



**Monroe Council Minutes  
Regular Meeting  
October 26, 2021 – 6:30 p.m.  
233 South Main Street, Monroe, Ohio**

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***Pledge of Allegiance***

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

***Roll Call***

Council members present: Tom Callahan, Keith Funk, Anna Hale, Christina McElfresh, and Ben Wagner.

Mrs. Hale moved to excuse Mayor Frentzel and Mr. Hickman; seconded by Mr. Callahan. Voice vote. Motion carried.

***Approval of the Minutes***

Mrs. Hale moved to approve the Council Minutes of October 12, 2021; seconded by Mrs. McElfresh. Voice vote. Motion carried.

***Visitors***

None.

***Committee Reports***

None.

***Old Business***

**Resolution No. 51-2021.** A Resolution adopting the Advance Monroe 2040 Comprehensive Plan. (Second Reading)

Mr. Brock commented this will adopt the 2040 Comprehensive Plan.

Mr. Callahan felt that the City's growth should slow down a little and put off for a year or two.

Mr. Funk stated that Mr. Callahan's comment is very on point and Council does need to be observant in terms of our growth; however, the Comprehensive Plan is not set in stone and just a general direction. When those projects that are not completed are still going to have to come to Council.



Mr. Callahan noted that Monroe Crossings and Todhunter Road may be too much for the City and we may end up not moving forward with this Plan.

Mr. Brock explained that the previous plan contemplated Monroe Crossings and Todhunter, so they have been in the plan for a long time. This plan will let us anticipate what the potential is out into the future so we can start to address those areas of service delivery prior to things happening. This plan is not for us to go out and do these things. It is to anticipate how we are going to grow and that can change over the years. Developers have a right to develop their land and we need to anticipate that. It shows the opportunities, threats, and strengths of this community that will encourage that growth. We have looked at this over the last two years and now staff can look at this so they know how to address the future.

Mrs. Hale moved to consider this the second reading of Resolution No. 51-2021 and have it read by title only; seconded by Mrs. McElfresh. Voice vote. Motion carried.

The Clerk of Council of read Resolution by title only.

Mrs. Hale moved to adopt Resolution No. 51-2021; seconded by Mr. Wagner. Roll call vote: four ayes; one nay (Callahan). Motion carried.

**Ordinance No. 2021-51.** An Ordinance accepting utility easements from Restaurant Management, Inc. and Rhonda G. Posey, Trustee of the Steven Posey Trust. (Second Reading)

Mrs. Hale moved to consider this the second reading of Ordinance No. 2021-51 and have it read by title only; seconded by Mrs. McElfresh. Voice vote. Motion carried.

The Clerk of Council read Ordinance No. 2021-51 by title only.

Mrs. Hale moved to adopt Ordinance No. 2021-51; seconded by Mr. Wagner. Roll call vote: four ayes; one nay (Callahan). Motion carried

**Ordinance No. 2021-52.** An Ordinance adopting the Water Rate Study dated September 14, 2021 and amending and supplementing the water rates as recommended in the Water Rate Study. (Second Reading)

Mrs. Hale moved to amend Ordinance No. 2021-52 to reflect the fire protection fees to be due annually and the new rates due January 1, 2023; seconded by Mr. Wagner. Voice vote. Motion carried.

Mrs. Hale moved to consider this the second reading of Ordinance No. 2021-52 and have it read by title only; seconded by Mr. Wagner. Voice vote. Motion carried.

The Clerk of Council read Ordinance No. 2021-52 by title only.

Mrs. Hale moved to adopt Ordinance No. 2021-52; seconded by Mr. Wagner. Roll call vote: four ayes; four ayes; one nay (McElfresh). Motion carried.



### *New Business*

Mrs. Hale moved to amend the agenda to move the executive session from Administrative Reports to New Business; seconded by Mr. Wagner. Voice vote. Motion carried.

Mrs. Hale moved to adjourn into executive session to discuss imminent court action, prepare for bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment, and confidential information related to marketing plans, specific business strategy, production techniques, trade secrets, or personal finance statements of an application for economic development assistance; seconded by Mrs. McElfresh. Roll call vote: five ayes. Motion carried.

Council adjourned into executive session at 6:47 p.m.

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

Council reconvened into regular session at 7:57 p.m.

