

Monroe City Council Legal and Regular Session

June 25, 2019

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, June 25, 2019 at the Council's regular meeting place, 400 Lea Joyner Memorial Expressway, City Council Chambers/City Hall Building, Monroe, Louisiana.

The Honorable Gretchen Ezernack, Chairwoman, called the meeting to order and asked the Council Clerk, Ms. Riley to call the roll.

Council members present for roll call: Mrs. Gretchen Ezernack, Ms. Juanita Woods, Mr. Michael Echols, Mr. Kenneth Wilson, Mr. Eddie Clark.

Council members absent: None.

Chairwoman Ezernack declared a quorum.

The Invocation was led by Mr. Janway and the Pledge of Allegiance was led by Mrs. Ezernack.

COMMUNICATIONS & SPECIAL ANNOUNCEMENTS:

1. Mr. Echols welcomed each one present; he wished everyone a Happy 4<sup>th</sup> of July and to be safe; he announced the 4<sup>th</sup> of July fireworks would be held on Saturday, July 6<sup>th</sup> beginning at 9:00 p.m. downtown Monroe; it is sponsored in part by the City of Monroe.
2. Ms. Woods welcomed each one present; she thanked the Mayor and his administration for being a part of the community meeting on last week at Mt. Zion Baptist Church; she said questions were asked and answered by the citizens and it was a very good meeting.
3. Mr. Wilson welcomed each one present; he acknowledged the ground breaking of 23 new homes valued at a total of \$3.5 million in the areas of South 3<sup>rd</sup> and South 4<sup>th</sup> Streets and thanked Mr. Wilcox, Janice Wells, Mayor Mayo, Mr. William Smart, Mr. Buddy Spillers, Habitat for Humanity, United Way, Chamber of Commerce and the Faith based churches for their efforts with the housing project.
4. Mr. Clark welcomed each one present; he acknowledged a cleaning up for the picking up of trash in the Oregon Trail area would be this coming Thursday; a trash truck will be going through that area picking up mattresses and trash on Thursday; he stated that he was told the trucks were broken down and in disrepair; he said the City Council has allocated a lot of money making sure Public Works have what they need to operate efficiently to keep all of the City clean; he thanked Ms. Gospel and others for their work in the area.
5. Mayor Mayo welcomed each one present; he acknowledged the good community meeting in the Lamyville area and thanked Ms. Brown and others for being present; he said he understands there is a lot of work that need to be done and that they can count on an initiative and project to help in the area, as there are several challenges that need to be taken care of and hopefully can do some of the same things that were done in Councilman Wilson's District 4. He said there were two drainage projects on the agenda, one is on Davis Drive, a significant drainage project in District 5 and it should be good as it relates to the flooding issues in King Oaks, Robinson Place and Parkview areas; he said there was a project in the Bayou Lane area, District 1 and both projects together are a total of four hundred thousand dollars. He said it has been said that the city doesn't have a comprehensive plan and he stated that the city has one of the best comprehensive plans that the city or the parish has ever had concerning drainage because there are about one hundred million dollars of projects that have been identified; the cities of Monroe and West Monroe have been working together as a team effort in which the plan has been talked about and utilized by the rest of the State. He said they will continue to do things to help alleviate some of the flooding in the city and are flowing in the right direction.

Upon a motion of Mr. Clark and a second by Mr. Wilson, the minutes of the Legal and Regular session of June 11, 2019 were approved unanimously. (There were no public comments).

PRESENTATION: NONE.

PUBLIC HEARINGS: NONE.

PROPOSED CONDEMNATIONS: Public Comment: NONE.

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ACCEPTANCE OR REJECTION OF BIDS: (Public Comment)

(a) Upon a motion by Mr. Echols, second by Mr. Clark and unanimously approved to Accept the bids of Smitty's LLC and Lott Oil Co. for a one (1) year contract for Petroleum Products Ref#2020-00000006 as recommended by the Director of Administration as meeting the specifications of this bid. Funds will be derived from the Inventory Account and billed to the divisions accordingly. Vendors meet the specifications of this bid and Tax and Revenue has confirmed that these bidders are tax compliant. (There were no public comments).

