



**Monroe Council Minutes  
Regular Meeting  
June 14, 2022 – 6:30 p.m.  
233 South Main Street, Monroe, Ohio**

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***Pledge of Allegiance***

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

***Roll Call***

Council members present: Marc Bellapianta, Tom Callahan, Kelly Clark, Keith Funk, Christina McElfresh, and Ben Wagner.

Mr. Bellapianta moved to excuse Mr. Frentzel; seconded by Mrs. McElfresh. Voice vote. Motion carried.

***Approval of the Minutes***

Mrs. McElfresh moved to approve the Council Minutes of May 24, 2022, Finance Committee Minutes of May 24, 2022, and Technology Committee Minutes of June 7, 2022; seconded by Mr. Bellapianta. Voice vote. Motion carried.

***Visitors***

Law Director Callahan performed a ceremonial swearing in of Griffin Bandy and Jonathon Pack as Firefighters/EMTs/Paramedics.

State Representative Thomas Hall thanked the City of Monroe Public Works for their work following the storm.

Representative Hall presented Fire Chief Centers a certificate from the Ohio House of Representatives congratulating his department on receiving a 2021 Mission: Lifeline EMS Gold Plus Achievement Award by the American Heart Association.

Wes Bake sought assistance from City Council related to the lease to farm the City's property known as the Baker Sports Complex. Mr. Bake advised that there are four and one-half acres of their property they used to access through the City's property and are unable to do so now because the Lessor of the property has planted their crops. He advised they cannot access this portion of their property through their own property due to a big ravine. Mr. Bake also made Council aware that there are deer stands on the City's property and it is supposed to be used for farming purposes only.

Mr. Brock will provide Council with information and background on this matter in a supplemental report.



In response to Mrs. McElfresh's question, Chief Buchanan advised he has not given permission to hunt on the City's property.

Mrs. McElfresh pointed out that the specifications did not indicate the term of the lease agreement and in previous years, it has always been a one year term. Having knowledge of the length of term may have had an impact on the bids that were submitted.

### ***Committee Reports***

Mrs. McElfresh reported that the Technology Committee discussed the two-step authentication that must be placed on devices to access City email.

### ***Old Business***

**Ordinance No. 2022-04.** An Ordinance repealing Chapter 1028 known as Comprehensive Stormwater Management and amending and supplementing Chapter 1028. (Second Reading – Tabled May 10, 2022)

Mrs. McElfresh moved to remove Ordinance No. 2022-04 from the table; seconded by Mr. Wagner. Voice vote. Motion carried.

Mr. Brock referred to the redline version reflecting the changes made from the first reading.

Mrs. McElfresh moved to amend Ordinance No. 2022-04 as submitted; seconded by Mr. Frentzel. Voice vote. Motion carried.

Mrs. McElfresh moved to consider this the second reading of Ordinance No. 2022-04 and have it read by title only; seconded by Dr. Clark. Voice vote. Motion carried.

The Clerk of Council read Ordinance No. 2022-04 by title only.

Mrs. McElfresh moved to adopt Ordinance No. 2022-04; seconded by Dr. Clark. Roll call vote: six ayes. Motion carried.

**Resolution No. 24-2022.** A Resolution authorizing the City Manager to enter into an agreement with Fishbeck for professional engineering services to perform a hydrology study at Monroe Bicentennial Commons. (Second Reading)

Mayor Funk suggested tabling this legislation with the thought that Council needs to have a discussion of the priorities of our Parks Master Plans. Mayor Funk would like for Mr. Brock to meet with Butler County Metro Parks to discuss what a partnership may look like.

Mrs. McElfresh asked Mr. Brock found out if ARPA funds can be used for this study and Mr. Brock replied that those funds can be used.



Mr. Funk moved to table Resolution No. 24-2022; seconded by Mr. Bellapianta. Voice vote. Motion carried.

***New Business***

**Emergency Resolution No. 25-2022.** A Resolution accepting the recommendation of the Butler County Tax Incentive Review Council of April 20, 2022 and declaring an emergency.

Mr. Brock reported this is the first of two resolutions for Butler County and Warren County Tax Incentive Review Councils recommending that the TIF's and CRAs continue.

Mrs. McElfresh moved to suspend the rule requiring the reading of Emergency Resolution No. 25-2022 on two separate days, authorize its adoption on the first reading, and have it read by title only; seconded by Dr. Clark. Voice vote. Motion carried.

The Clerk of Council read Emergency Resolution No. 25-2022 by title only.

Mrs. McElfresh moved to adopt Emergency Resolution No. 25-2022; seconded by Mr. Callahan. Roll call vote: six ayes. Motion carried.

**Emergency Resolution No. 26-2022.** A Resolution accepting the recommendation of the Warren County Tax Incentive Review Council of March 14, 2022 and declaring an emergency.

Mrs. McElfresh moved to suspend the rule requiring the reading of Emergency Resolution No. 26-2022 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 Emergency Resolution No. 26-2022 by title only.

Mrs. McElfresh moved to adopt Emergency Resolution No. 26-2022; seconded by Mr. Callahan. Roll call vote: six ayes. Motion carried.

