

Monroe City Council Legal and Regular Session  
April 10, 2018  
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 at the Council's regular meeting place, 400 Lea Joyner Memorial Expressway, Council Chambers, City Hall Building, Monroe, Louisiana.

The Honorable Gretchen Ezernack, Chairwoman, called the meeting to order; she asked the clerk to call the roll.

Council members present for roll call: Mr. Echols, Ms. Woods, Mrs. Ezernack, Mr. Wilson, Mr. Clark.

Council members absent: None.

Chairwoman Ezernack announced that a quorum was present; the Invocation and the Pledge of Allegiance were led by Vice Chairwoman Woods designee, Rev. Donald Givens.

Chairwoman Ezernack thanked Rev. Givens for the invocation.

Chairwoman Ezernack welcomed everyone to the meeting and thanked them for coming; she proceeded by acknowledging the time for special announcements and/or communications.

Mr. Echols welcomed each one present.

Ms. Woods thanked Rev. Givens for the invocation and said if you are driving near the overpass at Texas and 18<sup>th</sup> street, that Rev. Givens is the person who is playing the beautiful sound of the saxophone at the gazebo; She acknowledged Ms. Teen Monroe, Megan Woods and she was accompanied by Ms. Gaundi Kline, Director of Miss Monroe Beauty Pageant; Megan was named second runner up to the Ms. Louisiana outstanding teen and won the fitness and the children's miracle network awards and Megan also raised \$7585; she acknowledged Remell Tatum and his mother Connie Tatum, his parents are the late Lt. Colonel Michael Tatum and Mrs. Consuela Tatum, he is a fifth grader at New Vision Learning Academy; he won the state speech beta competition at the Jr. Beta Club conference in Lafayette and will compete in June on the national level in Savannah Georgia and also Remell has a wonderful speech and that she would invite him back one day to deliver that speech; Ms. Woods thanked Mr. Janway, Ms. Gospel and workers in Public works for doing a great job on cleaning up the City.

Mr. Wilson congratulated the youths on their accomplishments; he welcomed those from District 4 that were present and also acknowledged Rev. Donald Givens and thanked him for the prayer; Mr. Wilson said a storm came through the City on March 28, 2018 and District 4 was devastated with water and with the help of Tom Janway, Charles Westrom and the Administration, there have been talk about what to do going forward; some of the citizens are present from District 4 to talk about other issues; several calls were made to him from residents concerning the water and they are very afraid and they want something done at the storm water pump stations; there is a need for generators, not the electric generators, but gas or diesel generators to be added at Jackson Street; Grayling Lane was devastated as he, along with Tom Janway were out in the area; he thanked the employees that were out there throughout the night including Charles Westrom as well as Tom Janway and Mayor Mayo; he said something has to be done in District 4 as well as some parts of District 5 were affected; he said he is working hard for District 4 and it's not about Kenneth Wilson, but it is about the citizens of Monroe and those in District 4.

Mr. Clark acknowledged Ms. Connie Tatum being present, as she was Miss Carroll High School's queen when he was in high school; he congratulated Ms. Tatum's son and Ms. Teen Monroe; Mr. Clark stated to piggyback off what Councilman Wilson said, there is work to be done all over the City, but in sitting here for South Monroe, District 5, we are going to be pushing hard to get some things done and don't know what's on the horizon, but I do know that crime is an issue and if you are going to ask the kids to put down the guns then we have to come together and give them something to pick up, it's true that they have to put down the guns, we want them to put down the guns but it's going to take all of us working together to truly give these kids an outlet; I wish they could go about getting jobs, enrichment skills, trades or something to be of value so that they could be a viable asset to our community; it's not going to take lip service, but it's going to take deeds and I'm asking that my colleagues, and I'm asking that the administration would truly get serious about this issue and let's see what we can do to enhance the quality of life for all of those who live here in Monroe; if you go in South Monroe, these young men don't just want to be shooting after each other and when you talk to them and many of us go into the neighborhoods; when you talk with them, who is helping them, who is truly committed to helping them get jobs if they are felons, getting them re-employed back into the work place, we have work to do; I've been quiet for months, just really pondering where is it we should go, where is it I should go, but don't take my quietness as a

lackadaisical attitude, don't take it as a meekness or a weakness; I'm asking God to lead me and position me to truly be of value and an asset to this City; again, no politics with me, I don't want any money from anybody, but I truly want to be a part of a program, a team that cares about doing some great things here in Monroe from an economic development stand point, from a job standpoint, from a quality of life standpoint; I was disheartened when I looked at the Capital outlay program projects that go to our state representatives and I didn't see anything for South Monroe, any meaningful, tangible jobs; I saw things for the airport, things for North Monroe and saw some generators and some things and I said what are we truly doing here; not one in the last five years, we have just been promised things, and promised things and promised things and I'm asking the people at home who are watching all of us to hold all of us accountable; don't just let us say we care, make us show you that we care.

