

**Monroe Council Minutes
Regular Meeting of Council
February 12, 2019 – 6:30 p.m.
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

Mayor Routson opened the regular meeting of Council at 6:30 p.m. with the Pledge of Allegiance.

Roll Call

Members of Council present: Dan Clark, Keith Funk, Anna Hale, Todd Hickman, Christina McElfresh, and Robert Routson.

Members of staff present: City Manager William J. Brock
 Law Director K. Philip Callahan
 Director of Public Works Daniel J. Arthur
 Chief of Police Robert Buchanan
 Director of Development Kevin Chesar
 Director of Finance Karen Ervin
 Clerk of Council/Assistant to the City Manager Angela S. Wasson

Visitors: Mike Morris and Chuck Wyckoff

Mr. Clark moved to excuse Mr. Frentzel; seconded by Mrs. Hale. Voice vote. Motion carried.

Approval of the Minutes

Mr. Clark moved to approve the Council Minutes of January 22, 2019, and Performance Committee Minutes of January 22, 2019; seconded by Mr. Funk. Voice vote. Motion carried.

Visitors

Mr. Callahan performed the ceremonial swearing in of Mark Bennet, Jill Wyckoff, and Austin Whitt as Patrol Officers.

David Wise, Researcher with the University of Cincinnati's Economic Center, gave a presentation on the Comprehensive Housing Study prepared for the City of Monroe. Monroe's housing stock was compared with neighboring communities. Mr. Clark asked why Liberty Township was not considered as they are on Monroe's border. Mr. Wise replied that they felt that they had enough range in the metrics that they tracked, but felt the sample was more than sufficient.

Mr. Wise proposed four growth scenarios for Council to consider. Scenario 1 is to remain status quo with 456 single-family homes and zero apartment units. Scenario 2 is 183 single-family homes. Scenario 3 is 34 single-family homes \$300,000 and above. Scenario 4 is 167 single-family homes and 160 luxury apartments.

Committee Reports

None.

Old Business

Mr. Clark moved to adjourn into executive session to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, and personal financial statements of an applicant for economic development assistance; seconded by Mr. Funk. Roll call vote: six ayes. Motion carried.

Council adjourned into executive session at 7:14 p.m.

Mr. Clark moved to reconvene into regular session; seconded by Mrs. McElfresh. Voice vote. Motion carried.

Council reconvened into regular session at 7:36 p.m.

Ordinance No. 2018-34. An Ordinance authorizing the City Manager to execute a Community Reinvestment Area Agreement with the Kroger Co. substantially in the form attached hereto. (Second Reading)

Mr. Clark moved to consider this the second reading of Ordinance No. 2018-34 and have it read by title only; seconded by Mr. Funk. Voice vote. Motion carried.

The Clerk of Council read Ordinance No. 2018-34 by title only.

Mr. Clark moved to amend Ordinance No. 2018-34 to reflect the final CRA agreement as an exhibit and replace Exhibit "1" with the final CRA agreement; seconded by Mrs. McElfresh. Voice vote. Motion carried.

Mr. Clark moved to adopt Ordinance No. 2018-34; seconded by Mrs. McElfresh. Roll call vote: four ayes; two nays (Clark and Hickman). Motion carried.

Resolution No. 04-2019. A Resolution authorizing and directing the City Manager or designee to apply for any and all grant funds; provided that acceptance of any grant funds, including matching funds, must be specifically approved by Council. (Second Reading)

Mr. Brock stated that this allows for the application of grants throughout the year.

Mr. Clark moved to consider this the second reading of Resolution No. 04-2019 and have it read by title only; seconded by Mrs. Hale. Voice vote. Motion carried.

The Clerk of Council read Resolution No. 04-2019 by title only.

Mr. Clark moved to adopt Resolution No. 04-2019; seconded by Mr. Hickman. Roll call vote: six ayes. Motion carried.

Resolution No. 05-2019. A Resolution expressing Council's intent for the sale of personal property not needed for public use or is obsolete or unfit for the use for which it was acquired by internet auction. (Second Reading)

Mr. Brock noted that this allows the sale of surplus items through internet auction.