**Emergency Ordinance No. 2022-08.** An Ordinance authorizing the City to participate in cooperation with, and requesting the Warren County Port Authority's participation in, the financing of public improvements for the Corridor 75 Park Project, and declaring an emergency.

Mr. Brock advised this will allow for a deceleration lane off of State Route 63 onto Gateway Boulevard. At the time the traffic impact study was completed it was the recommendation for installation of this lane.

Mrs. McElfresh moved to suspend the rule requiring the reading of Emergency Ordinance No. 2022-08 on two separate days, authorize its adoption on the first reading, and have it read by title only; seconded by Mr. Wagner. Voice vote. Motion carried.



The Clerk of Council read Emergency Ordinance No. 2202-08 by title only.

Mrs. McElfresh moved to adopt Emergency Ordinance No. 2022-08; seconded by Dr. Clark. Roll call vote: six ayes. Motion carried.

**Emergency Ordinance No. 2022-09.** An Ordinance approving a water rate for Moeller Brew Barn and declaring an emergency.

Mr. Brock stated that this is the first of two ordinances relating to Moeller Brew Barn. This is the same water rate that was in place with the previous tenant.

Mrs. McElfresh moved to suspend the rule requiring the reading of Emergency Ordinance No. 2022-09 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 Emergency Ordinance No. 2022-09 by title only.

Mrs. McElfresh moved to adopt Emergency Ordinance No. 2022-09; seconded by Dr. Clark. Roll call vote: six ayes. Motion carried.

**Emergency Ordinance No. 2022-10.** An Ordinance authorizing the City Manager to enter into a Development Agreement by and between the City of Monroe, Thorntons LLC, and Corridor 75 Park, Ltd for a retail fuel station/convenience store and declaring an emergency.

Mr. Brock reported that recently the site plans were recently approved for Thorntons and this development agreement outlines how the utility easements will be located.

Mrs. McElfresh moved to suspend the rule requiring the reading of Emergency Ordinance No. 2022-10 on two separate days, authorize its adoption on the first reading, and have it read by title only; seconded by Mr. Callahan. Voice vote. Motion carried.

The Clerk of Council read Emergency Ordinance No. 2022-10 by title only.

Mrs. McElfresh moved to adopt Emergency Ordinance No. 2022-10; seconded by Mr. Bellapianta. Roll call vote: six ayes. Motion carried.

**Emergency Ordinance No. 2022-11.** An Ordinance approving a grant as part of the City's economic development incentive policy, authorizing the City Manager to enter into a grant agreement for the same, and declaring an emergency.

Mrs. Patterson explained that we are asking for a forgivable \$150,000 grant and there are metrics every year that must be met. This project was vetted by the Monroe Area Community Improvement Corporation (CIC). Mrs. Patterson noted she is bringing this recommendation to City Council on behalf of the CIC and not necessarily from the City of Monroe.



Mrs. McElfresh moved to suspend the rule requiring the reading of Emergency Ordinance No. 2022-11 on two separate days, authorize its adoption on the first reading, and have it read by title only; seconded by Mr. Bellapianta. Voice vote. Motion carried.

The Clerk of Council read Emergency Ordinance No. 2022-11 by title only.

Mrs. McElfresh moved to adopt Emergency Ordinance No. 2022-11; seconded by Mr. Frentzel. Roll call vote: six ayes. Motion carried.

**Consideration of Motion** accepting the December 2021 and January 2022 Finance Reports as submitted.

Mrs. McElfresh moved to accept the December 2021 and January 2022 Finance Reports as submitted; seconded by Mr. Bellapianta. Voice vote. Motion carried.

### ***Administrative Reports***

Mr. Brock noted he handed out evacuation guidelines to Council in the event of a fire or severe weather.

Mr. Brock had Mrs. Patterson hand out information to City Council to proceed with discussions for a JEDD with Turtlecreek Township for the area behind and around the Racino.

Mr. Smith, Director of Development, proposed Monroe being a Certified Local Government that will preserve and rehabilitate historic properties. An enforcing board needs to be established. The entire process could take one to two years for completion. A Certified Local Government is operated by the Ohio Historic Connection and they have grant funds focused for this initiative.

Mrs. McElfresh moved to direct the City Manager to submit an application for membership designation to the Ohio Historic Preservation for the City of Monroe as a Certified Local Government Community; seconded by Mr. Bellapianta. Voice vote. Motion carried.

Mrs. McElfresh thanked Mr. Brock and the Police Department for providing a cool space for the residents in the extreme heat.

**Executive Session** – Consideration of the employment of a public employee.

Mrs. McElfresh moved to adjourn into executive session to consider the employment of a public employee; seconded by Mr. Wagner. Roll call vote: six ayes. Motion carried.

Council adjourned into executive session at 7:46 p.m.

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



Council reconvened into regular session at 8:40 p.m.

*Adjournment*

Mr. Frentzel moved to adjourn; seconded by Mr. Callahan. Voice vote. Motion carried.

The regular meeting of Council adjourned at 8:40 p.m.

Respectfully submitted,

Angela S. Wasson, MMC  
Clerk of Council