**Emergency Ordinance No. 2021-53.** An Ordinance authorizing the City Manager to enter into a First Assigned, Amended and Restated Community Reinvestment Area Agreement by and between the City of Monroe, Prologis Logistics Services Incorporated, and Fred Meyer Stores, Inc., and declaring an emergency.

Mr. Brock advised that this will amend a Community Reinvestment Agreement we had with Prologis, originally Bed Bath & Beyond, and transfer to Fred Meyer Stores.

Mrs. Hale moved to suspend the rule requiring the reading of Emergency Ordinance No. 2021-53 on two separate days, authorize its adoption on the first reading, and have it read by title only; seconded by Mr. Wagner. Motion carried.

The Clerk of Council read Emergency Ordinance No. 2021-53 by title only.

Mrs. Hale moved to adopt Emergency Ordinance No. 2021-53; seconded by Mr. Callahan. Roll call vote: five ayes. Motion carried.

**Consideration of Motion** authorizing the expenditure of \$19,257.00 for a Toro concrete buggy for the Department of Public Works.

Mr. Morton stated it is used mainly in the cemeteries and currently they use a wheelbarrow to move the concrete over the hill.

Mrs. Hale moved to authorizing the expenditure \$19,257.00 for a Toro concrete buggy for the Department of Public Works; seconded by Mr. Callahan. Voice vote. Motion carried.



**Consideration of Motion** authorizing the expenditure of \$104,402.07 as contingency funds to Ford Development Corporation for the State Route 63 and Lawton Avenue Reconstruction Project.

Mr. Morton explained that typically jobs of this size we have 10% contingency funds as part of the contract. With this contract we did not do that and if we needed to bring change orders to Council it may delay the contract. The requested amount is only 5% contingency funds.

Mrs. Hale moved to authorize the expenditure of \$104,402.07 as contingency funds to Ford Development Corporation for the State Route 63 and Lawton Avenue Reconstruction Project; seconded by Mr. Callahan. Voice vote. Motion carried.

Mrs. Hale moved to direct the City Manager to enter into an agreement with Presto Foods for the purchase of property related to the Lawton Avenue Improvement Project for the purchase price of \$17,500; seconded by Mr. Wagner. Voice vote. Motion carried.

### ***Administrative Reports***

Mr. Brock explained that the budget process began in May with the departments focusing on personnel, operating, and capital. He referred to the budget comparison by department documents that he previously submitted to Council. He did not include any of the requested positions. Our health insurance was renewed with a zero percent increase. Cost of living was also not included in the comparison; however, the union increases contained in the collective bargaining agreements is included.

In Finance we used to allocate the costs over different departments and that is changing to only be charged to Finance.

Mr. Brock's priority personnel in each department for 2022 are: Public Relations Manager in the City Manager's office; Finance Specialist in the Finance Department; an additional crew leader and three Operator/Laborers in the Public Works Department; Additional Assistant Chief in the Fire Department.

The five-year forecast you will see the bottom numbers are very good and with the additional personnel in 2022, the bottom numbers are very strong.

In the 2022 budget the enterprise funds will cover two Operator/Laborers and one part-time Utility Billing and Collections Specialist.

We still need to review some items to finalize the operating budget. Council will need to decide what they want to do with the cost of living (COLA) for non union staff. From September 2020 to September 2021 it went to 5.4%. From August 2020 to August 2021 it was at 5.9%. The Union employees are getting 3% to 3.5%. Typically, we have legislation at the second meeting in November. We need to review the capital items and the final appropriations in December.



Mr. Funk would like to see what the COLA impact is such as what it looks like for 3%, 4%, and 5%. Mr. Funk would like to see what other municipalities are doing as well. Mr. Funk would also like to see the October to October figures as well.

Mr. Callahan complimented Mr. Morton on the improvements made in Rosemont Park.

Mrs. McElfresh asked about when Duke will have the overhead wires for the lights on Main Street and it will probably be around a year. We also have to work with the other utilities that are on those poles.

Mrs. McElfresh asked about the black-bagged fire hydrants. Mr. Morton advised there are some fire hydrants that are scheduled to be replaced and those are the ones with the black bags on them.

### ***Adjournment***

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

The regular meeting of Council adjourned at 8:39 a.m.

Respectfully submitted,

Angela S. Wasson, MMC  
Clerk of Council