by construction schedule**
- e. Various Meetings with City of Monroe – As required by construction schedule**

Compensation

Compensation to the Consultant for services rendered for this Project shall be based on a Lump Sum basis. Payments will be made in monthly installments. Consultant will use Huval & Associates as a Sub-Consultant for the Bridge Design portion of the Contract and Huval & Associates fee is included in the compensation below. A detailed breakdown of the compensation for each Scope of Work item is shown below:

a. Topographic Survey	\$ 15,625.00
b. Project Design	\$ 52,300.00
c. Prepare Project for Bidding	\$ 4,860.00
d. Construction Engineering & Inspection	\$ 49,600.00
e. Meetings with City of Monroe	\$ 8,480.00
Total	\$130,865.00

Note: All documents required for filing with the Ouachita Parish Clerk will be handled by the City of Monroe. If Consultant files the documents, the filing fees will be invoiced as reimbursables.

The Consultant agrees to perform all services set forth under the Scope of Services for the compensation stated herein.

OWNER:

CITY OF MONROE

Stacey Rowell
Director of Administration

Date

CONSULTANT:

LAZENBY & ASSOCIATES, INC.

Paul D. Fryer, P.E., P.L.S.
Senior Vice President

12/15/2020
Date

RESOLUTION

STATE OF LOUISIANA

NO. _____

CITY OF MONROE

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

A RESOLUTION AUTHORIZING THE CITY OF MONROE TO APPLY FOR ADDITIONAL GRANT FUNDING THROUGH THE LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT FOR A SCENIC BEAUTIFICATION PROJECT ON STATE PROJECT NO. H.007530 JACKSON STREET AND FURTHER PROVIDING WITH RESPECT THERETO:

WHEREAS, the City Council approved the filing of an application to the Louisiana Department of Transportation and Development for a scenic beautification project on Jackson Street known as the State Project No. H.007530 Jackson Street Scenic Beautification Project; and,

WHEREAS, the City was initially awarded a total of \$645,000 from the Louisiana Department of Transportation and Development (“DOTD”) for the Jackson Street Scenic Beautification Enhancement project;

WHEREAS, the City has learned that additional funds will be necessary to complete fully implement the project and that additional funding is potentially available to complete the project;

WHEREAS, the City will apply for additional grant funds from the DOTD, which require a 20% match that the City currently has allocated for this project.

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

That Mayor Friday Ellis is hereby authorized to execute any documents related to the application and/acceptance of grant funds for the Jackson Street Corridor Enhancement Project from the Louisiana DOTD.

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

AYES:

NAYS:

ABSENT:

And the Resolution was declared ADOPTED on the _____ day of _____, 2020.

CHAIRMAN

CITY CLERK

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 EXTENDING AND ENLARGING THE BOUNDARIES OF THE CITY OF MONROE, LOUISIANA, PROVIDING FOR THE RECORDATION OF THE ENTIRE BOUNDARY AS AMENDED: ESTABLISHING THE EFFECTIVE DATE THEREOF, AND PROVIDING FURTHER WITH RESPECT THERETO:

WHEREAS, a petition has been filed by Chris Bruckner (Bruckner Truck Sales) for the annexation of ±13.82 acres, requesting that the City Council extend and enlarge the boundaries of the City of Monroe, Louisiana, to include said property within said boundaries, and

WHEREAS, the legal description of these properties is:

A certain tract of land containing 13.82 acres situated in Section 3, T 17 N – R 4 E, Ouachita Parish, Louisiana further described as follows:

FROM an iron pipe at the northeast corner of Section 3, T 17 N – R 4 E, Ouachita Parish, Louisiana run South 06° 00'31" West along the east line of said Section 3 for 1044.65 feet to a point in the south right-of-way line of Frontage Road; thence run North 84° 30'55" West along said right-of-way line for 660.00 feet to a set 5/8" rebar and THE POINT OF BEGINNING; thence run South 06° 00' 32" West for 409.45 feet to set 5/8" rebar; thence run South 83° 59' 28" East for 60.00 feet to a set 5/8" rebar; thence run South 06° 00' 32" West for 1097.73 feet to a found 1" iron pipe in the south line of the Northeast ¼; thence run South 89°28'26" West along said south line for 327.57 feet to a found iron pipe; thence run North 00°15'02" West for 1549.73 feet to an iron pipe in the south right-of-way line of Frontage Road; thence run South 84° 30'55" East along said right-of-way line for 434.43 feet to an iron pipe and The Point of Beginning.

And otherwise known as 6500 Frontage Road

APPLICANT: Chris Bruckner/Bruckner Truck Sales (ANX 100-20)

WHEREAS, there has been continuously on file in the office of the Clerk of the City of Monroe, Louisiana, for more than ten (10) days prior hereto, a detailed description of said property, together with a plat thereof, and

WHEREAS, Chris Bruckner (Bruckner Truck Sales) would like to have access to City of Monroe services. and

WHEREAS, the City Council deems it to be in the best interest of the City of Monroe to incorporate the said property into the boundaries of the City of Monroe, Louisiana.

NOW, THEREFORE:

BE IT ORDAINED by the City Council of the City of Monroe, Louisiana, in legal session convened, that the boundaries of the City of Monroe be, and they are hereby extended and enlarged to include therein, the ±13.82-acre tract previously described:

WHEREAS, the City Council has further considered the report of the Monroe Planning Commission, recommending approval, on a 4-0-1 vote.

BE IT FURTHER ORDAINED that within ten (10) days after the adoption hereof the description of the enlarged boundary of the City of Monroe, after inclusion of the previously described property, shall be recorded by the Clerk of the City of Monroe in the Conveyance Records for Ouachita Parish, Louisiana, and such description as recorded shall become the official boundary of the Municipality as of the effective date of this Ordinance, all in accordance with the provision of LA-R.S. 33:171 et seq.

SECTION 3. BE IT FURTHER ORDAINED that this Ordinance shall be effective thirty (30) days after adoption and publication hereof on the manner prescribed by law.

This ordinance was INTRODUCED on the 22nd of December 2020
NOTICE PUBLISHED on the _____ day of _____ 2020,

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 _____, 2021.

