

Monroe Council Minutes
Regular Meeting of Council
July 9, 2019 – 6:30 p.m.
233 South Main Street, Monroe, Ohio

Public Hearing: Emergency Resolution No. 29-2019. A Resolution adopting the tax budget for the City of Monroe, Ohio, for the 2020 fiscal year and declaring an emergency.

Mayor Routson opened the public hearing by announcing that the 2020 Tax Budget will be presented by the Director of Finance. Following this presentation, anyone wishing to speak will be given an opportunity to speak. Council has the opportunity to question any speaker after they have completed their presentation.

Mrs. Ervin explained the Tax Budget shows the County the City's need for property taxes and local government funds based on the operating budget. Looking at the 10 year General Fund Revenues the City averages approximately a five percent increase every year. In August the County decides the amounts and rates of property tax to the City.

Mr. Funk moved to close the public hearing; seconded by Mrs. Hale. Voice vote. Motion carried.

Pledge of Allegiance

Mayor Routson opened the regular meeting of Council with the Pledge of Allegiance at 6:38 p.m.

Roll Call

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

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

Approval of the Minutes

Mr. Funk moved to approve the Council minutes of June 25 and July 2, 2019; seconded by Mrs. Hale. Voice vote. Motion carried.

Visitors

Mr. Callahan performed a ceremonial swearing in of recently appointed Sergeants of Police Joshua Robertson, Caleb Payne, and Chad Caudill.

Lenny Robinson provided an update to his land that was recently rezoned to a Light Industrial District. At the time there was a company looking at the property to construct a 210,000 square foot building, 300 employees, and a \$12 million payroll. That is still in the process; however, the company has indicated that in addition the company would like to build a 750,000 square foot building, in addition to the 210,000 square foot building, that would bring in another 500 to 550

employees that would bring in an additional \$18 to \$18.5 million in payroll. So, combined, this one developer would be bringing in close to \$45 million in new construction and a \$30 million payroll. Staff is working with the developer and we have another large developer that we are working with as well. The developer has not bought the property yet as they want everything in place first.

Committee Reports

None.

Old Business

Ordinance No. 2019-13. An Ordinance amending and supplementing Ordinance No. 2018-31 to establish the position and salary range of City Engineer and increase the top hourly range for the position of Executive Assistant. (Second Reading)

Mr. Hickman moved to amend Ordinance No. 2019-13 to reflect the salary range of City Engineer to \$87,550.00 to \$97,850.00; seconded by Mr. Funk. Voice vote. Motion carried.

Mr. Funk moved to consider this the second reading of Ordinance No. 2019-13 and have it read by title only; seconded by Mr. Frentzel. Voice vote. Motion carried.

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

Mr. Funk moved to adopt Ordinance No. 2019-13; seconded by Mrs. Hale. Roll call vote: five ayes. Motion carried.

Ordinance No. 2019-14. An Ordinance converting certain previously authorized cash advances from the General Fund to the Cemetery Fund to transfers. (Second Reading)

Mr. Funk moved to consider this the second reading of Ordinance No. 2019-14 and have it read by title only; seconded by Mrs. McElfresh. Voice vote. Motion carried.

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

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

New Business

Emergency Resolution No. 29-2019. A Resolution adopting the tax budget for the City of Monroe, Ohio, for the 2020 fiscal year and declaring an emergency.

Mr. Funk moved to suspend the rule requiring the reading of Emergency Resolution No. 29-2019 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. 29-2019 by title only.

Mr. Funk moved to adopt Emergency Resolution No. 29-2019; seconded by Mr. Frentzel. Roll call vote: six ayes. Motion carried.

Emergency Resolution No. 30-2019. A Resolution approving a Then-and-Now Certificate in the amount of \$5,539.45 to Brickler & Eckler and declaring an emergency.

Mr. Brock stated this is a Then-and-Now Certificate relating to the CRA for Kroger.

Mr. Funk moved to suspend the rule requiring the reading of Emergency Resolution No. 30-2019 on two separate days, authorize its adoption on the first reading, and have it read by title only; seconded by Mrs. Hale. Voice vote. Motion carried.

The Clerk of Council read Emergency Resolution No. 30-2019 by title only.

Mr. Funk moved to adopt Emergency Resolution No. 30-2019; seconded by Mr. Hickman. Roll call vote: six ayes. Motion carried.

Emergency Resolution No. 31-2019. A Resolution approving a Then-and-Now Certificate in the amount of \$3,710.00 to Laserline and declaring an emergency.

