



**Monroe Council Agenda
Regular Meeting of Council
June 27, 2023 – 6:30 PM
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

Roll Call

Approval of the Minutes

- Council Minutes of June 13, 2023

Visitors

- Dawna Fogarty, Chief Executive Officer of the Warren County Community Services, Inc.
- Dan Foley, Great Miami River Trails Organization

Committee Reports

Public Works Committee
Finance Committee
Administrative Liaison Committee
Technology Committee
Public Involvement Committee
Public Safety Committee

Old Business

Ordinance No. 2023-12. An Ordinance authorizing all actions necessary to affect a governmental natural gas aggregation program with opt-out provisions pursuant to Section 4929.26 of the Ohio Revised Code and directing the Butler County Board of Elections to submit a ballot question to the electors. (Second Reading)

Ordinance No. 2023-13. An Ordinance authorizing all actions necessary to affect a governmental electricity aggregation program with opt-out provisions pursuant to Section 4928.20 of the Ohio Revised Code and directing the Butler and Warren County Board of Elections to submit a ballot question to the electors. (Second Reading)

New Business



Public Hearing: Tax Budget for the City of Monroe, Ohio, for the 2024 Fiscal Year.

Resolution No. 38-2023. A Resolution adopting the Tax Budget for the City of Monroe, Ohio, for the 2024 fiscal year.

Strategic Priority: Good Governance

Background: A Tax Budget must be adopted annually by City Council by July 15th and submitted to the County Auditors by July 20th as required by Ohio Revised Code, Chapter 5705. The tax budget has two primary purposes: estimate the city's anticipated revenue, to establish the "certificate of estimated resources" for the upcoming budget year and to demonstrate the need for property taxes and local government funds.

Public Hearing: Rezoning real property containing approximately 126.9 acres, more or less, located at Kyles Station Road and Butler Warren Road from B-P Business Park to R-2 Single-Family Residential Planned Unit Development.

Strategic Priority: Strategic Growth and Development

Background: On April 18, 2023, The Planning Commission held a public hearing and reviewed an application submitted by Grand Communities LLC proposing a zoning map amendment and associated Planned Unit Development (PUD), and preliminary plan regarding 126.9 acres of property located at Kyle's Station Road and Butler Warren Road from Business Park to R-2 Single Family Residential PUD.



The application proposed a 220-unit single-family residential development. In that meeting the Planning Commission moved to table the application for further review.

The Planning Commission was concerned with:

1. The amount of flag lots
2. The stub on Brookfield Lane connecting into the adjacent property to the north presently zoned L-1 Light Industrial
3. Traffic generation
4. Meeting the density requirement of the Future Land Use Map Large Lot Residential Zone with a maximum density of two units per acre.

On May 16, 2023, the Planning Commission conducted a second review of the application with the above-mentioned items being addressed. In a vote of 4-0, with one member of the commission excused, the Planning Commission moved approve the preliminary plan and recommend the zoning map amendment and associated PUD for council approval. The Planning Commission's motion for approval was contingent on:

1. A minimum floor area of 1,800 square feet; or
2. Approval from the Board of Zoning Appeals for a variance to code section 1206.03(l)(6): Minimum Dwelling Size.



Ordinance No. 2023-14. An Ordinance rezoning real property containing approximately 126.9 acres, more or less, located at Kyles Station Road and Butler Warren Road from B-P Business Park to R-2 Single-Family Residential Planned Unit Development and authorizing the City Manager to enter into a Planned Unit Development Agreement by and between the City of Monroe and Grand Communities LLC.

Resolution No 39-2023. A Resolution authorizing the City Manager to enter into an agreement by and between the City of Monroe and Alan Scherr Associates for professional architectural design services for the assessment of future remodeling of the City Building.

Strategic Priority: Strategic Growth and Development

Background: This proposal will include an in-depth needs assessment of each of the three departments which work within the city building. Mr Scherr will meet with all departments to discuss the current staff size and what their future staff needs will be. He will also talk with them about what type of work spaces they need and desire. Once that is complete, he will give a report outlining the needs of the facility. Next he will design a site plan that addresses the needs of his findings for approval by the city. The next step would be for Mr. Scherr to develop a request for qualifications document for the city to advertise for a Criteria Architect. Mr. Scherr will also participate in the interviews for criteria architect to aid the City in making an informed choice.

Mr. Scher is a professional licensed architect with over 45 years' experience. He has recently retired and is taking on smaller projects such as this. It is beneficial for the city to use the experience of Mr. Scherr to make certain we are making informed and appropriate decisions before making choices with large financial implications. Mr Scherr is also helping the city with defining and choosing a criteria architect for the public works facility project.