Mayor Mayo said he would take a deep breath after he heard Mr. Clark's dialogue; he stated, that he wanted to congratulate the two individuals that have done a great job and starting with ladies first, Ms. Megan Woods; he said, I had a chance to witness her being the second runner up and thought I would get the chance to crown her as the Miss Louisiana outstanding teen, but didn't have the opportunity and as I was backstage waiting for her to receive the award for raising the most money and I am proud and she represented herself, her family and the City very well; Ms. Gandhi Hayes Kline is awesome and I know it's going to cost me, she does a great job with the Ms. Louisiana pageant and the Miss Louisiana Outstanding Teen and do appreciate her commitment to everything that she does to help Megan and the young ladies that have passed through; there are several young ladies that were Ms. Louisiana, Miss Outstanding Teen and they have to win a preliminary which they may go to another different City or another different program, but they also came through the Miss Monroe pageant and Ms. Hayes Kline said three of the top ten were her girls because they came through the Miss Monroe pageant, Miss Outstanding Teen; he stated, we are proud of Connie and her son and she is an employee with the City of Monroe in the accounting department; when I first heard him at First Baptist, New Vision, I knew then that this guy is going to be something and he can be whatever he wants to be because he is very bold and do appreciate and congratulate the both of you. Mayor Mayo said, I know there has been a lot of calls about trash pickup and do appreciate the comments concerning that and they work extremely hard trying to catch up; we have had a lot of water and rain as most of you know and it has been very difficult to get out to do very much in addition to your regular pickup, you have a lot of debris that's been going on, so I do know that you may be behind a couple of weeks, but working weekends, overtime to try to get caught up and I do want to say that to individuals who are calling and rightfully so, because it normally hasn't been that long; when the sun comes out and people start mowing, they want to see the trash picked up and we do understand that, plus we have some trucks that are down too; concerning crime, the administration is very concerned, we are very serious and we have been serious and I know when comments are made concerning getting serious, I know Chief Ellis and the men and women in the police department as well as myself and others have worked extremely hard each and every day to do what we can do to help the situation; and with the Project Save initiative and we are still waiting on you Councilman Clark to come, because you haven't been so far to that meeting, so when we talk about lip service, I think you know that pretty well; the bottom line is we are going to continue to work hard and everything that we do to help and not only the administration, but there are other people that are out there working hard to, but we challenge our parents to work even harder; not often times, that people talk much about their parents, but these kids got to be disciplined at home and you just can't depend on the teachers and the principals to discipline the kids, that has to start at home; I know once these kids get around different folks, peers, no matter how you raise them sometimes, they get with the wrong crowd; the bottom line is there are things that have to be done at home because it does take a village to raise a child; this past weekend we had the cleanup and I was with Mr. Johnson and one of your employees at Benoit and we were picking up paper around the block and there were five or six individuals and I was walking with them and joking and just in a second, there was about to be a fight with two of the kids between the ages of 12 and 14 and they were about to fight because one said the other played too much and this is how quickly things can happen and there is no way that if we had not been there and they were going to fight if we were there and if we weren't there, no telling what would have happened, there could have been bodily harm or some type of fatality; I do agree that we need everybody's support to get engaged to help with this issue, not just in Monroe but throughout the state and the country; it's happening in churches, schools, everywhere and it's okay when people say they blame the Mayor, I hear that all the time; I also hear more than that people saying, that Mayor, it's not just your fault, it's a community issue that we all need to be engaged, I can take it, but we need to all step up to the plate.

Upon a motion of Mr. Echols and seconded by Mr. Clark, the minutes of the Legal and Regular session of March 27, 2018 were approved unanimously. (There were no public comments.)

PRESENTATIONS: NONE.

PUBLIC HEARINGS: NONE.

PROPOSED CONDEMNATIONS:    Public Comment:

1. 3507 Lee Avenue (D4) (Owner - Oliver Jackson, Jr.) Upon a motion by Mr. Wilson, second by Mr. Clark and unanimously approved for property owner to be given 30 days or May 10, 2018, in which to bring the structure into compliance with the code or demolish the structure and clean the lot. (There were no public comments.) There was service through a curator.

Comments: Mr. Hubert Murphy, Code Enforcement officer, stated the property was over ninety percent burned with high weeds and obnoxious growth, and there has not been any contact with the property owner.

Mr. Wilson thanked Mr. Murphy for bringing the property forth, and asked him to explain the process of condemnation for the public; the property comes to code enforcement and the property is written up with a violation notice and the owner has thirty days to comply and if they don't comply, code enforcement goes back out to reinspect the property and after inspection the information is sent to the legal department for them to issue notices within forty five days; after legal it is brought before Council and then it is voted on to give them 30-90 days; after the time given by Council, then Code Enforcement will go back out to reinspect property for compliance, after that notice is sent to the Mayor's office for his signature and sent to public works with a demolition notice; Mr. Wilson asked Mr. Murphy if he would talk with Ms. Coleman after the meeting.

2. Upon a motion by Mr. Clark second by Mr. Echols and unanimously approved to add to the agenda 1503 South 3<sup>rd</sup> Street (D4) (Owner-James Howlett).

Comments: Mr. Wilson stated that he didn't know the property was an add on to the agenda, and he didn't go by to look at the property and would vote no to the adding of it to the agenda, as it is in district; Mrs. Ezernack asked Ms. Baldwin to explain why it was added; Ms. Baldwin said the only reason that it wasn't submitted by the agenda deadline is because they did not get the green card back, it was received back on Friday and they (property owners) did sign for it on April 4<sup>th</sup> and once realizing that they did receive it and they had notice to be present and this is the reason that it was requested to be added on; Mr. Wilson asked if the property owner was present and if he was present he would agree to move forward with the addon.

1503 South 3<sup>rd</sup> Street (D4) (Owner-James Howlett). Upon a motion by Mr. Wilson, second by Ms. Woods and unanimously approved for property owner to be given 90 days or July 10, 2018, in which to bring the structure into compliance with the code or demolish the structure and clean the lot. (There were no public comments.) There was service through a curator.

Comments: Mr. Hubert Murphy, Code Enforcement officer, stated the property had appeared in environmental court on several occasions, it has been cited for a dilapidated structure and as indicated by the pictures, it has been in the condition since 2007, no attempt to bring it into compliance and a permit was requested on 3/18/18 and the owner was scheduled to come to the office to show a plan of action and he hasn't done that, as well as not having a preliminary inspection report done.

Mr. James Edward Howlett, property owner came forward; Mr. Wilson asked him what his plans were for the property; Mr. Howlett said if he could get ninety days, he would have it in compliance.