Mr. Clark moved to consider this the second reading of Resolution No. 05-2019 and have it read by title only; seconded by Mr. Funk. Voice vote. Motion carried.

The Clerk of Council read Resolution No. 05-2019 by title only.

Mr. Clark moved to adopt Resolution No. 05-2019; seconded by Mr. Hickman. Roll call vote: six ayes. Motion carried.

Resolution No. 06-2019. A Resolution instructing the Director of Finance to request an advancement of taxes assessed and collected on behalf of the City of Monroe from the Auditors of Butler and Warren Counties. (Second Reading)

Mr. Clark moved to consider this the second reading of Resolution No. 06-2019 and have it read by title only; seconded by Mrs. McElfresh. Voice vote. Motion carried.

The Clerk of Council read Resolution No. 06-2019 by title only.

Mr. Clark moved to adopt Resolution No. 06-2019; seconded by Mr. Funk. Roll call vote: six ayes. Motion carried.

New Business

Resolution No. 07-2019. A Resolution accepting the bid submitted by Ford Development Corporation and authorizing the City Manager to enter into a contract for the South Main Street Sidewalk Extension Project.

Mr. Brock explained that this is the second time we bid out the sidewalk project to Monroe Community Park and we removed the lighting and landscaping to come within the budget approved by Council. As we look at the future development we can look at the lighting again and the landscaping can be tied into a park improvement.

Mr. Clark asked when the work would begin and Mr. Brock advised it can begin as early as April.

Mr. Clark moved to consider this the first reading of Resolution No. 07-2019 and have it read by title only; seconded by Mrs. Hale. Voice vote. Motion carried.

The Clerk of Council read Resolution No 07-2019 by title only.

Mr. Clark moved to approve the first reading of Resolution No. 07-2019; seconded by Mr. Hickman. Roll call vote: six ayes. Motion carried.

Resolution No. 08-2019. A Resolution approving Blanket Purchase Orders as recommended by the Director of Finance and the City Manager.

Mr. Brock stated this approves blanket purchase orders for National Inspection Corporation and the leasing of our vehicles.

Mr. Clark moved to consider this the first reading of Resolution No. 08-2019 and have it read by title only; seconded by Mr. Hickman. Voice vote. Motion carried.

The Clerk of Council read Resolution No. 08-2019 by title only.

Mr. Clark moved to approve the first reading of Resolution 08-2019; seconded by Mr. Funk. Roll call vote: six ayes. Motion carried.

Resolution No. 09-2019. A Resolution adopting a Comprehensive Housing Study.

Mr. Chesar explained that from a planning policy perspective we are looking to try to update the overall land use goals and the comprehensive plan. This study provides a lot of the data needed.

Mr. Clark is in favor of scenario three as he felt that we could get the larger houses in this community. He does not see why there should be a rush to fill up the City. He noted that he does not know where the luxury apartments would go. Mr. Funk and Mrs. McElfresh also are in favor of scenario three. Mr. Funk brought up the fact that Liberty Township was not used in comparison. Mr. Chesar explained that they tried to look at various communities and West Chester started similar to Monroe and now has a higher housing stock. It was felt that the higher end housing was captured with other communities that Liberty Township did not have. Mr. Clark stated that Liberty has been the beneficiary of a spill over of West Chester and willing to wait. Mrs. McElfresh noted that we need diversity and the challenge is where would you put the luxury apartments.

Mr. Hickman asked if the goals set would be met. Mr. Chesar stated that we have approximately 550 lots and believes that Monroe has the ability to meet those goals. He added that the study is a great first step and believes there will be push back, but it is up to the City to set the expectations.

Mr. Clark moved to consider this the first reading of Resolution No. 09-2019 and have it read by title only; seconded by Mr. Funk. Voice vote. Motion carried.

The Clerk of Council read Resolution No. 09-2019 by title only.

Mr. Clark moved to approve the first reading of Resolution No. 09-2019; seconded by Mr. Hickman. Roll call vote: six ayes. Motion carried.

Emergency Ordinance No. 2019-02. An Ordinance authorizing the issuance of not to exceed \$1,300,000 of Real Estate Acquisition General Obligation Bond Anticipation Notes, by the City of Monroe, Ohio, in anticipation of the issuance of bonds, and declaring an emergency.

