

**Monroe Council Minutes  
Regular Meeting of Council  
March 26, 2019 – 6:30 p.m.  
233 South Main Street, Monroe, Ohio**

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***Pledge of Allegiance***

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

***Roll Call***

Council members present: Dan Clark, Jason Frentzel, Anna Hale, Todd Hickman, Christina McElfresh, and Robert Routson.

Staff members present: City Manager William J. Brock  
Law Director K. Philip Callahan  
Fire Chief John P. Centers  
Police Captain Brian Curlis  
Director of Finance Karen Ervin  
Clerk of Council/Assistant to the City Manager Angela S. Wasson

Visitors: Lenny Robinson, Gregory Pratt, and Keith Berns

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

***Approval of the Minutes***

None.

***Visitors***

Lenny Robinson referenced a comment made by Mr. Clark asking where the property was that Mr. Robinson is looking to rezone. Mr. Robinson was displeased with this comment; however, apologized to Mr. Clark because Corridor 75 Park representatives have not had a need to come before Council for several years. With the exception of Mayor Routson and Mrs. Hale, the remainder of Council does not know their history.

Giving a brief history, Mr. Robinson stated that in 1958 his father and four friends bought 245 acres on the east side of 75 and 600 plus acres on the west side because they knew I-75 was going to come through. They developed the Miami Valley Industrial Park, which is where Worthington Steel is located and Deceuninck North America is located and Lawton Avenue is named after his grandfather. For the last 61 years we have been focused on Monroe. Mr. Robinson gave the history as it was an industrial park. There are three pipelines running through the property, it has rail, and it has the interchange. The soil supports heavy loads. Since we have sold property to Chelsea no other commercial has been built and Amazon and Home Depot are not warehouses. They are e-commerce centers. Two weeks yesterday a client we had been working with for a

number of years came to Monroe and wanted to build a 250,000 square foot building on our property with 300 jobs and an average wage of \$40,000 per job. \$12 million annual payroll and the City told them no. He asked Council to consider putting this property to what it was and continue to help Monroe grow.

Mr. Hickman asked about the company that wanted to move here and Mr. Robinson advised that they were told no and to wait until the Comprehensive Plan was complete.

Mr. Brock explained that it was presented to be on 63 that is commercial property and the use would not be permitted.

Mr. Hickman stated that those parcels do not have to be rezoned all at once and if you lost that business it is because you didn't try. Mr. Robinson disagreed. Mr. Hickman felt if you brought a buyer here and they wanted to go on Gateway he would probably vote for it. But, to take all that land up through there he wouldn't. He would look at each parcel. Mr. Robinson explained that in his world of industrial development we don't create parcels, we do lot splits as we get people that want to buy property.

Mr. Hickman asked if Mr. Robinson would consider coming back and only requesting rezoning of the parcels on Gateway and Mr. Robinson indicated that it doesn't make sense. Mr. Robinson stated that if you are talking about extending Gateway Boulevard are you going to extend it just to the length of the building or to Butler-Warren Road? Mr. Hickman replied that it would go to Butler-Warren Road. Mr. Robinson asked where that money would come from and Mr. Hickman stated that we have discussed this and it would have to be worked out.

Mr. Hickman asked Mr. Robinson if he understood Mr. Hickman's concern about having warehouses all the way up from Kyles Station Road and Mr. Robinson could only speak to his property.

Mr. Robinson advised that for 20 years he has only been able to sell 4.5 acres of commercial property upfront and asked what the City would like to see besides warehouses, how we get there, and what is the City going to do to help us get there.

Mr. Hickman understood that retail could not go there.

Greg Pratt, one of the other owners of Corridor 75 Park, commented that Monroe was lucky to get the Outlet Mall. One point he made is that commercial land with good access sells significantly more than industrial land. In 14 years if we could have sold that land as commercial we would have. It isn't the case of the developer is going to make more money, there is no market for commercial.

### ***Committee Reports***

None.

### *Old Business*

**Resolution No. 13-2019.** A Resolution authorizing the City Manager to enter into an agreement by and between the City of Monroe and Brandstetter Carroll Inc. for supplemental design services for the Great Miami River. (Second Reading)

Mr. Brock requested that this be read as an emergency so that we can remain within the time schedule.

Mr. Clark moved to suspend the rule requiring the reading of Resolution No. 13-2019 on two separate days, authorize its adoption on the second reading, and have it read by title only; seconded by Mr. Frentzel. Voice vote. Motion carried.

The Clerk of Council read Resolution No. 13-2019 by title only.

Mr. Clark moved to adopt Resolution No. 13-2019; seconded by Mrs. Hale. Roll call vote: six ayes. Motion carried.

### *New Business*

**Emergency Resolution No. 14-2019.** A Resolution approving a Then-and-Now Certificate in the amount of \$7,267.50 to Jones-Warner Consultants, Inc. and declaring an emergency.