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

RESOLUTIONS AND MINUTE ENTRIES:

Council:    Public Comment:

(a) Upon a motion by Mr. Echols, second by Ms. Woods and unanimously approved to Adopt Resolution No. 7165, granting an exception to the Open Container Ordinance to the Northeast Louisiana Arts Council (Blend of the Bayou) pursuant to Monroe City Code Sec. 12-231 D. (Open Container Ordinance), and further providing with respect thereto. (There were no public comments).

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(b) Upon a motion by Mr. Echols, second by Ms. Woods and unanimously approved to Adopt Resolution No. 71, granting an exception to the Open Container Ordinance to the Children's Coalition of NELA (Bayou DeSiard Dragon Boat Festival) pursuant to Monroe City Code Sec. 12-231 D. (Open Container Ordinance), and further providing with respect thereto. (There were no public comments).

Department of Administration: Public Comment:

(a) Upon a motion by Mr. Echols, second by Ms. Woods and unanimously approved to Consider request from the Purchasing Division for authorization from the City Council to advertise for a one (1) year supply contract of Office Supplies with the option of two additional renewals if terms remain the same. Funds for these purchases will be derived from the Inventory Account. (There were no public comments).

Department of Planning & Urban Development: Public Comment:

(a) Upon a motion by Mr. Echols, second by Mrs. Ezernack and unanimously approved to Consider request from Circle K Stores, Inc., for a Major Conditional Use Permit authorizing the use for the proposed structure at (1600 Martin Luther King Jr. Drive) to sell alcohol for off-premise consumption. The Comprehensive Zoning Ordinance allows alcohol sales for off-premise consumption as a Major Conditional Use in the B-3 General Business/Commercial District. Major Conditional Uses are those uses that require another level of approval, therefore this request comes before the City Council for their approval in addition to that of the Planning Commission. (There were no public comments).

Comments: Ms. Woods asked if the location of the business was near Wossman; Ms. Poret said it was and they are going to tear down the existing structure and build a new one next to it in the vacant lot.

Legal Department: Public Comment: None.

Mayor's Office: Public Comment: None.

Department of Public Works: Public Comment:

(a) Upon a motion by Mr. Wilson, second by Ms. Woods and unanimously approved to Adopt Resolution No. 7167, authorizing James E. Mayo, Mayor, to enter into a Cooperative Endeavor Agreement between the U.S. Department of Agriculture for Wildlife Mgt. and further providing with respect thereto. (There were no public comments).

(b) Upon a motion by Ms. Woods, second by Mrs. Ezernack and unanimously approved to Adopt Resolution No. 7168, authorizing James Mayo, Mayor, to enter into and execute a work authorization task order #3 between the City of Monroe and Garver L.L.C., at the Monroe Regional Airport, and further providing with respect thereto. (There were no public comments).

Comments: Mr. Echols asked for a general overview for the scope of services and what the long-term plans are based on the scope of services; Mr. Phillips said Garver would be designing for the taxiway Delta, they received \$600,000 from the state for the design services; Mr. Echols asked if there was a match and Mr. Phillips said no, it was one hundred percent state funded. Mr. Echols asked what would be the cost of the taxiway once it is designed; Mr. Phillips said they didn't know the cost of construction and once the design is done they would have the engineers estimate and then take it to the state and get money for construction of the taxiway; Mr. Echols asked if it would enhance the capaCity to carry larger loads, passenger service; Mr. Phillips said they are realigning some of the taxiways to eliminate unsafe conditions to straighten up the geometry of the airfield and this is a mandate of the FAA of the airports across the country.

(c) Upon a motion by Mr. Clark, second by Mr. Echols and unanimously approved to remove from the agenda to Adopt a Resolution authorizing James E. Mayo, Mayor, to enter into the attached Lease Agreement with Greyhound Lines at the Monroe Regional Airport and further providing with respect thereto. (There were no public comments).

Department of Community Affairs: Public Comment: None.

Police Department: Public Comment: None.

Fire Department:    Public Comment:

(a) Upon a motion by Ms. Woods, second by Mr. Echols and unanimously approved to Consider request from the Monroe Fire Department for authorization from the City Council to advertise for a one (1) year supply contract of employee uniforms with the option of two renewals. Funds will be derived from the Fire Department Uniform Account. (There were no public comments).

Engineering Services:    Public Comment:

(a) Upon a motion by Mr. Echols, second by Mrs. Ezernack and unanimously approved to Adopt Resolution No. 7169, accepting as substantially complete work done by and between the City of Monroe and C.B. Developers, Inc., for the Hwy 165 North Water Line Improvements Project, and further providing with respect thereto. (There were no public comments).

(b) Upon a motion by Mr. Echols, second by Ms. Woods and unanimously approved to Adopt Resolution No. 7170, Rescinding Resolution No. 7155 and approving Change Order No. Three (3) to the Willow Street Pump Station Contract, between the City of Monroe and Dixie Overland Construction, Inc., and further providing with respect thereto. (There were no public comments).

(c) Upon a motion by Mr. Clark, second by Mr. Wilson and unanimously approved to Adopt Resolution No. 7171, Rescinding Resolution No. 7156 and approving Change Order No. Two (2) to the Forsythe Chauvin Levee Repairs Contract, between the City of Monroe and R D Owens Construction, Inc., and further providing with respect thereto. (There were no public comments).

(d) Upon a motion by Ms. Woods, second by Mr. Clark and unanimously approved to Adopt Resolution No. 7172, authorizing the City of Monroe to prepare and submit a Pre-Application to the Statewide Flood Control Program for assistance in the implementation of a project (Youngs Bayou Retention Areas) for the purpose of reducing existing flood damages; providing for the necessary documentation of said flood damages; and further providing with respect thereto. (There were no public comments).

