



District One  
Douglas Harvey

District Two  
Gretchen H. Ezernack

District Three  
Juanita G. Woods  
Chairman

City Council  
CITY OF MONROE, LOUISIANA  
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District Four  
Rodney McFarland, I  
Vice Chairman

District Five  
Verbon Muhammad, Sr

**September 19, 2024**  
**Posted @ 2:34 pm**

### **NOTICE**

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Monroe, Louisiana will meet in Legal and Regular Session at its regular meeting place, the Council Chamber, City Hall Building, Monroe, Louisiana, Tuesday, September 24, 2024 beginning at 6:00 p.m., for the following purpose:

1. To consider and act on all items listed on the attached agenda.

**NOTICE IS FURTHER GIVEN** that the Council reserves the right to change, add to or delete, any item listed on the attached agenda.

All interested persons are urged to attend these meetings.

**Carolus S. Riley, CMC/MMC**  
**Council Clerk**

Please be advised that the City Council will embrace public participation to the maximum extent while still adhering to the occupancy limitation, social distancing guidance and the Open Meetings Law.

In accordance with the Americans with Disabilities Act, if you need special assistance, please contact City Council Office at (318) 329-2252 describing the assistance that is necessary.

AGENDA  
City of Monroe

LEGAL & REGULAR SESSION – SEPTEMBER 24, 2024, 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. McFarland
5. Mr. Muhammad
6. Mayor Ellis

IV: APPROVE MINUTES OF THE LEGAL AND REGULAR SESSION OF SEPTEMBER 10, 2024:  
(PUBLIC COMMENTS)

V: PRESENTATION: Sam Crawford – BoneKrusher – Youth/Adult Program  
Youth Summer Wellness Program - Report

VI: PUBLIC HEARINGS:  
NONE.

PROPOSED CONDEMNATIONS:

(Public Comment)

1. 3503 Halsell St (D3) – owner: Alberta Byrd c/o Katie Long
2. 401 N 17<sup>th</sup> (& 1613 Breard St) (D3) – owner: McKinley Investments, LLC;  
Xavier Wallace c/o David Wallace; & David Wallace
3. 715 Standifer (D5) – owner: Ralph T Williams

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

VIII: RESOLUTIONS AND MINUTE ENTRIES:

1. Council:

Public Comment:

(a) Adopt a Resolution appointing Jessie Smith to the Monroe Capital Infrastructure Commission.

(b) Adopt a Resolution confirming the appointment of \_\_\_\_\_ and \_\_\_\_\_ to the board of commissioners for the Southside Economic Development District and further providing with respect thereto.

(c) Adopt a Resolution appointing Bryan Creekmore to the Monroe Capital Infrastructure Commission.

(b) Adopt a Resolution appointing Chelbi Johnson to the Monroe Capital Infrastructure Commission.

(d) Adopt a Resolution appointing Rodger McConnell to the Monroe Capital Infrastructure Commission.

(e) Adopt a Resolution appointing Josh Etheridge to the Monroe Capital Infrastructure Commission.

2. Department of Administration:

Public Comment:

(a) Consider an Application by Ramesh Sapkota and Kumar Mainali dba Sip N Chill, 1314 Sterlington Rd., Monroe LA 71203 for a New 2024 Class A Alcoholic Beverage Permit. The Monroe Police Department has no disqualifying records and Sales Tax has been approved. (Distance Report Cleared, Cert. of Occupy Cleared)

3. Department of Planning & Urban Development:

Public Comment:

(a) Consider request from Param, LLC/Lakhwinder Singh for a Major Conditional Use Permit authorizing the use of this location (3224 Louisville Ave.) to allow the sale of alcohol for consumption off-premises in the B-3(General Business/Commercial) District. The use is for a new tobacco and alcohol retail business. The establishment proposes to provide a drive-thru service. The Comprehensive Zoning Ordinance allows this as a Major Conditional Use in the B-3 (General Business/Commercial) District. Major Conditional Uses are 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.

