

Monroe Council Minutes
Regular Meeting of Council
August 13, 2019 – 6:30 p.m.
233 South Main Street, Monroe, Ohio

Pledge of Allegiance

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

Roll Call

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

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

Visitors: Darlene Bishop Driscoll, Rhonda Posey, Michael Berns, Monica Sumner, Joe Elder, Lenny Robinson, April McIntosh, and Heather Barnett.

Approval of the Minutes

Mr. Clark moved to approve the Council Minutes of July 20 and July 23, 2019; and Public Safety Committee Minutes of July 23, 2019; seconded by Mrs. Hale. Voice vote. Motion carried.

Visitors

Monica Sumner of Brandstetter Carroll Inc. gave a presentation of Phase One of the Bicentennial Commons Park.

Rhonda Posey advised Council that she has buildings with severe drainage issues that is coming off of the City streets. One in particular, is on Overbrook with mud coming down. She spoke with Jordan Parker who advised the property was on the schedule to have the ditch line cleaned out. On Breadon the parking lot is breaking up due to the water from the street. She requested that these issues be addressed.

Ms. Posey also advised Council that she has a letter from the City about some of her tenants that have exceeded the allowed sign area.

Mayor Routson informed Ms. Posey that the option of appealing sign issues to the Board of Appeals available.

Mr. Chesar reported that the letter was generated because no applications have been made to determine compliance with the signs.

Mr. Brock will follow up with Mr. Parker on the drainage issues.

Mr. Hickman suggested that if Ms. Posey has any other complaints in the future to send an email to Council along with pictures and they will make sure it is followed up.

Lenny Robinson updated Council on the project he is working on with Bob Laughlin of Paragon Properties. He understood that the proposed incentive package was not favorable by Council. Mr. Robinson did follow up with Jennifer Patterson with an alternate proposal that includes a reduction in the requested TIF amount. He did not know who the proposed tenant is and that is normal in economic development. It is a high level e-commerce business. This incentive package is specific to this developer and not a blanket proposal to the property. In addition, there is additional property from Nickel Road south to the Millen property and Mr. Laughlin is willing to take this remaining property to develop park property. Mr. Robinson added that if Butler Warren Road is improved it will also assist in improving the access to the Bishop property.

Mr. Hickman asked how large the property is that was referred to as possible park property. Mr. Robinson estimated the size to be between 20 and 25 acres.

Mr. Frentzel asked about people wanting to keep the Interchange area north of 63 more of an industrial area and keep more of a hometown feel in that area. Mr. Frentzel is concerned about the feel of what people will think of Monroe as they drive up I-75. Mr. Robinson pointed out that the only thing that would really change is the Bishop ranch and how that is developed. He added that the property is lower than the highway and with landscaping and design you may see the name on the building.

Mr. Robinson stressed that Mr. Laughlin is really interested in working out something for the property.

Darlene Bishop Driscoll and 35 years ago I bought the Switzer Farm knowing that I would live there the rest of my life, but we decided to sell the ranch. She wants to stay here as long as she can, but she doesn't want to stop any progress. This Interchange has been called the most diverse interchange on I-75 and it will determine what the progress would be by the sale of the L B Ranch. She wants to be a partner with the Council and the improvements to Butler Warren Road will make all the difference.

Mrs. Driscoll asked Council what they would like to see happen with the ranch. Mrs. McElfresh stated that she liked the ranch the way it is.

Committee Reports

None.

Old Business

Resolution No. 37-2019. A Resolution authorizing the City Manager to enter into an agreement by and between the City of Monroe and Clemans Nelson & Associates, Inc. for professional services to complete a compensation study. (Second Reading)

Mr. Brock requested that this be adopted as an emergency on the second week as there is a meeting scheduled within the next two weeks to begin the compensation study.

Mr. Clark moved to suspend the rule requiring the reading of Resolution No. 37-2019 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 Emergency Resolution No. 37-2019 by title only.

Mr. Clark moved to adopt Emergency Resolution No. 37-2019; seconded by Mr. Funk. Roll call vote: seven ayes. Motion carried.

New Business

Resolution No. 38-2019. A Resolution authorizing the City Manager to enter into a Memorandum of Understanding with multiple Butler County jurisdictions to apply for an Assistance to Firefighters Grant Program for a multi-agency radio grant.

Mr. Brock reported this will allow us to obtain a grant for radios for the fire department. We are applying for \$230,000 with a 10% match and \$375.00 fee for the application.

Mr. Clark moved to consider this the first reading of Resolution No. 38-2019 and have it read by title only; seconded by Mrs. Hale. Voice vote. Motion carried.

The Clerk of Council read Resolution No. 38-2019 by title only.

Mr. Clark moved to approve the first reading of Resolution No. 38-2019; seconded by Mrs. McElfresh. Roll call vote: seven ayes. Motion carried.

Resolution No. 39-2019. A Resolution authorizing the City Manager to enter into an Automatic Mutual Aid Agreement by and between the City of Monroe and Liberty Township.

Mr. Brock stated this agreement only applies to structure fires and cuts down on the response times.

Mr. Clark moved to consider this the first reading of Resolution No. 39-2019 and have it read by title only; seconded by Mr. Funk. Voice vote. Motion carried.

The Clerk of Council read Resolution No. 39-2019 by title only.