Comments: Mr. Wilson asked for an update on the Georgia Street pump station; Ms. Golden explained it being in the state wide flood control program and they are setting aside money each year for it and this is the third of five allocations toward what is eligible and are in the process of acquiring right of ways and are on the last piece to close on; have permits from the railroads, corps of engineers, and do have a set of sixty five percent complete plans in office that they are reviewing and are waiting on the mitigation application process to catch up with where they are so that they can move forward with a fully funded project; have two more years of funding to come out of the state wide flood control and by that time the hazard mitigation process will be caught up and are looking at two years out; Mr. Wilson said he thought it was a lot closer and didn't know it was that long; Ms. Golden said that you all could talk to some people to see if you can get some things to move faster and they have moved it on their side and at this point it is a matter of letting the programs catch up with all of their approvals and go through the applications on the hazard mitigation side. Mr. Wilson asked if the City already had their matching dollars ready; Ms. Golden said the state-wide floor control covers 90 percent of construction, hazard mitigation covers 75 percent and we have to do 25 percent match; the budget for engineering and right of way in CIC; Ms. Woods asked about the agenda item; Ms. Golden explained there is a big vacant low spot in the middle of Monroe on Young's Bayou and digging a hole in the middle of it would help some of the downstream areas to not flood quickly; a retention pond was built at Rochelle and it has proven to work, but this one will be larger and the governor has brought in some additional funding to the statewide flood control program and have asked for new projects and this is getting the City in line to be in the program and then will bring back an engineering contract to you; Mayor Mayo asked Ms. Golden to talk about the areas; Ms. Golden said the areas that it will help are the areas on Young's Bayou in South Monroe that we say there isn't anything that we can do because the areas are too far away to pump anything so it's the areas on the numbered streets, in Mr. Wilson's district, 10, 11 and Dawnview and areas in West Parkview, and Wossman areas; don't know how much it will help, but you have to start with this idea and see how many it will help, and it has to help based on what is being seen at the Rochelle station; the location would be at the old City landfill area; Mr. Echols asked if there were plans to clean out the Young's Bayou because it has overgrown weeds and she said yes, that is what a comprehensive drainage program is about.

INTRODUCTION OF RESOLUTIONS & ORDINANCES:      Public Comment:

(a) Upon a motion by Mr. Wilson, second by Mr. Clark and unanimously approved Introduce an Ordinance adopting and amending the Zoning Map for the City of Monroe, Louisiana and authorizing the Clerk to publish notice of a Public Hearing to rezone a ±2.14-acre tract of land, more or less, from the B-1, Neighborhood Mixed Use District to R-4, High Density Residential District located in Ouachita Parish and more particularly described as follows: Lots 2, 4, 6, 8,10, 11,12,13,14,15 and a lot in Lots 16 and 18, Square 1 of Filhiols 2<sup>nd</sup> Addition or Guinea Addition; from B-1, Neighborhood Mixed-Use District to R-4, High Density Residential District. The lots are located in the 700 block of Adams Street and the 1300 block of DeSiard Street - APPLICANT: Adams Street Development Partners, LLC - (P&Z) (There were no public comments).

Comments: Mr. Wilson said he was pleased to see great things happening in the area.

(b) Upon a motion by Mr. Wilson, second by Mr. Echols and unanimously approved to Introduce an Ordinance Amendment to Chapter 37, Zoning, of the Code of the City of Monroe, Article III, Use Districts, Section 37-37 Commercial Use Districts, Table 3.3 Commercial Districts Permitted and Conditional Uses to add the use of “Educational Facility (Vocational) to the Commercial Districts table as a Minor Conditional Use. (P&Z) (There were no public comments).

(c) Upon a motion by Mrs. Ezernack, second by Ms. Woods and unanimously approved to Introduce an Ordinance amending and adjusting the City of Monroe Operating Budget for the fiscal year 2017-2018. (Admin.) (3Q) (There were no public comments).

Comments: Mr. Echols asked for an overview; Mr. Richards, Budget officer; explained the budget and there were no new adjustments to the general fund budget; the CDBG funds were amended by decreasing the direct federal grant funds by \$204,488 and increasing the program income by \$32,190; Mr. Echols asked if the grant was lost and the funding was decreased; Mr. Richard said he didn’t know why this number was reduced and believe a lot are reimbursements activity; Mrs. Rowell said at this time of the year they are bringing them in to make sure they are within the five percent and they have to come within five percent of the revenue and five percent of the expenditures; Mrs. Ezernack said if there were any more questions between now and the final adoption that they could get answers to them.

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

(a) Upon a motion by Mr. Clark, second by Mr. Wilson and unanimously approved to Finally adopt Ordinance No. 11,839, authorizing the City of Monroe to take Corporeal Possession of the property described below and sell to Charlon Brown-Perkins and Jermy C. Perkins, for one thousand three hundred seven and 45/100 dollars, all rights, title and interest that the City may have acquired in and to Lot Four (4) of Square Fifteen (15), Unit 8, Airport Addition, Monroe, La, by Adjudication at tax sale dated July 1, 2010, and further with respect thereto. (Legal)

Chairwoman Ezernack opened the public hearing and seeing no one come forward, the hearing was declared closed.

(b) Upon a motion by Ms. Woods, second by Mr. Echols and unanimously approved to Finally adopt Ordinance No. 11,840, an Ordinance Amendment to Chapter 37, Zoning, of the Code of the City of Monroe, Article VI Supplementary Use Standards, Section 37-92 Use Standards, (f) Group Homes (3) regarding the distance between Group Homes. P&Z

Chairwoman Ezernack opened the public hearing and seeing no one come forward, the hearing was declared closed.