Resolution No. 40-2023. A Resolution authorizing the City Manager to enter into an agreement by and between the City of Monroe and the River Corridor Improvement Subdistrict of the Miami Conservancy District.

Strategic Priority: Parks and Connectivity

Background: The Great Miami Riverway Coalition is part of the Miami Conservancy District. The agreement is through May 31, 2027. The cost is \$48,000 (\$12,000 per year) and the City would participate as a voting member of the Coalition . Staff has met with them previously to discuss how they can help the City with the development of our portion of the trail. They have been very supportive and helpful in bringing together several entities to brainstorm solutions for the erosion issues at Dick's creek and will advocate for funding resources in the future to complete the construction. Their experience and advice from working with the other communities that have existing portions of the trail would be extremely helpful to us as we finalize our own design and operational plan. Additionally, they provide economic development resources to create investment along the river and in the member communities and will include the City in their marketing materials, signage, and event planning.

The strategic priorities of the Coalition during the span of the agreement are:



- Build identity and awareness of the Great Miami Riverway
- Advocate and nurture connections between Riverway Communities
- Build investment in riverfront development along the river and in our communities
- Restructure the Riverway Coalition and broaden the funding platform

Resolution No. 41-2023. A Resolution authorizing the City Manager to enter into an agreement by and between the City of Monroe and Velecor Services.

Strategic Priority: Well Managed Services and Infrastructure

Background:

As we made the transition in bring in IT staff, the needs for contracted services have changed. While we have brought our on site IT Manager onto City Staff, there is still need for Network Engineering and cybersecurity management that will be covered under this new contract with our existing vendor. The new contract start is proposed for July 1st. The new contract is reduced by approximately half and continues to cover services that are listed and provides back up services for our IT Manager when they are out of the office and outside of normal business hours..

The Technology Committee has reviewed the contract and recommended a three year term for this contract period.

Resolution No. 42-2023. A Resolution repealing Resolution No. 69-2018 wherein Council accepted a \$650,000 grant for the Great Miami Trail Monroe Section Project.

Strategic Priority: Parks and Connectivity

Background: Due to ODOT funding, this project is intended to be an ODOT let project. Meaning, ODOT will bid the project, award the project, inspect, and manage the project as well as disburse the funds associated with the project. When going ODOT let, there are some advantages, but there are also disadvantages. An advantage would be that ODOT would manage the project, not putting an extra burden on staff. The disadvantage is ODOT let projects typically come in higher on bids due to the extreme amount of oversight and paperwork it takes to comply with the regulations of the contract. Effectively, grant dollars do not go as far as you hope due to the built-in cost by contractors. It is the opinion of the Public Works Director that Council terminates the current contract with ODOT and possibly reapply for this funding once we have a redesign of the area. The Public Works Director is in receipt of an email from OKI that supports this decision.

Resolution No. 43-2023. A Resolution repealing Resolution No. 67-2020 wherein Council accepted a \$500,000 grant for the construction of a 2.3 mile long trail along the Great Miami River.

Strategic Priority: Parks and Connectivity

Background: On October 13, 2020, City Council approved the grant agreement with ODNR for \$500,000.00. After missing the original deadline of the agreement, ODNR extended the agreement to



December 31, 2023. Public Works has been in contact with ODNR over the past several months talking about the status of this project. The fact that we will not meet the extended deadline for completion, ODNR suggests that we return the funds currently appropriated and reapply when new and sustainable engineering is complete. If we try to continue to hold onto the ODNR grant money, it will continue to penalize the City's opportunity for future rounds of funding. If we let the funding go this year, the next time we apply we will again be able to receive the funds. Earlier this Spring, Public Works applied for a Clean Ohio Trails grant project for re-surfacing the walk path and parking lot at Monroe Crossings Park. This was done on the recommendation of ODNR. We know that due to the over-run-in time on the current grant, there would be penalty points in future applications with ODNR. We applied for this grant knowing that it would be highly unlikely Monroe be awarded the project, but it takes the penalty for the time over-run on the trail. This would make us eligible as soon as next year to apply with a real chance of success in being awarded monies again on the trail project.

Consideration of Motion accepting the second year of the cooperative bid for road salt in the amount of \$101.33 per ton.

Strategic Priority: Well Managed Services and Infrastructure

Background: Each year, we are required to sign a contract for our road salt purchase. This is the contract for the upcoming 2023-2024 winter season. The cost of salt this year is \$101.33 per ton. The contract is with Compass Minerals. Our pricing was based on 2,500 tons of salt used per year.

Administrative Reports

Executive Session to review negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment

Adjournment