(b) Upon a motion by Mr. Echols, second by Mr. Wilson and unanimously approved to Accept the bids of Quill Corporation and Parker Wholesale for a one (1) year contract for Office Supplies Ref#2020-00000010 as recommended by the Director of Administration as meeting the specifications of this bid. Funds will be derived from the Inventory Account and billed to the divisions accordingly. Vendors meet the specifications of this bid and Tax and Revenue has confirmed that these bidders are tax compliant. (There were no public comments).

RESOLUTIONS AND MINUTE ENTRIES:

Council:      Public Comment:

(a) Upon a motion by Ms. Woods, second by Mr. Wilson and unanimously approved to Adopt Resolution No. 7479, granting an exception to the Open Container Ordinance to 2 Dudes Brew & Que (Red, White & Blue Block Party) 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 Mr. Wilson and unanimously approved to Adopt Resolution No. 7480, accepting and approving the Systems Survey and Compliance Questionnaire for the City of Monroe for the fiscal year ending April 30, 2019. (There were no public comments)

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

Legal Department:    Public Comment:    None.

Mayor's Office:    Public Comment:

(a) Upon a motion by Mr. Echols, second by Ms. Woods and unanimously approved to Adopt Resolution No. 7481, authorizing James E. Mayo to enter into a Cooperative Endeavor Agreement between the City of Monroe and the Miss Louisiana Organization as per the attached agreement and further providing with respect thereto. (There were no public comments).

Department of Public Works:    Public Comment:

(a) Upon a motion by Mr. Clark, second by Mr. Echols and unanimously approved to remove from the agenda to Adopt a Resolution approving the execution of a Maintenance Agreement by and between the City of Monroe and the State of Louisiana, Department of Transportation and Development, for the fiscal year beginning July 1, 2019 and ending June 30, 2020, relative to traffic signals in the state highway system which are located within the limits of the City of Monroe, and further providing with respect thereto. (There were no public comments).

Department of Community Affairs:    Public Comment:

(a) Upon a motion by Mr. Wilson, second by Mr. Clark and unanimously approved to Consider request from the Community Affairs, Parks and Recreation to Reject all bids received on May 29, 2019 for Parks & Recreation Public Facilities Restrooms for the five (5) outside restrooms within the City of Monroe Ref. Bid #2020-00000008. The bids are being rejected due to excessive price beyond the projects funding. With Council approval, a revised bid packet will be sent out and re-advertised for said project. (There were no public comments).

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Comments: Mr. Clark asked for an update on the restrooms at Mt. Nebo park and the plan to unlock the restrooms; Mr. Johnson said bids to repair all of the restrooms were submitted, but they all came in over more than what was expected for them to spend; he said they can either repair the restrooms themselves or do a re-bid and make some adjustments to get the bid to an acceptable amount to match the CDBG funds being used. Mr. Clark asked if the restrooms would be opened this summer; Mr. Johnson said it depended on what was needed to be opened and there was a need to have Mt. Nebo Park restrooms opened over the weekend and they were opened for the event; he said he didn't want to spend a lot of money and then spend more money on parts that money was just spent on, there will be more money spent on it again. He said the ones that need to be opened will be opened and those that don't need to be opened, they will remain closed. Mr. Clark said now the public knows something and do understand that if a family reunion, etc. is going on then a request for them to be opened can be made to contact him. He said something is better than nothing, but would like to have them opened on a permanent basis; Mr. Johnson said if the bids are back within the next 30 days, then it's possible that they can be open before the summer; Mr. Wilson thanked the employees for having the bathrooms opened for the past weekend; Mr. Johnson said the cameras will be a part of the project and they are a safeguard to helping with the restrooms; Mr. Clark said it is not normally the citizens from the area doing the damage, it is people from outside and if people are given a vested interest, then they are likely to take care of and he asked that the citizens would take care of the things in their neighborhood and would assure that he would communicate with the citizens in the area to take care of the area and restrooms.