CHAIRMAN

CITY CLERK

MAYOR'S APPROVAL

MAYOR'S VETO

PUBLIC HEARING
CITY OF MONROE ZONING COMMISSION

December 7, 2020

City Hall

Monroe, Louisiana

RE: ANX 100-20

APPLICANT: Chris Bruckner

MOTIONED BY: Mr. Charles Scott

SECONDED BY: Mr. Ernest Muhammad

I move that the Monroe Planning Commission advise the City Council that after a Public Hearing the Commission finds that changing conditions in the area *are* sufficient to justify the above request to annex a ±13.82 acre tract of land into the City of Monroe and presently has no zoning classification but will be zoned under a separate application.

The commission recommends this application be approved.

There was a majority vote for approval by the Planning Commission. (4-0-1)

**City of Monroe
Planning Commission**

CASE NO.:
NAME OF APPLICANT:
SITE ADDRESS:
COUNCIL DISTRICT:

ANX 100-20
BRUCKNER TRUCK SALES
6500 FRONTAGE ROAD
3 (once annexed)

REQUEST:

The applicant wishes to annex a ±13.8 acre tract of land into the City Limits of Monroe and located at 6500 Frontage Road

SIZE OF PROPERTY:

±13.8 acres, more or less.

PRESENT ZONING:

Presently the property is located within the Parish and does not have a designated zoning classification. The applicant has a separate application to rezone the tract to B-3, General Business/Commercial District.

PRESENT USE:

Vacant land.

**MOST NEARLY BOUNDED
BY (STREETS):**

North of the City Limit line; south of and fronting upon Frontage Road; east of Woolsey Road; and west of Thomco Road.

SURROUNDING LAND USES:

The surrounding land use consists of commercial to the east and west, vacant land to the south and Interstate 20 to the north.

ADVERSE INFLUENCES:

Additional businesses will increase traffic and possible drainage issues.

**POSITIVE
INFLUENCES:**

This annexation will provide additional property taxes to the City.

COMPREHENSIVE PLAN:

The area is designated **Commercial Urban** land use category on the Future Land Use Map. This is a predominately commercial area with access to arterial roads and highways that serve the City of Monroe as well as the surrounding areas, and include large mixed-use developments, large retail and shopping centers, restaurants, and entertainment establishments.

**COMMENTS/
RECOMMENDATIONS:**

The applicant (Bruckner Tire Sales) owns the tract of property in question. They wish to annex this tract in order to tie into City Services. This property abuts the Monroe City Limit line to the south. There is a separate application on the agenda to rezone the property as it is the parish and does not currently have a zoning designation. The property is requested to be zoned B-3, General Business/Commercial District which allows for the use of truck sales.

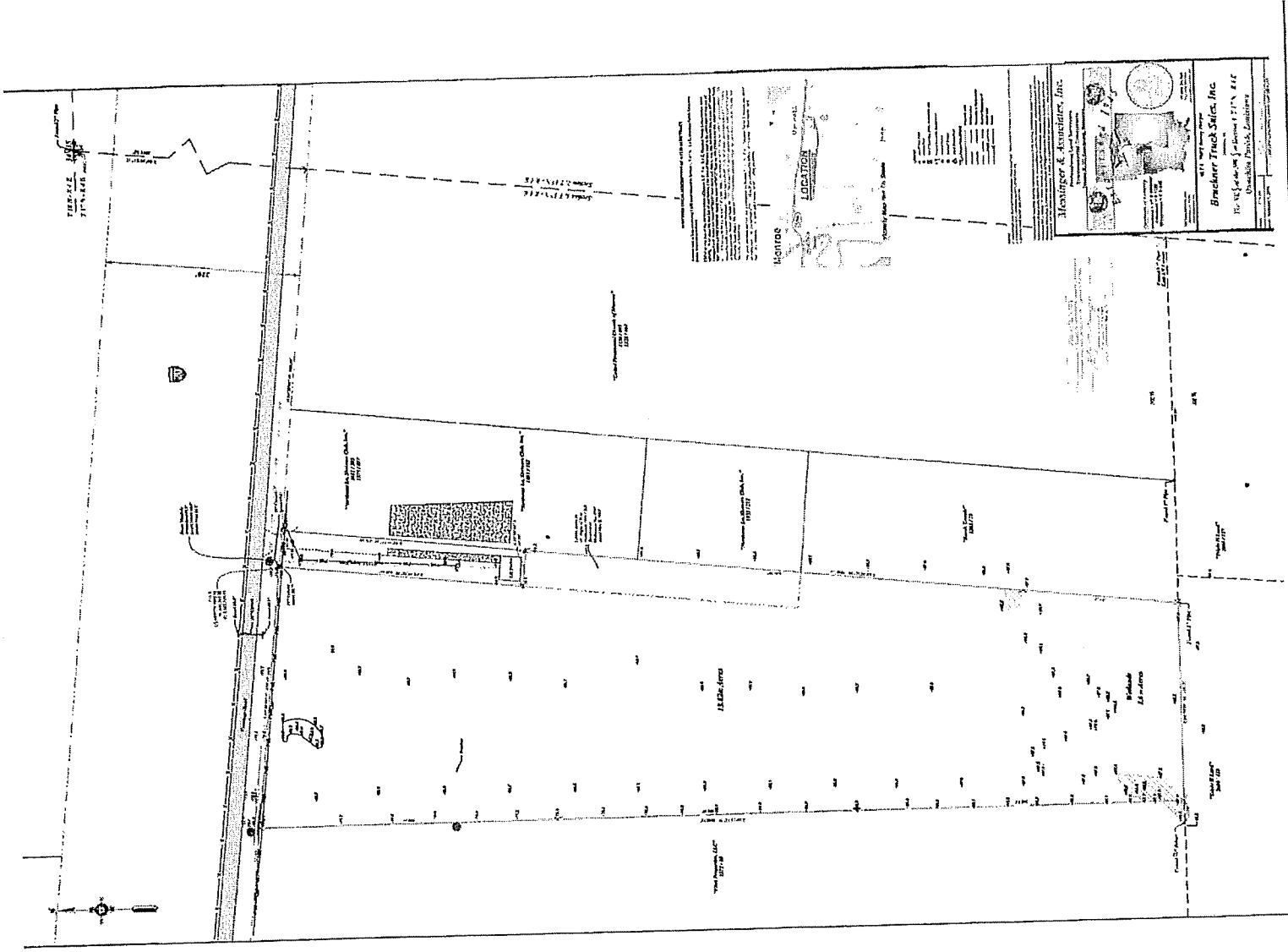
A letter has been sent to the Ouachita Parish Police Jury notifying them of this annexation petition.