(c) Upon a motion by Mrs. Ezernack, second by Ms. Woods and unanimously approved to Finally adopt Ordinance No. 11,841, adopting and amending the Zoning Map for the City of Monroe, Louisiana to rezone a ±5.29 acre tract of land, more or less, from the B-2, Neighborhood District to B-3, General Commercial/Business District located in Ouachita Parish and more particularly described as follows: 2318 Armand Connector plus a Lot in Lot 5, Square 20, Breard Place Addition, Unit 3 and a Lot in north half of Lot 7, Square 20, Breard Place Addition, Unit 3 - APPLICANT: Lamyville Investors/Chap Breard (MA 101-18) P&Z

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Comments: Mrs. Ezernack stated, she would move to amend the motion to delete any reference to 2399 Ferrand Street.

Chairwoman Ezernack opened the public hearing:

Public Comments:

Mr. Steven Dan Pierre citizen, spoke in favor of splitting the zoning decision for the 2399 Ferrand Street to not be rezoned to B-3; he spoke to the broadness of the zoning definitions and said when you move from B-2 to B-3 it opens up things that are not conditionally permitted in B-2, adult day care, car rentals, bingo halls, and zoning that wasn't available in B-2; the lot that borders an R-1 residential district is right in their front yards; there is nothing on the B-3 list that would enhance their areas and any changes to the zoning would have a negative effect on the neighborhoods that are adjacent to the property; he stated that he had spoken to all of his neighbors concerning this and haven't spoken to anyone that feels differently than he does and none feels this would provide value to them.

Mrs. Ezernack stated to Ms. Baldwin that she wanted to make sure that this was being done correctly and it was asked to be amended to delete the references and wanted to make sure this is what's needed to do that and then can move forward to adopt without the 2399.

Seeing no one else come forward, the hearing was declared closed by Chairwoman Ezernack.

(d) Upon a motion by Mrs. Ezernack, second by Mr. Echols and unanimously approved to Finally adopt Ordinance No. 11,842, adopting and amending the Zoning Map for the City of Monroe, Louisiana to rezone a ±.17 acre tract of land, more or less, from the B-3, General Commercial/Business District to R-2, Single Family Attached Residential District located in Ouachita Parish and more particularly described as follows: Lot 6, Square 1 Delery's 2<sup>nd</sup> Addition, Otherwise known as 1316 Grammont Street - APPLICANT: Louis Guirlando (MA 102-18) P&Z

Chairwoman Ezernack opened the public hearing:

Public Comments:

Mr. Louis Guirlando, citizen, stated he was present and representing his family property; the family never knew that it was zoned as a business zone and for the last seventy-five years, there has never been a new house or home built from the 1300 Grammont Street to the 1800 block of Grammont, everything is going down and no one is rebuilding until a year ago, a piece of property was sold at 1400 Grammont Street at south Congo and after it was sold, there were houses built there and it gave some interest and on the left side there is a housing project; there has been some inquiries on this piece of property in question; the rezoning of this property would create more interest in the area. Ms. Woods thanked Mr. Guirlando for his interest in the area.

Seeing no one else come forward, the hearing was declared closed by Chairwoman Ezernack.

(e) Upon a motion by Mr. Echols, second by Mr. Wilson and unanimously approved to Finally adopt Ordinance No. 11,843, authorizing James E. Mayo, Mayor, to enter into a contract with the Ouachita Parish Police Jury and Graphic Packaging International LLC to supply potable water and provide sewer treatment services to Graphic Packaging International LLC and further providing with respect thereto. (Legal)

Comments: Ms. Baldwin asked to note on page five, the location of the lift station as being 653 Highway 594, Monroe, La 71203.

Chairwoman Ezernack opened the public hearing and seeing no one come forward, the hearing was declared closed.

(f) Upon a motion by Mrs. Ezernack, second by Ms. Woods and unanimously approved to Finally adopt Ordinance No. 11,844, adopting a Capital Improvements Program for the City of Monroe and providing for a detailed statement of the contents for a five (5) year period from May 1, 2018 to April 30, 2023. (Admin.)

Comments: Mr. Clark asked if someone would come and give a brief overview of capital improvements for the five-year period; Ms. Golden gave the overview to include the five-year capital improvement plan to be a

requirement of the charter, it is simply an information document that is part of the budget and it doesn't bind you to anything; the principles used in putting it together is a list of projects and there is some commitment on the part of the City, you either have a cooperative endeavor agreement, an entity state agreement, you put money into

it, something of that nature and the big projects, the capital projects; she said Stacy doesn't want her to put all the little ones on it, the big ones are listed because Council wanted them on so they could watch and track them; Mr. Clark stated it is a list of potential projects with no commitment; Ms. Golden said it includes some projects that are in progress and they do have commitments on them and are showing the monies that have been expended toward them and it also includes the prospective projects that do have some sort of commitment on the part of the City, such as the Kansas Lane which is fully funded now, but it was on the list for a long time before it was funded and there was an entity state agreement in place; Mr. Clark asked if the lighting project talked about several years ago for 165 South was included on the list; she said it was listed and they are in review at DOTD and the review period should be expiring soon and have been following up with them to get the comments back, the engineers are ready with the next submittal as soon as they get the comments in; Mr. Clark said he didn't see it on the capital outlay; she said it was not a capital outlay project, it is an urban systems program and it is an 80/20 match.

Chairwoman Ezernack opened the public hearing and seeing no one come forward, the hearing was declared closed.

(g) Upon a motion by Mrs. Ezernack, second by Ms. Woods and approved, Voting YES: Echols, Ezernack, Woods; Voting NO: Wilson; Voting to ABSTAIN: Clark to Finally adopt Ordinance No. 11,845, adopting a Budget of Revenues and providing for an estimate of items and expenditures for the fiscal year 2018-2019. (Admin.)