ADD-ON: (b) Upon a motion by Mr. Clark, second by Mr. Wilson and unanimously approved to add to the agenda to Adopt a Resolution authorizing Mayor James E. Mayo to execute documentation related to the Louisiana National Guard Project at the Louisiana Purchase Gardens and Zoo and further providing with respect thereto. (There were no public comments).

(b) Upon a motion by Mr. Echols, second by Mr. Clark and unanimously approved to Adopt Resolution No. 7482, authorizing Mayor James E. Mayo to execute documentation related to the Louisiana National Guard Project at the Louisiana Purchase Gardens and Zoo and further providing with respect thereto. (There were no public comments).

Police Department:      Public Comment:

(a) Upon a motion by Mr. Echols, second by Mr. Clark and unanimously approved to Adopt Resolution No. 7483, authorizing Mayor James E. Mayo to enter into an agreement by and between the City of Monroe and the Ouachita Parish Sheriff's Office for Housing, Confinement and Detention Services and further providing with respect thereto. (There were no public comments).

Comments: Mr. Echols asked the city attorney, if the city accepted any more liability under this agreement than under the previous; she said no.

Fire Department:      Public Comment:

(a) Upon a motion by Ms. Woods, second by Mr. Wilson and unanimously approved to Adopt Resolution No. 7484, authorizing James E. Mayo, Mayor, to apply for and accept a grant from Factory Mutual Global Fire Prevention Grant Program for the Purchase of 325 10-year Sealed Lithium Battery-Operated Smoke Alarms and further providing with respect thereto. (There were no public comments).

Engineering Services:      Public Comment:

(a) Upon a motion by Mr. Clark, second by Mr. Wilson and unanimously approved to Adopt Resolution No. 7485, accepting the Base Bid of C W & W Contractors, Inc. in the amount of \$226,885.00 for the Davis Drive Drainage Improvements Project, and further authorizing James E. Mayo, Mayor, to enter into and execute a contract for said work. (There were no public comments).

(b) Upon a motion by Mr. Echols, second by Mr. Clark and unanimously approved to Adopt Resolution No. 7486, accepting the Base Bid of C W & W Contractors, Inc., in the amount of \$208,466.00.00 for the Bayou Lane Phase 1 Drainage Improvements Project, and further authorizing James E. Mayo, Mayor, to enter into and execute a contract for said work. (There were no public comments).

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(c) Upon a motion by Ms. Woods, second by Mr. Clark and unanimously approved to Adopt Resolution No. 7487, authorizing the Purchasing Manager to advertise for bids on the Grammont Tank Rehabilitation Project. The estimated cost of this project is \$749,650.00. The DBE Goal is 0% and source of funds Water Capital Funds. (There were no public comments).

Comments: Mr. Echols asked what the modifications would do to repair the tank; Ms. Golden said it was a routine maintenance, sand blast and paint inside and outside, add lighting, modifications to overflow piping.

(d) Upon a motion by Ms. Woods, second by Mr. Wilson and unanimously approved to Adopt Resolution No. 7488, authorizing the Purchasing Manager to advertise for bids on the US 165 turn lanes at Venable & Venable Lane Reconstruction Project. The estimated cost of this project is \$2,315,675.22. The DBE Goal is 6.37% and source of funds Capital Infrastructure Street Funds. (There were no public comments).

Comments: Ms. Woods asked for more details on the project; Ms. Golden said 1.5 million dollars is a grant from the economic development administration; the project is adding turn lanes on Highway 165 northbound to Venable Lane, building the connecting extension of century village boulevard from Venable lane to the south boundary of century village, replacing a temporary road and extending water and sewer along the new road and tying in the drainage systems.

(e) Upon a motion by Ms. Woods, second by Mr. Wilson and unanimously approved to Adopt Resolution No. 7489, authorizing James E. Mayo, Mayor, to execute Change Order No. One (1) to the Civic Center Parking Lot Improvements Contract, between the City of Monroe and Amethyst Construction, Inc., for an increase in the contract amount of \$15,069.00 and further providing with respect thereto. (There were no public comments).