The property cannot be tied into the City's water and sewer without annexing into the City limits.

OPTIONS:

Approve the applicant's request to annex a ±13.82 acre tract of land into the City, as presented.

Deny the applicant's request to annex ±13.82 acre tract of land into the City, as presented.



NOTICE
This plan is a preliminary plan and is not to be used for construction purposes without the approval of the local authority having jurisdiction. It is the responsibility of the applicant to verify the accuracy of the information shown on this plan.

Henniger & Associates, Inc.
Professional Engineer
No. 123456789
1234 Main Street
Anytown, CA 90001
Tel: (555) 123-4567
Fax: (555) 987-6543
www.henniger.com

Brackner Truck Sales, Inc.
12345 Main Street
Anytown, CA 90001
Tel: (555) 123-4567



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 ADOPTING AND AMENDING THE ZONING MAP FOR THE CITY OF MONROE, LOUISIANA

WHEREAS, the City Council of the 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 zone a ±13.82 acre tract of land presently located in Ouachita Parish to B-3, General Business/Commercial District. This property presently does not have a zoning classification as it is being annexed into the city and is more particularly described as follows:

A certain tract of land containing 13.82 acres situated in Section 3, T 17 N - R 4 E, Ouachita Parish, Louisiana further described as follows:
FROM an iron pipe at the northeast corner of Section 3, T 17 N - R 4 E, Ouachita Parish, Louisiana run South 06° 00'31" West along the east line of said Section 3 for 1044.65 feet to a point in the south right-of-way line of Frontage Road; thence run North 84° 30'55" West along said right-of-way line for 660.00 feet to a set 5/8" rebar and THE POINT OF BEGINNING; thence run South 06° 00' 32" West for 409.45 feet to set 5/8" rebar; thence run South 83° 59' 28" East for 60.00 feet to a set 5/8" rebar; thence run South 06° 00' 32" West for 1097.73 feet to a found 1" iron pipe in the south line of the Northeast ¼; thence run South 89°28'26" West along said south line for 327.57 feet to a found iron pipe; thence run North 00°15'02" West for 1549.73 feet to an iron pipe in the south right-of-way line of Frontage Road; thence run South 84° 30'55" East along said right-of-way line for 434.43 feet to an iron pipe and The Point of Beginning.

And otherwise known as 6500 Frontage Road

APPLICANT: Chris Bruckner (MA 107-20)

WHEREAS, the City Council has further considered the report of the Monroe Planning Commission recommending approval, on a 4-0-1 vote. The proposed property to be zoned is currently within Ouachita Parish and is being annexed into the City Limits. Chris Bruckner is in the process of purchasing this property to build a truck dealership. The property is presently vacant and the area around this property is predominately commercial. The proposed zoning request of B-3, General Business/Commercial District allows for the use of the site as truck dealership.

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 zone the ±13.82 acres previously described to B-3, General Business/Commercial 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 22nd day of December, 2020.
NOTICE PUBLISHED on the _____ day of _____ 2020.

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 _____, 2020.

CHAIRMAN

CITY CLERK

MAYOR'S APPROVAL

MAYOR'S VETO

PUBLIC HEARING
CITY OF MONROE ZONING COMMISSION

December 7, 2020

City Hall

Monroe, Louisiana

RE: MA 107-20

APPLICANT: Chris Bruckner

MOTIONED BY: Mr. Jott Delcambre

SECONDED BY: Mr. Charles Scott

I move that the Monroe Planning Commission advise the City Council that after a Public Hearing the Commission finds that changing conditions in the area *are* sufficient to justify the above request to zone a ±13.82 acre tract of land to B-3, General Business/Commercial as this property is being annexed into the City of Monroe and has no zoning classification.

The commission recommends this application be approved.

There was a majority vote for approval by the Planning Commission. (4-0-1)

**City of Monroe
Planning Commission**

Case No.: MA 107-20
Name of Applicant: Bruckner Truck Sales
Address of Property: 6500 Frontage Road
Size of Property: ±13.82 acres
Present Zoning: None, located in Ouachita Parish
Proposed Zoning: B-3, General Business/Commercial District
Council District: 3 (once annexed)

REQUEST: This is a request to zone a ±13.82-acre tract of land that is being annexed into the City of Monroe to B-3, General Business/Commercial District in order to operate a truck sales facility at this location.

PRESENT ZONING: None, it is presently located in the parish.

PRESENT USE: Vacant land.

MOST NEARLY BOUNDED BY (STREETS): North of the City Limit line; south of and fronting upon Frontage Road; east of Woolsey Road; and west of Thomco Road.

SURROUNDING LAND USES: The surrounding land use consists of commercial to the east and west; vacant land to the south and Interstate 20 to the north.

ADVERSE INFLUENCES: Additional businesses will increase traffic and possible drainage issues.

POSITIVE INFLUENCES: Increase of property and sales taxes for the City.

COMPREHENSIVE PLAN: The area is designated **Commercial Urban** land use category on the Future Land Use Map. This is a predominately commercial area with access to arterial roads and highways that serve the City of Monroe as well as the surrounding areas, and include large mixed-use developments, large retail and shopping centers, restaurants, and entertainment establishments.

**COMMENTS/
RECOMMENDATIONS:**

The applicant is requesting the property be zoned B-3, General Business/Commercial District as the land is being annexed into the City of Monroe and therefore does not have a zoning classification. The applicant plans on constructing a truck sales facility at this location. The B-3 General Business/Commercial district allows for this type of use.

OPTIONS:

Approve the applicant's request to zone a ±13.82-acre tract of land to B-3, General Business/Commercial District.

Deny the applicant's request to zone a ±13.82-acre tract of land to B-3, General Business/Commercial District.

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.

Show search results for 6500 frontage

CITY OF MONROE, LOUISIANA



STATE OF LOUISIANA

ORDINANCE

NO. _____

CITY OF MONROE

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

AN ORDINANCE AMENDING ORDINANCE NO. 11,264 WHICH AUTHORIZED A LEASE BETWEEN DELTA AIR LINES, INC. AND THE CITY OF MONROE/MONROE REGIONAL AIRPORT AND FURTHER PROVIDING WITH RESPECT THERETO:

WHEREAS, the City of Monroe owns and operates a public Airport known as the Monroe Regional Airport; and

WHEREAS, Delta Air Lines, Inc. engages in the transportation of persons, cargo and mail by providing airline service to regional airports; and

WHEREAS, the parties desire to amend the previously signed Lease Agreement between the parties as reflected on the Addendum to Lease Agreement attached hereto and as further identified in the following Article:

Article II (Term)

Article IX (Rates and Fees, Sections B, D, & E).