Comments: Mr. Wilson stated to the citizens of District 4 and in talking with two on last night that he had budget concerns at the budget hearing that the Council's budget was stripped, and as for District 4, newsletters were being provided; he said money in the budget could have gone towards some of the things he will talk about tonight and those things being gas generators for his District; the research coordinator position was not moved, but the dollars were moved from the position and wasn't pleased with that and going forward the Council as a whole has been good stewards over its money and do know there were short falls with the City, but the council has been good stewards, the Council had a surplus and now those dollars have been removed from the Council's budget; he said, on March 28, 2018, District 4 was devastated and before I even consider voting for the final adoption of this budget, I am asking Stacey about the balances in the economic development fund, the Mayor's fund, capital infrastructure fund, the public trust fund and the reason this question is being asked is because the citizens of District 4 deserve generators at the storm water pump stations; I thank Tom Janway for responding to the emails as well as Charles Westrom for responding to the email, but this is not good enough, we need generators in South Monroe in the stations; for those that don't know, on March 28, 2018, a transformer was hit, and lost all power, you may say that we had an electric generator, but as I said, we lost all power, no power and guess what happened, Jackson Street started flooding, Lee Avenue started flooding, the water was backing up on the citizens of District 4; if we would have had gas or diesel generators, we could have kicked them on, we can't operate all of the pumps, but at least get a chance to operate one, if we had a generator to operate one pump, I think it would have taken care of some of the water, maybe not all, but some of it; I am asking this Council, the Mayor, and I know that the final decision will be his to look at the fund balance, so that we can get generators for the stations; we are talking that the generators are anywhere from \$18,000 to \$25,000 apiece and this is pennies on a dollar; I was on Plum Street and Mississippi Street on yesterday and talked with the workers, they said they are moving and have the tractors going, breaking down asphalt, but they didn't have the plates to go inside the grates and this is going to be some more down time on Georgia Street, Mississippi and Plum Streets; this is the main thoroughfare to South Monroe, to the hospital and there was a shooting there, the helicopter landed right on Plum Street; a lady called me and she asked if they needed to get to Conway Hospital, how would they get there, the main thoroughfare is closed down; I told her I was aware of that and was down there on yesterday and in talking to the employees and asking questions, they don't have the plates or the grates, they haven't even come in; right now we are talking about pumps, storm water pump stations and I'm asking the Mayor, the Administration to find the dollars tonight, tonight to put in there for the pumps, for the generators, you are talking about two to three generators; if we can't do that, then temporarily we can put a generator on a trailer and move it around all through the City, it's just not for District 4, but Districts 1-5 and we need from two to three generators, we are talking less than \$75,000-\$100,000, the people deserve it, the people of District 4 deserve and I'm not excluding no one else, but I'm speaking for District 4 because the citizens are calling me, they are asking me what are we going to do if it happens

again and a transformer gets hit; I am asking Stacy to look into it so that we can make an amendment to the final adoption budget to put dollars into the sewer fund, and I would be in favor of adoption this budget, but until then I am speaking for the people of District 4, that were devastated from the disaster on March 28.

Mr. Echols stated, I want to follow up from Councilman Wilson's comments and not necessarily because of this current budget, but ask that Ms. Golden, as we look at the capital expenditure budget going forward, flood mitigation strategies; this is a very serious request that Mr. Wilson has, obviously with the backup generators for

the pump stations; I too, was a bit alarmed to find out the flood event on March 28<sup>th</sup> that the Marquette pump station was strictly fueled by electricity and one of the larger times you are going to have a massive weather event, there is a high degree of likely hood that power may go out in those districts, and especially in a time when we have literally hundreds of houses and I'm speaking toward District 1 at this point and having that backup, that dual system is very, very important, so as we begin to plan for the future and develop a thorough flood mitigation strategy of the big plan, that we include some additional redundancy in that pump station as well as stations that Councilman Wilson has referenced in his comments; I would ask that as we look at our capital expenditure budget and operating budget of our City and keeping our citizens high and dry is desperately a priority and that is just a general comment more so than directed towards this ordinance.

Ms. Golden, stated, the governor's office of homeland security does have some generator specific programs and we have a couple of placeholders in place with them and we are exploring possibilities for additional capacities there as they become available; it is a part of the overall comprehensive plan that we are looking at, we are looking at the pump stations, a critical lift station, the water is in pretty good shape, but there are still a couple of places that we would like to have a couple more generators there, so we are definitely aware of it and doing our best to move in that direction for you.

Mr. Echols stated, one question based on that, I have had conversations with homeland security and they do have some backup generators; are they not the capacity that maybe we need to fuel some of these stations, they are very large stations; has there been a dialogue with them to potentially acquiring additional assets that we can borrow in time of an emergency and an event that Councilman Wilson referenced, there were three stations, if not other issues around the City that went down; how we do plan for multi systemic failure like that when more than one generator that is needed; Ms. Golden stated, I will defer to Mr. Janway on the high you respond when the rain is falling, I respond when the water is coming up; Mr. Janway stated, what we have looked at Councilman Wilson, Echols is having tasked Charles Westrom with doing a spreadsheet, as all of the pump stations have different horse power, voltage and thinks that once we get all of this information together, then we can come back with a plan that addresses what we need to do; some of the motors that we are looking at like a Marquette may be 300 to 400 horsepower, we do have some smaller generators and we did try to hook one up to the pump stations but we couldn't because it didn't have a variable frequency drive where we could start it off slow, just didn't have enough power to run the pump and those are things we are looking at; we have transfer switches on all of them where you can hook a generator to them and there is a bit of work to be done but did have a total of six out of the eighteen storm water pump stations that did go down during the storm on March 28<sup>th</sup>; Charles worked late and I was out late with the Mayor until 10:45 p.m. that night and worked until the last pump station was on, the crews worked all night and we got the last pump station on around 1:00 p.m. the following day; Mr. Echols asked if there were any dollars budgeted towards hiring some type of flood mitigation contractor to come in and do an assessment of all of the systems, do know that since 2016, the flood of 2016 and today, projects have been identified, but has anyone been identified to come in and do an independent analysis of a flood mitigation strategy and the current state of affairs for the pump stations we have; Mr. Janway said we have a mitigation study as it relates to flooding specifically, but overall has mitigation plans put together several times over the past 14 years; Mr. Echols asked if any of the reporting identify a redundant source of energy for the stations; Mr. Janway said he didn't know how detailed the plan was and asked Ms. Golden if she could speak to that; Ms. Golden stated, the most recent hazard mitigation plan update called a template that FEMA wanted statewide and it does consider the redundancies and resiliencies are in it; the plan puts you in line for when funding becomes available then you are eligible; Mr. Echols asked how much had been identified for the redundant connections for the six stations that went down and am assuming you are talking and in using Marquette, \$750 kw backup generators and those can cost between \$150 and a half million dollars; if we have identified the total number needed from the state or feds and said okay; Ms. Golden said we are working on getting specific numbers if we get that together; Mr. Janway said they did on just those stations and do have some numbers on just those few stations that went down, but do want to look at the big picture to provide redundancy at all pump stations should we have an event like that to happen again and also at the sewer lift stations; Mr. Janway said, we do have some generators out there in the field, we have redundancy back up at 10<sup>th</sup> and Willow, Pigram, Pine Street, have a diesel pump, and a diesel generator on Lamy Lane, some have redundancies and some don't and are tasked with coming up with a