Mr. Brock explained that this will allow for the purchase of short term bonds so the funds are available for the purchase of the property for the police department.

Mr. Hickman asked if this is what was originally discussed. Mr. Brock replied that we were going to do it with general fund monies, but those are in investments and there would be penalties involved to withdraw the funds. Mrs. McElfresh asked if Monroe if this has been done before and Mr. Brock advised that Monroe has, but it has been many years ago.

Mr. Clark moved to suspend the rule requiring the reading of Emergency Ordinance No. 2019-02 on two separate days, authorizing its adoption on the first reading, and have it read by title only; seconded by Mr. Funk. Voice vote. Motion carried.

The Clerk of Council read Emergency Ordinance No. 2019-02 by title only.

Mr. Clark moved to adopt Emergency Ordinance No. 2019-02; seconded by Mr. Hickman. Roll call vote: six ayes. Motion carried.

Mr. Brock informed Council that the City's bond counsel, Dinsmore & Shohl, represents one of the underwriters in a different manner and they asked that the City waive any conflict.

Mr. Clark moved to waive any conflict with Dinsmore & Shohl in the exercise of this bond ordinance; seconded by Mr. Funk. Voice vote. Motion carried.

Ordinance No. 2019-03. An Ordinance approving the Final Plat of Monroe Center.

Mr. Brock stated that Planning Commission heard this and requested that the roads be renamed from West and Heimer as we do have a Westheimer Drive in the City already. This will avoid any confusion. If it is Council's wish to change the name of the streets we can change them between readings. Mayor Routson added that when Dispatch always gives cross streets and Planning Commission really pushed that they change the name.

Mr. Clark moved to consider this the first reading of Ordinance No. 2019-03 and have it read by title only; seconded by Mrs. Hale. Voice vote. Motion carried.

The Clerk of Council read Ordinance No. 2019-03 by title only.

Mr. Clark moved to approve the first reading of Ordinance No. 2019-03; seconded by Mr. Hickman. Roll call vote: six ayes. Motion carried.

Ordinance No. 2019-04. An Ordinance supplementing the Personnel Policy Manual to include vacation accrual of 4.5 weeks of vacation following completion of 15 years of service.

Mr. Brock referred to the discussion at the last Council meeting to add an additional one-half week at the completion of 15 years of service.

Mr. Clark moved to consider this the first reading of Ordinance No. 2019-04 and have it read by title only; seconded by Mrs. Hale. Voice vote. Motion carried.

The Clerk of Council read Ordinance No. 2019-04 by title only.

Mr. Clark moved to approve the first reading of Ordinance No. 2019-04; seconded by Mrs. McElfresh. Roll call vote: six ayes. Motion carried.

Consideration of Motion authorizing the expenditure of \$68,000.00 for protective gear for the Department of Fire.

Mr. Brock noted that this replaces and supplements the turn out gear.

Mr. Clark moved to authorize the expenditure of \$68,000.00 for protective gear for the Department of Fire; seconded by Mr. Funk. Voice vote. Motion carried.

Consideration of Motion authorizing the expenditure of \$32,000 to CMI for the Computer Aided Dispatch and Records Management System software for the Department of Police.

Mr. Brock stated this is the annual support fee for the CAD and records management.

Mr. Clark moved to authorize the expenditure of \$32,000 to CMI for the Computer Aided Dispatch and Records Management System software for the Department of Police; seconded by Mrs. McElfresh. Voice vote. Motion carried.

Consideration of Motion appointing William J. Brock to the Butler County Emergency Management Advisory Board.

Mr. Clark moved to appoint William J. Brock to the Butler County Emergency Management Advisory Board; seconded by Mrs. Hale. Voice vote. Motion carried.

Administrative Reports

Mr. Brock reported the inspections were completed on the police department facility.

Referring to the visionaries for the strategic plan and would like to meet with Council to revisit the visionary areas, Mr. Brock asked that Council work with Mrs. Wasson to schedule this.

Adjournment

Mr. Clark moved to adjourn; seconded by Mr. Hickman. Voice vote. Motion carried.

Council adjourned at 8:17 p.m.

Respectfully submitted,

Angela S. Wasson, MMC
Clerk of Council