Mr. Clark moved to approve the first reading of Resolution No. 39-2019; seconded by Mr. Hickman. Roll call vote: seven ayes. Motion carried.

Resolution No. 40-2019. A Resolution authorizing the City Manager to enter into a contract by and between the City of Monroe and KZF Architects for professional design services for fixtures, furnishings, and equipment design and support services at 601 South Main Street.

Mr. Brock advised that the furnishing and equipment for the police station design is one of the final steps.

Mr. Clark moved to consider this the first reading of Resolution No. 40-2019 and have it read by title only.

The Clerk of Council read Resolution No. 40-2019 by title only.

Mr. Clark moved to approve the first reading of Resolution No. 40-2019; seconded by Mrs. McElfresh. Roll call vote: seven ayes. Motion carried.

Resolution No. 41-2019. A Resolution granting consent to the Ohio Department of Transportation for bridge inspection program services.

Mr. Brock explained that the City has participated in the bridge inspection program for several years and the Ohio Department of Transportation covers all of the costs unless the City requested additional inspections.

Mr. Clark moved to consider this the first reading of Resolution No. 41-2019 and have it read by title only; seconded by Mrs. Hale. Voice vote. Motion carried.

The Clerk of Council read Resolution No. 41-2019 by title only.

Mr. Clark moved to approve the first reading of Resolution No. 41-2019; seconded by Mr. Frentzel. Roll call vote: seven ayes. Motion carried.

Ordinance No. 2019-18. An Ordinance levying assessments for sidewalks, curbs, gutters, and drive aprons.

Mr. Brock reported that these assessments are for concrete work performed in the 2018 program.

Mr. Clark moved to consider this the first reading of Ordinance No. 2019-18 and have it read by title only; seconded by Mr. Hickman. Voice vote. Motion carried.

The Clerk of Council read Ordinance No. 2019-18 by title only.

Mr. Clark moved to approve the first reading of Ordinance 2019-18; seconded by Mr. Funk. Roll call vote: Motion Carried.

Ordinance No. 2019-19. An Ordinance authorizing the trade in of a 2010 International 4300 no longer needed for municipal purposes.

Mr. Brock stated that this ordinance and the following motion relate to the replacement of the older dump trucks and plows and was a budgeted item.

Mr. Hickman thought the \$15,000 received for a trade in was low. Mr. Funk suggested looking at GovDeals to see what they were selling for. Mr. Brock will obtain figures and bring this back to Council prior to the second reading.

Mr. Clark moved to consider this the first reading of Ordinance No. 2019-19 and have it read by title only; seconded by Mr. Funk. Voice vote. Motion carried.

The Clerk of Council read Ordinance No. 2019-19 by title only.

Mr. Clark moved to approve the first reading of Ordinance No. 2019-19; seconded by Mr. Frentzel. Roll call vote: seven ayes. Motion carried.

Consideration of Motion authorizing the expenditure of \$162,509 for the purchase of a Western Star 4700SF dump truck, including a snow removal package, for the Department of Public Works.

No action was taken on this motion.

Administrative Reports

Executive Session

To review negotiations with public employees concerning their compensation or other terms and conditions of their employment.

Mr. Clark moved to adjourn into executive session to review negotiations with public employees concern their compensation or other terms and conditions of their employment; seconded by Mr. Funk. Roll call vote. Motion carried.

Council adjourned into executive session at 7:26 p.m.

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

Mr. Clark referred to the unsolicited materials ordinance and asked Mr. Callahan for an update. Mr. Callahan advised that there is a company, Valassis, that delivers approximately 4,000 advertising packets. Mr. Callahan's goal, while we are reviewing

the ordinance, is to contact the other companies delivering these packets and let them know what we expect them to do. Additionally, provide contact information for these companies to the public to opt out from receiving these packets. Mr. Callahan will have proposed amendments to Council in the future. Mr. Callahan stated that if these companies will cooperate it is the best route; however, if they fail to cooperate the ordinance will be in place should the need arise to issue citations.

Mr. Hickman brought up the Corridor 75 Land Swap and Mr. Callahan stated the original agreement had a sketch of the property. Mr. Brock met with the surveyor and the City has been given three different properties to choose from. Once a decision is made on which parcel Mr. Callahan will proceed with finalizing this.

Mr. Hickman asked how the annexation of Hankins Road came into existence. Mr. Callahan explained it is just the roadway portion of Hankins Road located in Lemon Township. Mr. Callahan drafted a 100% owner petition and staff was not able to obtain 100% of the owners on this petition. Mr. Callahan may need to put together a petition that does not require 100% of the owners and have it circulated, if the desire is to move forward with the annexation.

Mr. Hickman stated the issue is we take care of Lemon Township and it should have been brought to Council and requested that the decision to move forward with the annexation be presented to Council for a vote as to whether or not to move forward.

Mr. Callahan explained that normally Council doesn't vote on an annexation until a petition is presented.

Mr. Brock advised that all of the property owners are located in Monroe and it is just one half of the road that is still located in Lemon Township. Mr. Brock explained that an agreement was entered into between Lemon Township and the City of Monroe that Monroe would take care of a portion of Hankins as those properties are already in the City. He added that there was some concern if Lemon Township could continue to maintain that portion of Hankins.

Adjournment

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

The regular meeting of Council adjourned at 8:08 p.m.

Respectfully submitted,

Angela S. Wasson, MMC
Clerk of Council