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Monroe, Louisiana, that Stacey Rowell, Director of Administration is hereby authorized to execute the Addendum to Lease Agreement, a copy of which is attached hereto and made a part hereof, by and between the City of Monroe and Delta Air Lines, Inc.

Ordinance was introduced on the ___ day of December, 2020.

Ordinance advertised on the ___ day of _____, 2020.

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

AYES:

NAYS:

ABSENT:

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

CITY CLERK

CHAIRMAN

MAYOR'S APPROVAL

MAYOR'S VETO

STATE OF LOUISIANA

ORDINANCE

NO. _____

CITY OF MONROE

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

AN ORDINANCE AMENDING ORDINANCE NO. 11,263 WHICH AUTHORIZED A LEASE BETWEEN AMERICAN AIRLINES, INC. AND THE CITY OF MONROE/MONROE REGIONAL AIRPORT AND FURTHER PROVIDING WITH RESPECT THERETO:

WHEREAS, the City of Monroe owns and operates a public Airport known as the Monroe Regional Airport; and

WHEREAS, American Airlines, Inc. engages in the transportation of persons, cargo and mail by providing airline service to regional airports; and

WHEREAS, the parties desire to amend the previously signed Lease Agreement between the parties as reflected on the Addendum to Lease Agreement attached hereto and as further identified in the following Article:

Article II (Term)

Article IX (Rates and Fees, Sections B, D, & E).

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Monroe, Louisiana, that Stacey Rowell, Director of Administration is hereby authorized to execute the Addendum to Lease Agreement, a copy of which is attached hereto and made a part hereof, by and between the City of Monroe and American Airlines, Inc.

Ordinance was introduced on the ____ day of December, 2020.

Ordinance advertised on the __ day of _____, 2020.

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

AYES:

NAYS:

ABSENT:

And the Ordinance was declared ADOPTED on the ____ day of _____, 2021.

CITY CLERK

CHAIRMAN

MAYOR'S APPROVAL

MAYOR'S VETO

STATE OF LOUISIANA

ORDINANCE

NO. _____

CITY OF MONROE

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

AN ORDINANCE AMENDING ORDINANCE NO. _____ WHICH AUTHORIZED A LEASE BETWEEN UNITED AIRLINES, INC. AND THE CITY OF MONROE/MONROE REGIONAL AIRPORT AND FURTHER PROVIDING WITH RESPECT THERETO:

WHEREAS, the City of Monroe owns and operates a public Airport known as the Monroe Regional Airport; and

WHEREAS, United Airlines, Inc. engages in the transportation of persons, cargo and mail by providing airline service to regional airports; and

WHEREAS, the parties desire to amend the previously signed Lease Agreement between the parties as reflected on the Addendum to Lease Agreement attached hereto and as further identified in the following Article:

Article II (Term)

Article IX (Rates and Fees, Sections B, D, & E).

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Monroe, Louisiana, that Stacey Rowell, Director of Administration is hereby authorized to execute the Addendum to Lease Agreement, a copy of which is attached hereto and made a part hereof, by and between the City of Monroe and United Airlines, Inc.

Ordinance was introduced on the ___ day of December, 2020.

Ordinance advertised on the ___ day of _____, 2020.

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

AYES:

NAYS:

ABSENT:

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

CITY CLERK

CHAIRMAN

MAYOR'S APPROVAL

MAYOR'S VETO

ORDINANCE

STATE OF LOUISIANA
CITY OF MONROE

NO. _____

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

AN ORDINANCE DECLARING CERTAIN IMMOVABLE PROPERTY IN MONROE BEARING MUNICIPAL ADDRESS 3303 DICK TAYLOR ST. AS NO LONGER BEING NEEDED FOR PUBLIC USE AND AUTHORIZING THE SAME TO BE SOLD TO NAOMI CARTER PURSUANT TO LOUISIANA REVISED STATUTE 33:4712, AND FURTHER PROVIDING WITH RESPECT THERETO

WHEREAS, NAOMI CARTER would like to purchase a certain piece of immovable property bearing municipal address 3303 Dick Taylor St., Monroe, LA, and more fully described in the attached copy of the proposed Cash Deed document, and

WHEREAS, the proposed purchase price for 3303 Dick Taylor St., Monroe, LA is \$2,700.00. This price consists of the fair market value of \$2,500.00 plus the cost of the appraisal, \$200.00, by Appraisal Plus, Consultants, LLC, dated 4/9/20, a copy of the Summary of Just compensation is attached hereto for review, and

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

THEREFORE, BE IT ORDAINED by the City Council of the City of Monroe, Louisiana, in legal session convened, that the City Council does hereby declare that certain parcel of immovable property bearing municipal address 3303 Dick Taylor St., Monroe, LA and more particularly described in the proposed sale document, a copy of which is attached hereto and made a part hereof, as being no longer needed for public use.

BE IT FURTHER ORDAINED that Stacey Rowell, Director of Administration, be and is hereby authorized and empowered, on behalf of the City of Monroe, Louisiana, to sell, for cash, to Naomi Carter, the above mentioned immovable property bearing municipal address 3303 Dick Taylor St., Monroe, LA under the terms, conditions and for the consideration set forth in the said sale documents attached hereto.

BE IT FURTHER ORDAINED that Stacey Rowell, Director of Administration, be and she is hereby authorized and empowered to execute the said sale documents for and on behalf of the City of Monroe, Louisiana.

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

ORDINANCE INTRODUCED on the ___ day of November 2020.

NOTICE PUBLISHED on the ___ day of _____, 2020, the ___ day of _____,
2020 and the ___ day of _____, 2020.

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

AYES:

NAYS:

ABSENT:

And the Ordinance was declared **ADOPTED** on the ___ day of _____, 2020.