Mr. Brock explained Laserline performed rust restoration work who added a service fee to their credit card payments, so it is necessary to now pay by check.

Mr. Funk moved to suspend the rule requiring the reading of Emergency Resolution No. 31-2019 on two separate days, authorize its adoption on the first reading, and have it read by title only; seconded by Mrs. Hale. Voice vote. Motion carried.

The Clerk of Council read Emergency Resolution No. 31-2019 by title only.

Mr. Funk moved to adopt Emergency Resolution No. 31-2019; seconded by Mrs. McElfresh. Roll call vote: six ayes. Motion carried.

Emergency Resolution No. 32-2019. A Resolution approving a Then-and-Now Certificate in the amount of \$39,757.58 to Ford Development Corp., and declaring an emergency.

Mr. Brock advised that this relates to the South Main Street sidewalk project and the emergency repair to the box culvert that was discovered.

Mr. Funk moved to suspend the rule requiring the reading of Emergency Resolution No. 32-2019 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. 32-2019 by title only.

Mr. Funk moved to adopt Emergency Resolution No. 32-2019; seconded by Mr. Frentzel. Roll call vote: six ayes. Motion carried.

Emergency Resolution No. 33-2019. A Resolution authorizing the City Manager to accept the proposal from FTCH to provide professional services for the review and update of Monroe's storm water ordinance and declaring an emergency.

Mr. Brock reported that this firm has assisted with the storm water permit the City has had since 2002. He is requesting that this be adopted as an emergency so that we can move forward with the revised requirements anticipated later this year. He noted the lump sum cost for this is \$11,900.00.

Mr. Funk moved to suspend the rule requiring the reading of Emergency Resolution No. 33-2019 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. 33-2019 by title only.

Mr. Funk moved to adopt Emergency Resolution No. 33-2019; seconded by Mrs. McElfresh. Roll call vote: six ayes. Motion carried.

Ordinance No. 2019-16. An Ordinance amending and supplementing Ordinance No. 2019-10, otherwise known as the permanent appropriations ordinance, to meet current expenses and other expenditures of the City of Monroe, during fiscal year ending December 31, 2019.

Mr. Brock referred Council to the summary prepared by the Finance Director on the changes. Mrs. Ervin reported that in the analysis of the revenue and expenses the budget is being reduced by approximately \$1.7 million, the majority of which, is coming from the TIF/RIDs. We had to make sure that we didn't over appropriate what we would receive in revenue.

Mr. Funk moved to suspend the rule requiring the reading of Ordinance No. 2019-16 on two separate days, authorize its adoption on the first reading, and have it read by title only; seconded by Mrs. Hale. Voice vote. Motion carried.

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

Mr. Funk moved to adopt Ordinance No. 2019-16; seconded by Mr. Hickman. Roll call vote: six ayes. Motion carried.

Ordinance No. 2019-17. An Ordinance supplementing Chapter 204 of the Codified Ordinances of the City of Monroe to prohibit certain activities in the portion of a City-owned retention pond located at 601 South Main Street, Monroe, Ohio.

Mr. Brock stated this is in response to the regulations of the pond located on the City-owned property located at 601 South Main Street.

Mr. Funk moved to consider this the first reading of Ordinance No. 2019-17 and have it read by title only; seconded by Mr. Frentzel. Voice vote. Motion carried.

The Clerk of Council read Ordinance No. 2019-17 by title only.

Mr. Funk moved to approve the first reading of Ordinance No. 2019-17; seconded by Mr. Hickman. Roll call vote: six ayes. Motion carried.

Consideration of Motion accepting the road salt bid through the SWOP4G bidding group in the amount of \$82.30 per ton from Compass Minerals America Inc.

Mr. Brock reported that this is approximately \$2.00 higher per ton than it was last year.

Mr. Hickman asked how much salt is left over. Mr. Brock replied there is quite a bit and it is possible that we will not need any and not required to purchase any.

Mr. Funk moved to accept the road salt bid through SWOP4G bidding group in the amount of \$82.30 per ton from Compass Minerals America Inc.; seconded by Mrs. McElfresh. Voice vote. Motion carried.

Administrative Reports

Mr. Chesar gave the following presentation on residential accessory structure regulations.