(f) Upon a motion by Mr. Echols, second by Mr. Clark and unanimously approved to Adopt Resolution No. 7490, authorizing James E. Mayo, Mayor, to execute a Full Signal Maintenance Agreement with the Louisiana Department of Transportation and Development for the fiscal year beginning July 1, 2019 and ending June 30, 2020 and further providing with respect thereto. (There were no public comments).

(g) Upon a motion by Ms. Woods, second by Mr. Clark and unanimously approved to Adopt Resolution No. 7491, authorizing James E. Mayo, Mayor, to enter into and execute a Professional Services Agreement with Lazenby & Associates, Inc., to provide Engineering Services for the Grammont Street Tank Rehabilitation & WTP Metal Tank Projects and further providing with respect thereto. (There were no public comments).

ADD-ON: (h) Upon a motion by Mr. Echols, second by Ms. Woods and unanimously approved to add to the agenda to Adopt a Resolution authorizing James E. Mayo, Mayor, to execute Change Order No. Two (2) to the Civic Center Parking Lot Improvements Contract, between the City of Monroe and Amethyst Construction, Inc., for an increase in the contract amount of \$12,042.80 and further providing with respect thereto. (There were no public comments).

Comments: Mr. Clark asked for the difference of this agenda item and the \$15,000 increase that was voted on; Ms. Golden explained the change order no one was due to the full submit ratio was higher and the contractors are entitled to an increase; the change order no two is for additional earth work. Mr. Clark asked for the amount of the project; Mr. Holland said the cost of project would be \$956,596.58; the time of completion is July.

(h) Upon a motion by Mr. Echols, second by Ms. Woods and unanimously approved to adopt Resolution No. 7492, authorizing James E. Mayo, Mayor, to execute Change Order No. Two (2) to the Civic Center Parking Lot Improvements Contract, between the City of Monroe and Amethyst Construction, Inc., for an increase in the contract amount of \$12,042.80 and further providing with respect thereto. (There were no public comments).

ADD-ON: (i) Upon a motion by Ms. Woods, second by Mr. Wilson and unanimously approved to add to the agenda to Adopt a Resolution authorizing James E. Mayo, Mayor, to enter into and execute a reimbursement agreement with Uniti Fiber, LLC, to provide fiber relocation services for the US Hwy 165 turn lanes at Venable & Venable Lane reconstruction project and further providing with respect thereto. (There were no public comments).

Comments: Mr. Clark asked who was being reimbursed; Ms. Golden said the city was obligated to reimburse to cost to Uniti Fiber, LLC. for moving an existing fiber that controls the traffic signals, and the project funds will pay for this, EDA, street funds, the grant is \$1.5 million; Ms. Rowell said the funds amount were at \$2.5

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million.

(i) Upon a motion by Ms. Woods, second by Mr. Wilson and unanimously approved to adopt Resolution No. 7493, authorizing James E. Mayo, Mayor, to enter into and execute a reimbursement agreement with Uniti Fiber, LLC, to provide fiber relocation services for the US Hwy 165 turn lanes at Venable & Venable Lane reconstruction project and further providing with respect thereto. (There were no public comments).

Comments: Ms. Golden stated for the record that DOTD and Uniti have worked hard with the city in providing assistance to find a cost-effective way and it was a potential million dollars to move it but found a reasonable way of dealing with the project.

BREAK IF NEEDED:

INTRODUCTION OF RESOLUTIONS & ORDINANCES:      Public Comment:      None.

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

Open Public Hearing/Public Comment/Close Hearing:

Chairwoman Ezernack opened the public hearing:

Mr. Michael Franklin, spoke on behalf of Kenneth Haynes UPS, came forward to speak regarding the Ordinance stating they are currently leasing property from Scott Truck and Tractor and are needing to connect the county property to the city property due to proposed expansions to the facility after approval for a building expansion and parking lot expansion, which is on another agenda item.

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

(a) Upon a motion by Mr. Echols, second by Ms. Woods and unanimously approved to finally adopt Ordinance No. 11,937, 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 – Kenneth Haynes/Scott Equipment Sales, LLC – (P&Z) (There were no public comments).