CITY CLERK

CHAIRMAN

DIRECTOR OF ADMINISTRATION'S APPROVAL

DIRECTOR OF ADMINISTRATION'S VETO

STATE OF LOUISIANA
PARISH OF OUACHITA

CASH DEED

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

CITY OF MONROE, LOUISIANA, a Louisiana Municipal Corporation in Ouachita Parish, Louisiana, Tax I.D. #72-6000903, with the permanent mailing address of Monroe Government Center, Monroe, Louisiana, represented herein by Stacey Rowell, Director of Administration, pursuant to authorization by Ordinance No. _____ of the City Council adopted December , 2020, a copy of which is annexed hereto.

(hereinafter sometimes called the **VENDOR**),

and

NAOMI J. CARTER, (SS # _____), a single woman and resident of Ouachita Parish, Louisiana whose mailing address is 3305 Dick Taylor St, Monroe, LA, 71203,

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

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

Lots 11 & 12, Sq. 1, Tippet 7 Cobbs 2nd Addition
3303 Jackson St.
District 5
Ouachita Parish, Monroe, Louisiana
Parcel #48825

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

The price for which the above sale is made is the sum of **TWO THOUSAND SEVEN HUNDRED AND NO/100 (\$2,700.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged and full acquittance given therefor.

Buyer hereby acknowledges and recognizes that this sale is in "As Is" condition and, accordingly, hereby relieves and releases Vendor and previous owners from any and all claims for any vices or defects in said property, whether obvious or latent, known or unknown, easily discovered or hidden, from all claims in redhibition pursuant to Louisiana Civil Code, Articles

2520, et seq., or for diminution of purchase price pursuant to Louisiana Civil Code, Articles 2541, et seq. Buyer acknowledges she understands that Louisiana redhibition law enables her to hold Seller responsible for any obvious or hidden defects in the property existing on the act of sale date, and that she is waiving that right.

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

Naomi J. Carter

THUS DONE AND EXECUTED BY in the presence of the undersigned competent attesting witnesses and Notary, in Ouachita Parish, Louisiana on this ____ day of December 2020.

WITNESSES: **CITY OF MONROE, LOUISIANA**

By: Stacey Rowell, Director of Administration

Mary Lou Harrison

Notary Public # _____
Print Name: _____

STATE OF LOUISIANA
PARISH OF OUACHITA

THUS DONE AND EXECUTED BY Naomi J. Carter, in the presence of the undersigned competent attesting witnesses and Notary, in Ouachita Parish, Louisiana, this ____ day of December, 2020.

Witnesses:

Print Name: Mary Lou Harrison

Print Name: Naomi J. Carter, Vendee

Print Name: Brownie Barbo

Notary Public # _____
Print Name: _____

Appraisal Consultants, LLC

AJ Burns Appraisal
407 North 7th Street
West Monroe, LA 71291

Phone: 318-323-1227
Fax: 318-322-1388
Email: Info@AJBurnsAppraisal.com

A. J. Burns, Jr.

April 9, 2020

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

RE: Appraisal Of
Vacant Lot
3303 Dick Taylor
Monroe, LA 71201

Dear Ms. Mary Lou Harrison :

The purpose of this report is to provide the appraiser's opinion of the Market Value of the subject property as of April 9, 2020. This appraisal report is intended to comply with the reporting requirements set forth by the Uniform Standards of Professional Appraisal Practice. In accordance with our scope of work agreement, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value.

The property was viewed and photographed.

The Direct Sales Comparison approach was developed.

This report provides the appraiser's opinion of market value for the subject property.

Market value for the subject is based on the direct sales comparison approach to value.

Additional Scope of Work details are in the addenda.

Property: 15,000 ± s.f. Lot

Interest Valued: FEE SIMPLE
Effective Date of Value: 4/9/2020
Date of Report: 4/9/2020

DEFINITION OF "MARKET VALUE:"

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

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

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

INTENDED USE OF REPORT: This appraisal is intended to assist the client, City of Monroe, to establish the market value for a possible sale of the property.

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

1. obtained authorization from the client to perform an appraisal and report the findings in a summary format,
2. viewed the subject property,
3. gathered and confirmed information on comparable lot sales and developed the direct sales comparison approach for the lot value.

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

MARKET EXPOSURE TIME: The market exposure time for the subject is estimated to be six months, if priced near the market value. Market exposure time based on analysis of comparable sales.

By reason of my investigation and my analysis gathered with respect to this appraisal assignment, I have formed the opinion that Market Value of the subject property as of Effective Date: April 9, 2020, was:

Two Thousand Five Hundred Dollars
\$2,500.00

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

Respectfully Submitted,



A J Burns Jr.
Louisiana General Appraiser
LAG 341

STATE OF LOUISIANA
PARISH OF OUACHITA

CASH DEED

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

CITY OF MONROE, LOUISIANA, a Louisiana Municipal Corporation in Ouachita Parish, Louisiana, Tax I.D. #72-6000903, with the permanent mailing address of Monroe Government Center, Monroe, Louisiana, represented herein by Friday Ellis, Mayor, pursuant to authorization by Ordinance No. _____ of the City Council adopted December , 2020, a copy of which is annexed hereto.

(hereinafter sometimes called the **VENDOR**),

and

NAOMI J. CARTER, a single woman and resident of Ouachita Parish, Louisiana whose mailing address is 3305 Dick Taylor St, Monroe, LA, 71203,

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

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

Lots 11 & 12, Sq. 1, Tippit 7 Cobbs 2nd Addition

3303 Jackson St.
District 5
Ouachita Parish, Monroe, Louisiana
Parcel #48825

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

The price for which the above sale is made is the sum of **TWO THOUSAND SEVEN HUNDRED AND NO/100 (\$2,700.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged and full acquittance given therefor.

Buyer hereby acknowledges and recognizes that this sale is in "As Is" condition and, accordingly, hereby relieves and releases Vendor and previous owners from any and all claims for any vices or defects in said property, whether obvious or latent, known or unknown, easily discovered or hidden, from all claims in redhibition pursuant to Louisiana Civil Code, Articles

2520, et seq., or for diminution of purchase price pursuant to Louisiana Civil Code, Articles 2541, et seq. Buyer acknowledges she understands that Louisiana redhibition law enables her to hold Seller responsible for any obvious or hidden defects in the property existing on the act of sale date, and that she is waiving that right.

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

Naomi J. Carter

THUS DONE AND EXECUTED BY in the presence of the undersigned competent attesting witnesses and Notary, in Ouachita Parish, Louisiana on this ____ day of December 2020.