redundancy plan, but some will be very expensive and this information will go into a long range drainage plan that Ms. Golden has started and this is not sewer, this is storm water, at approximately \$90,000 per station; Mr. Echols asked if there was an anticipated arrival of the plan that the Council can review; Mr. Janway said they would provide the piece that goes into it for the pump stations and come up with some numbers from vendors and

give the numbers to Ms. Golden for the overall plan; Mrs. Ezernack asked if there was an anticipated time line to get some of the information; Mr. Janway said they can get the redundancies on the pump stations quickly, but the long range flood program is an ongoing project; Mrs. Ezernack said the criticality of the redundancy is something that is at the fore front of everybody's mind tonight and they spoke from Districts 1 and 4, but 2,3 and 5 had the same concerns; Mr. Janway said three large retention areas as part of the overall plan, the Rochelle has worked amazingly and will see the same value on Georgia Street and will see the trailing monies come from DOTD and the hazard mitigation monies that will flow and will then will be able to award the contract in a couple of years and this will be a major effort on Georgia Street and Young's Bayou is something that the engineers will need to look at to determine how well it will serve the drainage; Mrs. Ezernack said in the immediate run the redundancy of the generators are something that is high on the list of finding out information about it.

Ms. Woods asked for a timeline on the getting the information together; Mr. Westrom said some of it would require engineering support and the basics could come together within thirty days and the details would need to go out further than that.

Mr. Wilson stated there was a need to be more proactive than reactive and going forward, he received a call from Baton Rouge that the City got \$15 million for a new arena, but we are flooding and going under water; he asked what is first, the people or the arena; Mr. Wilson asked Stacey what was the balance in the infrastructure fund; she said she didn't have it with her tonight, and if she had gotten the questions ahead of time she could have had the answers tonight. Mayor Mayo stated, I think I need to answer that Mr. Wilson, everything's first because there is a combination of trying to get more sales taxes and this budget that you are about to vote on 3.8 per cent of our total expenditures are down because of sales taxes; we've talked about the fact that we need our people to shop Monroe, because a lot of people are using other options, going other places, we appreciate what is happening in our sister city, Sterlington, West Monroe, Ruston, but it's hurting us and we can't stop one thing to do the other thing, we have to do a combination of several other things at the same time; the other thing is I think you have to look at this drainage thing in its totality, the pump stations and lift stations are very important and quite frankly I'm offended when people say, not much is being done; yes, we were on Jackson Street, South Grand and were wading through those areas, we went to Marquette on the north side, we were all over the City and it concerns us when there is flooding anywhere, but I know that this administration has been working extremely hard in some cases, were Council voted on some things and we appreciate that; when you look at flooding and FEMA, I don't know how many meetings I have gone to throughout the state, how many times we've been to Lafayette, Alexandria and having to give presentations over in West Monroe, Ruston, just all over the place; River sticks is helping, it's in the parish, River Oaks is helping Century Link and Century Village when it gets done and its helping Cypress Point; the Oregon Trail effort that we are doing and we have secured the funding there but it takes time to get the funding done and that is taking care of and it will take care of the residents in Oregon Trail and the Georgia Street, you were down there, I took you down there with me, and he asked Mr. Wilson if he remembered taking him down to Georgia Street and Mr. Wilson said he remembered that; Mayor Mayo stated, it takes time to get all of this done, all of it is a combination of and in talking to people about debris removal, fighting the blight, all of this comes together and it is part of the whole effort of drainage and addressing flooding and the pump and lift stations are part of it, but it's not all of it; we have to do it all and in order to deal with the requests that are being made, it takes funding to be able to do that; we asked the Council, you were lax as a whole, about revenue enhancements, you vote against a lot of revenue enhancements and that is what we need to be able to do those programs, to be able to address some of these because we get so much money and we are dropping now \$2 to \$3 million dollars in fund balance and we need funds and we are working hard to get so many funds from so many different areas, grants are being written; you specifically bring up the arena, or the event center and that is a transformational and since you brought it up, it's a generational type deal that will put us to another level as the Civic Center complex did in the 60's; I understand people and we have way more people that are for it than against it, but there were people against I-20 too, when it came here; there were 50 individuals that went to the police jury meeting and said, we don't want I-20 to come through Monroe, because it has all the big trucks and all the noise and we don't need that; can you imagine where we would be, without the interstate 20 coming before us and so it befalls me and sure you should be concerned, we all are concerned about flooding, we are on the same page, but we are in a totally different book when it comes to how you go about doing that; I will say this too, if you will return my texts, my phone calls, then we can talk about these things, then just getting at the City Council meeting and politicizing this, we can talk about some of these things Mr. Wilson, if you will just do that when I call you and ask to talk to you about different projects; Mr. Wilson, stated, Mayor I can recall when Dr. Armstrong and myself were with you on the second floor, and you told Dr. Armstrong and myself, that