Open Public Hearing/Public Comment/Close Hearing:

Mrs. Ezernack opened the public hearing:

Ms. Golden asked that this item be tabled for a couple of weeks due to there being serious concerns as to whether sewer can be provided to this site; it is over one mile south of the existing distribution of the southern most part of the existing distribution system on the west side of Jackson Street; the only other service would be to cross the railroad track and it looks to be a six inch line which may not be adequate and it would be well served to be given a couple of weeks to see what, don't want the property owner to be boxed in and to fully understand what the consequences would be of being annexed without access to sewer.

Gladys Smith Coward, asked that it not be passed over, because they have property adjacent to this property that continues on to the same property that is already in the city; they were going to do a project on the other property that is already in the city and the city should provide sewer for it, and this 7 plus acres property is adjacent to the 2 plus acres property, which is already in the city. Mrs. Ezernack asked Ms. Golden if sewer was accessible to the other parcel; Ms. Golden said it was not; Mrs. Smith Coward said she understands and spoke with an engineer today and they are checking with green acres about those lines; she said if they have property already in the city and the city is providing sewer and water for others, thinks the city should provide and do know there may be some cost to her and that's fine within reason, but thinks if they have property already in the city and believe it is the city's responsibility to provide this. Ms. Woods said in understanding they want this done and asked how long would the research take; Ms. Golden said it would be ready by next week; Ms. Woods asked Ms. Smith if it would be a major imposition on them to give Ms. Golden an extra two weeks to take a look; Ms. Coward said they go before mapping on Monday and doesn't know what impact this

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would have on their mapping with zoning; they are also working with the corps and it would pretty much stop the project; Ms. Poret stated the mapping request was tabled at the last planning and zoning commission

meeting and it is going before at the next meeting and whether it is approved or not, it is coming back before Council and will probably be on the same agenda if tabled tonight. Mrs. Ezernack commented if it was not acted upon tonight and delayed for two weeks, and if the map ordinance was passed that night, then one would be introduced and the other final. Mrs. Ezernack stated they aren't going to not vote on it or turn it down. Mrs. Coward said they have been working on it for months, not just now and they haven't made any moves. Mr. Wilson asked if it was voted on tonight, if that would make the city obligated for the final adoption; Ms. Baldwin said to have property annexed into the city that couldn't connect to sewer and the map amendment is on the planning commission agenda to rezone it from open space to B3 and whatever they are wanting to build there, it won't be able to hook up to sewer; by state, you must be able to hook up to city sewer and then would have to go through a de-annexation to develop the property. Mrs. Ezernack said it could be costly for both parties from what is being found out so far; Ms. Baldwin said it will ultimately fall on the developer to hook up to the city sewer and it could be quite costly. Ms. Woods asked Ms. Golden, if it was passed tonight, that it couldn't be hooked up to city sewer and she said that's what it looks like. Ms. Woods asked what happens if it was in the city and it couldn't be hooked up to city sewer; Ms. Coward said you can't do anything with the property. Ms. Woods asked if she thought anything differently would come up if the other two weeks were being given to do more research. Mrs. Ezernack said it would be helpful to know the number and Mrs. Coward said she has been trying to get it too; Mrs. Coward said they did it for Century Link and that she is a citizen of Monroe and have been here a long time and have been trying to do a development and they should look into doing something for private citizens.

Seeing no one else come forward, the hearing was closed.

(b) Upon a motion by Mr. Clark, second by Mr. Echols; Voting YES: Woods, Clark, Ezernack, Echols; Voting NO: Wilson, to pass over until the next meeting to finally adopt 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 – Waking Up, Inc. – (P&Z) (There were no public comments).

Mrs. Ezernack asked Ms. Golden, if she would have the number and if she was able to get it before the meeting it would be helpful to them. Ms. Golden said to clarify, that she would be getting a number of the costs to do the extension, and not for the city to do the extension, but the cost the developer would incur to possibly connect to what could be a feasible place to hook into; she said she is wanting to be clear, that she is not coming back with a city project to connect to sewer, but will come back with information about what the burden would be on the developer to connect to existing sewer.