Mr. Brock reported that as part of the Union Road Widening Project we had a request for additional fees and, based on the recommendation of the Public Works Committee, the fees were negotiated down to \$7,267.50.

Mr. Clark moved to suspend the rule requiring the reading of Emergency Resolution No. 14-2019 on two separate days, authorize its adoption on the first reading, and have it read by title only; seconded by Mr. Hickman. Voice vote. Motion carried.

The Clerk of Council read Emergency Resolution No. 14-2019 by title only.

Mr. Clark moved to adopt Emergency Resolution No. 14-2019; seconded by Mr. Frentzel. Roll call vote: six ayes. Motion carried.

**Emergency Resolution No. 15-2019.** A Resolution declaring the necessity of repairing certain sidewalks, curbs, gutters and driveway aprons in the City of Monroe, Counties of Butler and Warren, Ohio, requiring that abutting property owners repair the same, and declaring an emergency.

Mr. Brock stated it is in conjunction with our resurfacing project later this year.

Mr. Clark moved to suspend the rule requiring the reading of Emergency Resolution No. 15-2019 on two separate days, authorize its adoption on the first reading, and have it read by title only; seconded by Mr. Hickman. Voice vote. Motion carried.

The Clerk of Council read Emergency Resolution No. 15-2019 by title only.

Mr. Clark moved to adopt Emergency Resolution No. 15-2019; seconded by Mrs. Hale. Roll call vote: six ayes. Motion carried.

**Resolution No. 16-2019.** A Resolution authorizing the City Manager to enter into a contract with O’Heil Site Solutions as the lowest and/or best bidder for the I-75 Interchange grounds maintenance.

Mr. Brock requested that Council award the bid for the grounds maintenance at the I-75 Interchange at the lowest bid of \$41,000. Mr. Clark asked what our options were under this contract if they do not perform the work to our satisfaction. Mr. Brock advised that typically we renew it for each additional year and if they are not performing to our satisfaction mid-year we could terminate the contract. In response to Mr. Hickman’s inquiry, Mr. Brock will check to see who had the contract for this work last year.

Mr. Clark moved to consider this the first reading of Resolution No. 16-2019 and have it read by title only; seconded by Mr. Frentzel. Voice vote. Motion carried.

The Clerk of Council read Resolution No. 16-2019 by title only.

Mr. Clark moved to approve the first reading of Resolution No. 16-2019; seconded by Mr. Hickman. Roll call vote: six ayes. Motion carried.

**Ordinance No. 2019-10.** An Ordinance, otherwise known as the Permanent Appropriations Ordinance, amending and supplementing Ordinance No. 2018-38, to meet current expenses and other expenditures of the City of Monroe, during fiscal year ending December 31, 2019.

Mr. Brock stated this is the permanent appropriations for 2019 and referred to the list of the changes from the temporary appropriations and capital improvement items.

Mr. Clark moved to suspend the rule requiring the reading of Ordinance No. 2019-10 on two separate days, authorize its adoption on the first reading, and have it read by title only; seconded by Mr. Frentzel. Voice vote. Motion carried.

The Clerk of Council read Ordinance No. 2019-10 by title only.

Mr. Clark moved to adopt Ordinance No. 2019-10; seconded by Mrs. Hale. Roll call vote: six ayes. Motion carried.

**Ordinance No. 2019-11.** An Ordinance repealing Emergency Ordinance No. 2002-28, and subsequent amendments thereto, and adopting Personnel Board Rules and Regulations as set forth herein.

Mr. Brock explained that these changes were recommended by Clemens, Nelson, and Associates and have been approved by the Personnel Board.

Mr. Clark moved to consider this the first reading of Ordinance No. 2019-11; seconded by Mrs. McElfresh. Voice vote. Motion carried.

The Clerk of Council read Ordinance No. 2019-11 by title only.

Mr. Clark moved to approve the first reading of Ordinance No. 2019-11; seconded by Mr. Hickman. Roll call vote: six ayes. Motion carried.

### ***Administrative Reports***

Mr. Brock referred to the revised wording on the guiding principles and welcomed any questions from City Council.

Mr. Brock reported that the Dial Radio Club used to have antennas on the East Avenue tank and they would like to have antennas on the Britton Road tank. Mayor Routson asked if there was a rental fee and what service would they provide the community. Mr. Brock did not believe they were charged in previous years and they would provide additional channels in the event of an emergency. There were no objections from Council and Mr. Brock will bring an agreement to Council.

Mr. Hickman moved to adjourn into executive session to discuss possible litigation; seconded by Mr. Frenzel. Roll call vote: six ayes. Motion carried.

Council adjourned into executive session at 7:12 p.m.

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

Council reconvened into regular session at 7:51 p.m.

### ***Adjournment***

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

The regular meeting of Council adjourned at 7:51 p.m.

Respectfully submitted,

Angela S. Wasson, MMC  
Clerk of Council