WITNESSES: **CITY OF MONROE, LOUISIANA**

By: Mayor Friday Ellis

Mary Lou Harrison

Notary Public # _____
Print Name: _____

STATE OF LOUISIANA
PARISH OF OUACHITA

THUS DONE AND EXECUTED BY Naomi J. Carter, in the presence of the undersigned competent attesting witnesses and Notary, in Ouachita Parish, Louisiana, this ____ day of December, 2020.

Witnesses:

Print Name: Mary Lou Harrison

Naomi J. Carter, Vendee

Print Name: Brownie Barbo

Notary Public # _____
Print Name: _____

ORDINANCE

STATE OF LOUISIANA
CITY OF MONROE

NO. _____

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

AN ORDINANCE DECLARING CERTAIN IMMOVABLE PROPERTY IN MONROE LOCATED ALONG PENDLETON STREET BETWEEN DESIARD STREET AND ADAMS STREET, AS NO LONGER BEING NEEDED FOR PUBLIC USE AND AUTHORIZING THE SAME TO BE SOLD TO MICHAEL ECHOLS ENTERPRISES, LLC PURSUANT TO LOUISIANA REVISED STATUTE 33:4712, AND FURTHER PROVIDING WITH RESPECT THERETO

WHEREAS, MICHAEL ECHOLS ENTERPRISES, LLC would like to purchase a certain piece of immovable property located along Pendleton Street between DeSiard Street and Adams Street, Monroe, LA, and more fully described in the attached copy of the proposed Cash Deed document, and

WHEREAS, the proposed purchase price for the property on Pendleton Street is \$15,475.00. This price consists of the fair market value of \$9,500 plus the cost of the appraisal, \$300.00, by Appraisal Consultants, LLC, dated 10/12/20, a copy of the Summary of Just compensation is attached hereto for review, and the cost of removing and relocating the guy poles \$5,675.00; and

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

THEREFORE, BE IT ORDAINED by the City Council of the City of Monroe, Louisiana, in legal session convened, that the City Council does hereby declare that certain parcel of immovable property located along Pendleton Street between DeSiard Street and Adams Street, Monroe, LA and more particularly described in the proposed sale document, a copy of which is attached hereto and made a part hereof, as being no longer needed for public use.

BE IT FURTHER ORDAINED that Stacey Rowell, Director of Administration, be and is hereby authorized and empowered, on behalf of the City of Monroe, Louisiana, to sell, for cash, to Michael Echols Enterprises, LLC the above mentioned immovable property under the terms, conditions and for the consideration set forth in the said sale documents attached hereto.

BE IT FURTHER ORDAINED that Stacey Rowell, Director of Administration, be and she is hereby authorized and empowered to execute the said sale documents for and on behalf of the City of Monroe, Louisiana.

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

ORDINANCE INTRODUCED on the ___ day of November 2020.

NOTICE PUBLISHED on the ___ day of _____, 2020, the ___ day of _____,
2020 and the ___ day of _____, 2020.

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

AYES:

NAYS:

ABSENT:

And the Ordinance was declared **ADOPTED** on the ___ day of _____, 2020.

CITY CLERK

CHAIRMAN

DIRECTOR OF ADMINISTRATION'S APPROVAL

DIRECTOR OF ADMINISTRATION'S VETO

Appraisal Consultants, LLC

AJ Burns Appraisal
407 North 7th Street
West Monroe, LA 71291

Phone: 318-323-1227

Fax: 318-322-1388

Email: Info@AJBurnsAppraisal.com

A. J. Burns, Jr.

Commercial Lot
Pendleton and Desiard St
Monroe, LA 71201

Prepared For:
City of Monroe
P.O. Box 123
Monroe, LA 71201

Appraisal Consultants, LLC

AJ Burns Appraisal
407 North 7th Street
West Monroe, LA 71291

Phone: 318-323-1227
Fax: 318-322-1388
Email: Info@AJBurnsAppraisal.com

A. J. Burns, Jr.

October 12, 2020

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

RE: Appraisal Of
Commercial Lot
Pendleton and Desiard St
Monroe, LA 71201

Dear Ms. Mary Lou Harrison:

The purpose of this report is to provide the appraiser's opinion of the Market Value of the subject property as of October 12, 2020. This appraisal report is intended to comply with the reporting requirements set forth

by the Uniform Standards of Professional Appraisal Practice. It presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value, in accordance with our scope of work agreement.

The property was viewed and photographed. The direct sales comparison approach was developed for the property. The conclusion of value is based on the direct sales comparison approach to value.

Additional Scope of Work details are in the addenda.

Property: 8,125.00 s.f. Lot

Interest Valued: FEE SIMPLE
Effective Date of Value: 10/12/2020
Date of Report: 10/12/2020

DEFINITION OF "MARKET VALUE:"

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

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

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

INTENDED USE OF REPORT: This appraisal is intended to assist the client, City of Monroe, to determine a sales price for the sale of the property.

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

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

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

MARKET EXPOSURE TIME: The market exposure time for the subject is estimated to be six months, if priced near the market value. The market exposure time is based on analysis of sales.

By reason of my investigation and my analysis gathered with respect to this appraisal assignment, I have formed the opinion that Market Value of the fee simple interest in the subject property as of Effective Date: October 12, 2020, was:

Nine Thousand Five Hundred Dollars
\$9,500.00

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

Respectfully Submitted,



A.J. Burns Jr.
Louisiana General Appraiser
LAG 341

APPRAISAL REPORT

Property Type Commercial Lot
 Property Address Pendleton and Desiard St
 City Monroe Parish Ouachita State Louisiana Zip Code 71201
 Building Name _____
 Owner/Occupant City of Monroe Census Tract _____
 City of Monroe APN _____
 Client City of Monroe Map Reference Monroe, LA 71201
 Typical Buyer Owner/User Investor
 Legal Description Lot in Lot 1 Sq 39 Filhiols Guinea Addition of Monroe; Monroe, LA. Full Legal Description in Addenda.

SCOPE OF WORK

The direct sales comparison approach to value was developed. Lot sales in the subject neighborhood and substitute locations were verified and analyzed. The direct sales comparison approach to value was developed. This appraisal report provides the appraiser's opinion of market value for the subject real property. Market value is based on the direct sales comparison approach to value.