you were committed to cover South 8<sup>th</sup> Street, the ditches, the thoroughfare on South 8<sup>th</sup> Street that cover Districts 4 and 5, and you got right here in the meeting and said, I never said that, where is the money going to come from Councilman Wilson, out the sky, and Dr. Armstrong held the paper up and said, Mayor here it is right here; Mr. Wilson, stated, yes, I did say that I wanted to meet with you, but someone else, such as Councilman Clark or another Council person, because certainly, talk is just talk; Mayor Mayo stated to Councilman Wilson, I never

said that, I did say where were we going to get the money; Mr. Wilson stated to Councilman Wilson, when you were putting out your leaflets about the entertainment center, the arena, you had on the leaflet, Georgia Street and that we would be going to construction in 2017, and I have the article and Ms. Golden said tonight, that we are two years away; I don't know if I will be here two years from now, but the citizens have been waiting for 10 to 15 years for the Georgia Street, Louis Locke and Breece Circle, and enough is enough and it is time out; I can't even get a balance in the infrastructure fund, I know it's millions of dollars, I have already called, I was just trying to get the correct balance so that we can at least get \$100,000 to \$200,000, but is that too good for South Monroe, is that too good for District 4 and District 5 and District 3 or District 2 and District 1. Mr. Wilson, stated, he had no more comments; Mayor Mayo stated, if I can respond, I will be through with this; he said, I think you just heard Ms. Golden say, it's not our fault, we cannot fast track projects from the state, the state makes the determination when they are going to move, we can do our part, but we can't do their part too, so we have worked on that project and that is going to happen; we did the project, Parker relief and Mr. Janway and I rode through there on our trek throughout the City and water was flowing and he heard me call Ms. Lisa Hill, you know her and she was very pleased with it, because normally a rain like that would have flooded, not only on her house, but all the houses in that particular area and you can politicize this all that you want to but the bottom line is we have worked extremely hard on this; and concerning, when you said you and Dr. Armstrong were in my office, I never said I didn't say that, I did ask you where was the money going to come to, I did tell you that I was committed to trying to help with that project, but it is an expensive project and you have just dealt with one particular project and you talk about District 4; if you are concerned about District 4, then you will return my telephone calls and my texts, if you are concerned about it and not just get here and politicize; Mr. Wilson asked for another minute and Mrs. Ezernack stated, no; Mr. Wilson stated, Mayor you had \$800,000 for the arena, so find \$200,000 or \$300,000 for South Monroe and Mayor Mayo said and you voted; Mr. Wilson, stated, I guarantee you that I won't vote for the final adoption and that's for the record; Mayor Mayo stated, that's very clear and Mr. Wright told you not to; Mr. Echols asked what is the bottom line, based on the net increase or decrease on the budget's final adoption; Ms. Rowell asked if he was talking about the net increase and decrease of the fund balance and he said, no, the total budget from prior year and what we reduced it from being \$60 million; Mrs. Rowell stated, going down from \$62 million and he asked what were expenses reduced by, just the general percentage decrease year over year; she said it was 3.8 per cent and it is going from \$63 million to \$59 million, about four million.

Chairwoman Ezernack opened the public hearing and seeing no one come forward, the hearing was declared closed.

(h) Upon a motion by Mr. Echols, second by Mrs. Ezernack and unanimously approved to add to the agenda to Finally adopt an Emergency Ordinance declaring the condition of the electric motor on pump #3 at the Pine Street storm water pump station an emergency necessitating immediate repair and further providing with respect thereto. (There were no public comments.)

Upon a motion by Mrs. Ezernack, second by Mr. Clark and unanimously approved to Finally adopt Emergency Ordinance No. 11,846, declaring the condition of the electric motor on pump #3 at the Pine Street storm water pump station an emergency necessitating immediate repair and further providing with respect thereto. (There were no public comments.)

#### Citizens Participation

1. Mr. Jabar Perkins, citizens, Highways and Hedges organization, spoke about their previous event in Monroe where they march the streets in Parkview apartments and they also visited the area of Burg Jones Lane to help deter crime and to spread the message of God and hope; he asked for support of his organization that have plans to bring more members from his organization to put on events in Monroe.

2. Ms. Evelyn Coleman, citizen, spoke about the property house that is next door to her home; she asked that the house next door to her would be looked at because the house is boarded up on one side, but it is open on the other side and transients frequent the house and she has been calling about the property for years and nothing has been done; Mrs. Ezernack stated Mr. Bryant, the interim director was taking notes of her conversation and that someone

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would be in touch with her and to leave her number with Ms. Baldwin; Chief Bryant would make sure that someone would follow up with her; Mr. Clark said Ms. Coleman has been working on this for years and administration has been involved with this issue and asked her to give Ms. Baldwin the location of the property and asked that assistance would be given to her because she made the efforts to come to Council meeting; Mr. Wilson stated the property in question was 403 Parker Street has been condemned and this is the property with the rodents and Ms. Coleman has put gasoline around the house to keep the rats away; Mr. Country did go over today and did cut the grass.

There being no further business to come before the Council, the meeting was adjourned at 7:59 p.m., upon a motion of Mr. Clark and seconded by Mr. Wilson.

Mrs. Gretchen Ezernack  
Council Chairwoman

Ms. Carolus S. Riley  
Council Clerk

Ms. Jacqueline Benjamin  
Council Secretary

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