Open Public Hearing/Public Comment/Close Hearing:

Chairwoman Ezernack opened the public hearing: Michael Franklin, UPS spoke regarding the lease of additional property from Scott Truck and Tractor and they are going to annex property for their building expansion. Ms. Woods asked if there would be additional jobs; Mr. Franklin said it would be and they would increase the routes from 46 to 62 and would also be bringing in more temporary and part time jobs; Ms. Woods thanked him for the economic development which is in her district; Mrs. Ezernack thanked him for their investment in the city.

Seeing no one else come forward, the hearing was closed.

(c) Upon a motion by Ms. Woods, second by Mr. Wilson and unanimously approved to finally adopt Ordinance No. 11,938, adopting and amending the Zoning Map for the City of Monroe, Louisiana to zone a ±1.5 acre tract of land presently located in Ouachita Parish to I-1, Commercial/Industrial Business Park District. This property presently does not have a zoning classification as it is being annexed into the city: 2600 Both Street. Parcel B – Applicant – Kenneth Haynes/Scott Equipment Sales, LLC – (P&Z) (There were no public comments).

Open Public Hearing/Public Comment/Close Hearing:

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

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(d) Upon a motion by Mr. Wilson, second by Ms. Woods and unanimously approved to finally adopt Ordinance No. 11,939, adopting and amending the Zoning Map for the City of Monroe, Louisiana to zone a ±5.0-acre tract of land presently located in Ouachita Parish from B-1, Neighborhood Mixed Use District

to RMH, Manufactured Home District and is more particularly described as follows: 3401 Harvester Drive – Applicant: Stapleton & Chisholm – (P&Z) (There were no public comments).

Open Public Hearing/Public Comment/Close Hearing:

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

(e) Upon a motion by Mrs. Ezernack, second by Ms. Woods and unanimously approved to finally adopt Ordinance No. 11,940, accepting the donation of immovable property and grant of Utility Easements into the City of Monroe from G & J Investments of Ouachita LLC, and further providing with respect thereto. (Legal) (There were no public comments).

CITIZENS PARTICIPATION:

1. Ms. Deborah Evans asked that the area around the zoo would be cleaned up.
2. Monica Boudreaux asked that the zoo area be improved; asked that the green directional signs be placed for directions to the zoo. It was commented, that she would need to contact DOTD regarding the signs.
3. Heather Moore asked for approval from the Mayor to allow work to be done at the zoo by the National guard and engineers; they would do some of the projects at the zoo free of charge and the zoological society would pay for the projects. Mr. Echols thanked her and the team of volunteers who works to improve the city in their spare time; he also thanked the Zoological Society for their work and the funds to the zoo.
4. Vernon Hall, thanked Mayor Mayo and Mr. Wilson, for coming out to the Southside event; commented he supports the SEDD, but is concerned about more taxes imposed on the community.
5. Matthew Sims, city employee, stated he was attacked verbally on the job from a city management team over three months ago and have tried to get it resolved; he asked for a scheduled meeting with the Mayor. Mr. Sims asked Mr. Wilson about a request of information that he made to him during their contract negotiations, concerning the conducted survey.
6. Janice Brown, spoke on behalf of a citizen regarding a dilapidated house that is next door to a citizen where drug activity and other things are going on at the house; she thanked Ms. Woods and Mayor Mayo for attending the community meeting and listening to those who had concerns. Mrs. Ezernack asked Ms. Brown to give Ms. Poret the address to the dilapidated property and it will be given to Ms. Hill.
7. James Skipper said he was pleased with the cleanup efforts in South Monroe, there have been some improvements; he apologized to Mayor Mayo for untrue comments that he made about him at a previous council meeting.

There being no further business to come before the Council, the meeting was adjourned at 7:09 p.m., upon a motion of Mr. Wilson and seconded by Mr. Clark. (There were no public comments)

Mrs. Gretchen Ezernack  
Council Chairwoman

Ms. Carolus S. Riley  
Council Clerk

Ms. Jacqueline Benjamin  
Council Secretary

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**\*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.**