See Full Scope of Work Statement in Addenda

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

Date of Report 10/12/2020 Effective Date of Value 10/12/2020

Value Indication - Cost Approach.....	\$	-
Value Indication - Income Approach.....	\$	-
Value Indication - Direct Sales Comparison Approach.....	\$	9,500.00
Value Estimate - Real Estate	\$	9,500.00
Cost of Additions or Completion.....	\$	-
Final Market Value 'As Is' - Real Estate.....	\$	9,500.00

Purpose of Appraisal Opinion of Market Value

Intended Use of Appraisal _____

For Use by: City of Monroe

Property Rights Appraised Fee Simple

Site Data	Building Data	Income Data
Site Size(s.f.) <u>8,125.00</u>	Area "as is" _____	GPI.....
Usable Land <u>8,125.00</u>	Area "as will be" _____	Vacancy (Projected).....
Parking <u>Adequate</u>	Year Built _____	Vacancy (Actual).....
H&BU _____	Effective Age _____	Other In.....
_____	Remaining Econ. Life _____	EGI.....
_____	H&BU _____	Operating Exp.....
_____	_____	NOI.....
Neighborhood	Property	Appraisal Ratios
Appeal/Appearance <u>Average</u>	Floor Plan/Design _____	EGIM _____
Property Compatibility <u>Average</u>	Construction Quality _____	Overall Rate _____
Appeal/Appearance <u>Average</u>	Exterior Condition _____	Price / SF _____
Development Potential <u>Average</u>	Interior Condition _____	Rent / SF _____
Rental Demand <u>Average</u>	Appearance/Appeal _____	Expenses / SF _____
		Expense Ratio _____

STATE OF LOUISIANA
PARISH OF OUACHITA

CASH DEED

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

CITY OF MONROE, LOUISIANA, a Louisiana Municipal Corporation in Ouachita Parish, Louisiana, Tax I.D. #72-6000903, with the permanent mailing address of Monroe Government Center, Monroe, Louisiana, represented herein by Stacey Rowell, Director of Administration, pursuant to authorization by Ordinance No. _____ of the City Council adopted December , 2020, a copy of which is annexed hereto.

(hereinafter sometimes called the **VENDOR**),

and

MICHAEL ECHOLS ENTERPRISES, LLC, Tax ID 26-2725930, represented herein by Michael Echols, whose mailing address is 1800 Riverside Drive, Monroe, LA, 71201,

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

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

A portion of Pendleton Street in Square 39 of Filhoil's First Addition, in the abandoned DeSiard Road, and in Lot 1 of Filhoils' Second or Guinea Addition, located in Monroe, Ouachita Parish, Louisiana, this portion being more particularly described as follows, to-wit: Commencing at a 1/2 inch iron pipe found marking the most northerly corner of said Lot 1, thence along the northerly line thereof, and the southerly line of Adams Street, S52°51'07"W 294.08 feet to a one inch iron pipe found marking the southeasterly intersection of Adams and Pendleton Streets, the POINT OF BEGINNING; thence along the easterly line of Pendleton Street, S38°01'35E 135.47 feet to a 1/2 inch iron bar set; thence along said line, N53°48'25"E 14.13 feet to a 1/2 inch iron pipe found; thence along said line, S33°11'52"E 128.92 feet to a 3/4 inch iron pipe found on the northerly line of DeSiard Street; thence along said line, S53°48'25"W 33.23 feet to a 1/2 inch iron bar set 30 feet easterly from the centerline of the pavement of Pendleton Street; thence parallel to said pavement, N36°32'41"W 263.76 feet to a 1/2 inch iron bar set on the southerly line of Adams Street; thence along said line, N52°51'07"E 23.12 feet to the POINT OF BEGINNING; containing 8125 square feet, or 0.187 acres of land.

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

The price for which the above sale is made is the sum of **FIFTEEN THOUSAND**

FOUR HUNDRED SEVENTY-FIVE AND NO/100 (\$15,475.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged and full acquittance given therefor.

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

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

Michael Echols Enterprises, LLC
By: **Michael Echols**

THUS DONE AND EXECUTED BY in the presence of the undersigned competent attesting witnesses and Notary, in Ouachita Parish, Louisiana on this ____ day of December 2020.

WITNESSES:

CITY OF MONROE, LOUISIANA

By: Stacey Rowell
Director of Administration

Mary Lou Harrison

Notary Public # _____
Print Name: _____

STATE OF LOUISIANA
PARISH OF OUACHITA

THUS DONE AND EXECUTED BY Michael Echol Enterprises LLC, represented herein by Michael Echols, in the presence of the undersigned competent attesting witnesses and

Notary, in Ouachita Parish, Louisiana, this ____ day of December, 2020.

Witnesses:

MICHAEL ECHOLS ENTERPRISE, LLC

by: Michael Echols - Vendee

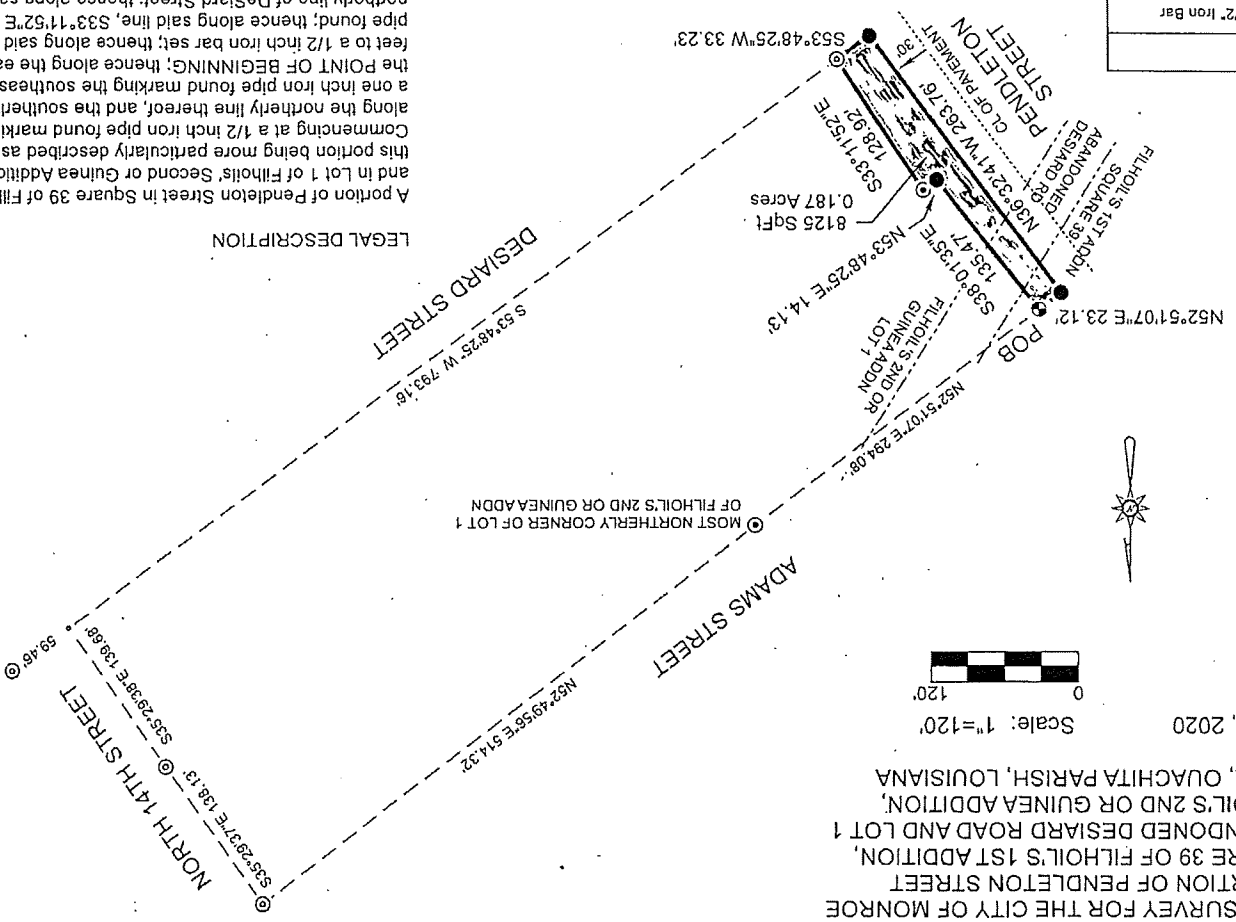
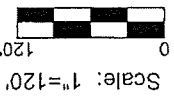
Print Name:

Print Name:

Notary Public # _____
Print Name: _____

PLAT OF SURVEY FOR THE CITY OF MONROE
 OF A PORTION OF PENDLETON STREET
 IN SQUARE 39 OF FILHOIL'S 1ST ADDITION,
 THE ABANDONED DESIARD ROAD AND LOT 1
 OF FILHOIL'S 2ND OR GUINEA ADDITION,
 MONROE, OUACHITA PARISH, LOUISIANA

October 6, 2020



LEGEND	
●	Set 1/2" Iron Bar
⊙	Found 1/2" Iron Pipe
⊗	Found 3/4" Iron Pipe
•	Calculated Point
⊙	Found 1" Iron Pipe

Traverse PC

LEGAL DESCRIPTION

A portion of Pendleton Street in Square 39 of Filhoil's First Addition, in the abandoned Desiard Road, and in Lot 1 of Filhoil's Second or Guinea Addition, located in Monroe, Ouachita Parish, Louisiana, this portion being more particularly described as follows, to-wit:
 Commencing at a 1/2 inch iron pipe found marking the most northerly corner of said Lot 1, thence along the northerly line thereof, and the southerly line of Adams Street, S52°51'07"W 294.08 feet to the POINT OF BEGINNING; thence along the easterly line of Pendleton Street, S38°01'35"E 135.47 feet to a 1/2 inch iron bar set; thence along said line, N53°48'25"E 14.13 feet to a 1/2 inch iron pipe found; thence along said line, S33°11'52"E 128.92 feet to a 3/4 inch iron pipe found on the northerly line of Desiard Street; thence along said line, S53°48'25"W 33.23 feet to a 1/2 inch iron bar set 30 feet easterly from the centerline of the pavement of Pendleton Street; thence parallel to said pavement, N36°32'41"W 263.76 feet to a 1/2 inch iron bar set on the southerly line of Adams Street; thence along said line, N52°51'07"E 23.12 feet to the POINT OF BEGINNING; containing 8125 square feet, or 0.187 acres of land.



Don W. Antley, PLS No. 4400
 P.O. Box 1192
 West Monroe, LA 71294-1192
 Phone 318 366 6365
 Email don.antley.pls@gmail.com

I, Don W. Antley, a registered professional land surveyor in the State of Louisiana, have surveyed and platted the property shown hereon and have monumented the corners as indicated, and this survey meets the requirements for a Class B Survey. Bearings are geodetic, and are based on GPS observations.

SURVEYOR'S CERTIFICATE

EMERGENCY ORDINANCE

STATE OF LOUISIANA

CITY OF MONROE

NO. _____

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

AN ORDINANCE DECLARING THE FAILURE OF THE VALVE IN THE TEXAS AVENUE PUMP STATION'S FORCE MAIN AN EMERGENCY NECESSITATING IMMEDIATE REPAIR AND OR REPLACEMENT AND FURTHER PROVIDING WITH RESPECT THERETO.

WHEREAS, the Texas Pump Station services a large area of the north side of Monroe covering from I-20 to the north levee system and its east/west service boundaries include everything from Riverside Drive to Lamy Lane.

WHEREAS, on December 9, 2020, a valve on the force main was closed during a scheduled upgrade at the Texas Avenue Pump Station and once the work was complete, the valve could not be re-opened due to mechanical failure and is in need of emergency repair and/or replacement; and

WHEREAS, while Dixie Overland Construction is implementing a fix, it was necessary to rent an 8 inch bypass pump to offload some of the Texas Pump Station sewer onto the Hadley system until the repair is complete; and

WHEREAS, the parts needed to repair and/or replace the valve are currently unavailable and the City is doing everything possible to prevent overflows from occurring; and

NOW, THEREFORE BE IT ORDAINED by the City Council of the City of Monroe, Louisiana, in legal session convened, that the failure of the valve in the Texas Avenue Pump Station's force main is hereby declared an emergency and in need of repair or replacement and the rental of the 8 inch bypass pump until the valve is repaired or replaced is also authorized.

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

AYES:

NAYS:

ABSENT:

And the Ordinance was declared ADOPTED on the ___ day of December 2020.

CITY CLERK

CHAIRMAN

MAYOR'S APPROVAL

MAYOR'S VETO