(b) Consider request from Starns Kenny & Easterling Law Firm/PopShelf for a Major Conditional Use Permit authorizing the use of this location (4219 Pecanland Mall Dr.) to allow the sale of alcohol for consumption off-premises in the B-3(General Business/Commercial) District. This is an added use to the existing retail goods establishment. The Comprehensive Zoning Ordinance allows this as a Major Conditional Use in the B-3 (General Business/Commercial) District. Major Conditional Uses are 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.

(c) Consider request from Daquiri's & Deaux for a Major Conditional Use Permit authorizing the use of this location (512 Louisville Ave.) to allow the sale of alcohol for consumption off-premises in the B-3(General Business/Commercial) District. This is an added use to sell Daquiri's through a drive-thru, for a new restaurant. The Comprehensive Zoning Ordinance allows this as a Major Conditional Use in the B-3 (General Business/Commercial) District. Major Conditional Uses are 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.

4. Legal Department:

Public Comment:

None.

5. Mayor's Office:

Public Comment:

(a) Adopt a Resolution authorizing a Cooperative Endeavor Agreement with the Northeast Louisiana Black Chamber of Commerce and further providing with respect thereto.

(b) Adopt a Resolution authorizing a Cooperative Endeavor Agreement with the Monroe Chamber of Commerce, Inc. and further providing with respect thereto.

(c) Adopt a Resolution authorizing a Professional Services Agreement with the Picard Group, L.L.C. and Monroe Chamber of Commerce for State and Governmental Affairs and Lobbying Services further providing with respect thereto.

(d) Adopt a Resolution authorizing a Cooperative Endeavor Agreement with the Miss Monroe Scholarship Pageant Organization, Inc. and further providing with respect thereto.

6. Department of Public Works:

Public Comment:

(a) Adopt a Resolution authorizing an agreement with the Travelers Indemnity Company of Connecticut for Insurance for the Monroe Transit System 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 Louisiana Department of Transportation (LDOTD) and Diamond B. Construction Company, LLC for the Lee Ave Street Improvements Project and further providing with respect thereto.

(b) Adopt a Resolution accepting as substantially complete work done by Byrnes Mechanical Contractors, Inc for the Banquet Hall Air Handling Unit Project and further providing with respect thereto.

(c) Adopt a Resolution approving Change Order No. Nine (9) for the Kansas Ln Ext (Old Sterl.-US165) Phase 1 Project and further providing with respect thereto.

(d) Adopt a Resolution approving Change Order No. Sixteen (16) for the Water Treatment Plant Renovation and Expansion Project and further providing with respect thereto.

BREAK IF NEEDED:

IX: INTRODUCTION OF RESOLUTIONS & ORDINANCES:

Public Comment:

(a) Introduce an Ordinance authorizing the City of Monroe to enter into a Commercial Card Agreement and line of credit with Regions Bank and providing further with respect thereto.

(b) Introduce an Ordinance approving an application by Monroe Athletic Club to rezone a certain property and amending the Zoning Map for the City of Monroe and further providing with respect thereto.

(c) Introduce an Ordinance approving the Annexation of ±36.35-acres, 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.

(d) Introduce an Ordinance approving an application by Alven Square, Angelique Connor and Martin Engineering Services to zone annexed property and amending the Zoning Map for the City of Monroe and further providing with respect thereto.

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 repealing Ordinance No. 12,225 (Purchasing and Bidding Procedures) and further providing with respect thereto. (McFarland)

Open Public Hearing/Public Comment/Close Hearing:

(b) Finally adopt an Ordinance repealing Ordinance No. 12,220 (Special Tax Election) and further providing with respect thereto. (McFarland)

Open Public Hearing/Public Comment/Close Hearing:

(c) Finally adopt an Ordinance amending Section 36-23 of the City of Monroe Code and further providing with respect thereto. (Muhammad)

XI: CITIZENS PARTICIPATION:

XII: ADJOURN.