- Prior to 2013 there were no architectural regulations for accessory structures.
- Current code allows three accessory uses with only one being a detached garage and must compliment or be similar to the home.
- The size cannot exceed the total lot coverage of 30/35%, including the house, and the accessory use or uses cannot exceed 50% of the footprint of the home size, taller than the home or over 20 feet tall.
- It must be located on the same lot as the principal use or structure and constructed only after the principal use is built.
- Anything over 5 feet in height has to be located at least 5 feet from the side and rear lot lines and if over 12 feet in height must be at least 10 feet from the side and rear lot lines.
- Metal is permitted with the exception of corrugated or galvanized.
- If the accessory use is used for classic cars that are only taken out once or twice per year or recreational vehicles that are only taken out of the accessory structure a few times per year, the policy is we are not going to make them pave that drive leading into the structure. Doing this would add to the impervious surface of the lot. If Mr. Chesar requires that the area be paved the applicant can appeal this decision to the Board of Zoning Appeals.
- Handouts are distributed as to the permitted architectural materials. For example, concrete is not permitted for exterior elevations.

Mrs. McElfresh asked if there were structures in place prior to the effective date of these regulations what happens with those. Mr. Chesar explained they are considered non-conforming

and if they sustained damage by more than 50% of its value they would need to follow the regulations in existence at that time.

Mr. Chesar advised that a lot more amendments to the Planning and Zoning Code were brought forth in 2013 more than we ever had. The Code is only as good as you can enforce it. For example, we have condemned a residential structure that took a lot of staff time. We cannot see everything and do rely on the community to assist his department. We can always improve on enforcement, but we have to be able to see it from the road and sometimes that isn't possible because of fences.

Mr. Chesar reviewed the process for Mrs. McElfresh for permits.

1. An application is submitted with a drawing showing the distance from the rear and side, material types, and we can typically turn that around in less than a week. Zoning approval is only required for accessory structures under 200 square feet.
2. If it is over 200 square feet, the same process is followed except that you also need a building permit. The building permit review process can take 7 to 10 days. Once you begin construction you need to schedule inspections.

Mr. Chesar advised that school busses are no longer considered recreational vehicles. Prior to 2013, one recreational vehicle could be parked or stored in a garage or other accessory building or in a rear yard on the grass. Currently, you can park one recreational vehicle in the side yard on a solid surface with a 5 foot setback. From one week prior to Memorial Day to one week after Veterans Day a recreational vehicle is permitted in the front yard drive way provided it does not encroach on the sidewalk.

Mr. Chesar informed Council that an attempt is made to update the Code at least once per year and if there is anything Council would like him to take to Planning Commission he will be glad to do so. Referring to the large metal "hanger" type accessory structure, Mr. Chesar advised that he has not received any complaints from residents/neighbors.

Mr. Hickman stated it is hard to complain about neighbors because you have to continue to live next to them and that is why the Development Department needs to enforce Code issues. Mr. Hickman noted he wanted to make sure these items are being enforced.

Mrs. McElfresh asked how many code enforcement officers the City has and Mr. Chesar replied that we have one.

Mr. Hickman referred to a statement in the *Monroe Messenger* that he liked that read, in part "fireworks compliments of the City of Monroe." Mr. Hickman asked Mr. Brock if he had a breakdown of the costs for City services. Mr. Brock stated that we are still working on the numbers. Mr. Hickman thought when we agreed to pay for the fireworks that it was from the City of Monroe. The statement in the *Monroe Messenger* was the only thing that indicated the fireworks was from the City of Monroe. Everything else he saw in the advertisements it reflected that the City of Monroe was a sponsor and it should not have been the City was a sponsor. It should have been clear that the fireworks are the City of Monroe's. The Lions Club can continue doing everything they are doing on the ground. Mr. Frenznel suggested taking it back to the Public

Involvement Committee and make sure it was reworded next year. Mrs. McElfresh stated that it may have been a misuse of words and can be corrected.

Executive Session

Mr. Funk moved to adjourn into executive session to consider the purchase of property for public purposes, discuss pending or imminent court action, and consider confidential information relating to the marking plans, specific business strategy, or personal financial statements of an applicant for economic development assistance; seconded by Mrs. Hale. Roll call vote: six ayes. Motion carried.

Council adjourned into executive session at 8:11 p.m.

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

Council reconvened into regular session at 9:26 p.m.

Mr. Hickman requested that a Public Safety Committee meeting be scheduled.

Adjournment

Mr. Funk moved to adjourn the regular meeting of Council; seconded by Mrs. McElfresh. Voice vote. Motion carried.

The regular meeting of Council adjourned at 9:27 p.m.

Respectfully submitted,

Angela S. Wasson, MMC
Clerk of Council