Monroe Council Minutes
Regular Meeting of Council
March 27, 2018 – 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

The following members of Council were present: Dan Clark, Jason Frentzel, Keith Funk, Anna Hale, Todd Hickman, Christina McElfesh, and Robert Routson.

The following staff members were present:

Law Director K. Philip Callahan
Assistant Finance Director Deborah Armitage
Chief of Police Robert Buchanan
Fire Chief John P. Centers
Assistant City Manager Kacey L. Waggaman
Assistant to the City Manager/Clerk of Council Angela S. Wasson

Approval of the Minutes

Mr. Clark moved to approve the Council Minutes of March 13, 2018, Finance Committee Minutes of March 13, 2018, and Public Involvement Committee Minutes of March 12, 2018; seconded by Mrs. Hale. Voice vote. Motion carried.

Visitors

Warren County Sheriff Larry Sims presented a written annual report to City Council about the services provided by his office. Sheriff Sims also highlighted some of the items in the report including the fact that his officers now carry Narcan and administered 70 dosages in 2017. It resulted in 50 people that survived as a result of this.

Mr. Hickman thought it was great that his officers are carrying the Narcan and appreciates the Sheriff's annual visit. Mr. Clark echoed Mr. Hickman's appreciation for Sheriff Sims attendance at the Council meeting.

Commander Steve Arrasmith of Warren County Drug Task Force distributed the 2017 Drug Task Force Annual Report. Commander Arrasmith thanked City Council and the Monroe Police Department as his office has a good relationship with the City of Monroe. He highlighted various sections of the Annual Report.

Committee Reports

Mr. Funk reported that the Public Involvement Committee met with representatives from the Monroe Lions Club and the Monroe Historical Society. The Monroe Historical Society spoke about their General Membership meeting, Spring Tea Event, and their membership drive. Mr. Funk further reported that the Monroe Lions Club brought up the Light Up the Sky Event. One of the items discussed was the $10,000 the City donated for the event. It was the normal $5,000 that is donated by the City and an extra $5,000 for the Bicentennial year. The Lions Club would like for the City to maintain that $10,000 to cover the cost of the fireworks as a whole.

Mr. Hickman asked if the City takes care of the fireworks and the Lions Club continues doing the ground event with the City given some recognition on doing the fireworks. Mr. Funk replied that this was brought up by the Committee as a co-branding and the Lions Club was very open to that.

Mr. Clark thought that it was a good idea and a lot of people were very positive about the fireworks last year. The Lions Club keeps trying to build on the event every year.

Mayor Routson stated that he is always agreeable to the $5,000 but, last year was a special year. Even if we are sharing, there are a lot of other benefits they do have a way of funding and perhaps they could find more sponsors for the event. Maybe $7,000 and some funding from another area. We also provide police protections, public works, and the fire department. Mayor Routson would like it to be a good event, but we need to see those figures of what is already provided.

Mr. Clark stated that we cannot increase the size of the shells, but we were able to use more. It isn't like anyone is going to be upset if the City gives $7,000 or $10,000 as anything is appreciated.

Mrs. McElresh likes the idea of incorporating the City for the fireworks. The community really enjoyed the show; however, she felt 7,000 versus $10,000 really makes a difference. The Monroe Lions Club is non-profit has to pay for the fireworks, but it impacts somewhere else such as the scholarships.

Mr. Funk suggested maybe the donations received for the bicentennial will result in those same donors helping he Lions Club.

Mr. Hickman's concern is the taxpayers money and would like to make sure Monroe is recognized as putting on the fireworks display.

Mayor Routson requested that the City Manager provide a cost breakdown for providing City services.

Mr. Hickman brought up the subject of being able to walk around with alcohol. Mr. Funk advised that the Lions Club also would like to know Council's opinion on not being restricted to a beverage garden. Mr. Hickman felt that if we keep it off the concrete it would be okay. Mayor Routson asked about fencing. Mr. Frentzel replied that it is not a Council requirement and several different scenarios were brought up such as, keeping it out of the inflatable area or close to the parking lot.

They were not saying the entire park, but seeking an opinion from Council on expanding the area for beer.

Mr. Clark heard from a lot of people that they didn't like the beer and food being separated.

Mr. Funk asked Chief Buchanan how it affects his department if it was confined versus being a larger area. Chief Buchanan said he would have to look at the geographic area and do their due diligence to make sure they stay within the area.

Mr. Frentzel asked where Council would not like to see alcohol at such as not being by the cabin or the playground.

Mr. Hickman thought it should be kept down by the stage in the grass and not on the blacktop because it is easier to watch people on the blacktop. If you keep them around the stage and not around where the kids are riding the rides.

Mayor Routson and Mr. Clark would like to see a map of the area where the beer would be permitted.

Mrs. Hale asked Mrs. Wasson if we could get a survey out in the newsletter, Facebook, and the website to see what people think about this. Mrs. Wasson replied that if that is what Council would like to do it could be put out there.

Leslie Sumner of the Monroe Lions Club indicated that a license for the alcohol would need to be applied for by May 1st. Mr. Frentzel noted that the May-June Messenger would not allow sufficient time for feedback.

Old Business

Resolution No. 15-2018. A Resolution authorizing the City Manager to accept a proposal from Jones-Warner Consultants, Inc. for professional survey and design services related to the Timrick Place Rehabilitation Project. (Second Reading)

Mrs. Waggaman stated this accepts a proposal for professional survey and design services related to Timrick Place.

Mr. Clark moved to consider this the second reading of Resolution No. 15-2018 and have it read by title only; seconded by Mrs. McElfresh. Voice vote. Motion carried.

The Clerk of Council read Resolution No. 15-2018 by title only.

Mr. Clark moved to adopt Resolution No. 15-2018; seconded by Mr. Hickman. Roll call vote: seven ayes. Motion carried.

Resolution No. 16-2018. A Resolution authorizing the City Manager to accept a proposal from Jones-Warner Consultants, Inc. for professional survey and design services related to the South Union Road Improvement Project. (Second Reading)

Mrs. Waggaman stated this is to accept a proposal for survey and design services related to the South Union Road Improvement Project.

Mr. Clark moved to consider this the second reading of Resolution No. 16-2018 and have it read by title only; seconded by Mrs. Hale. Voice vote. Motion carried.

The Clerk of Council read Resolution No. 16-2018 by title only.

Mr. Clark moved to adopt Resolution No. 16-2018; seconded by Mr. Funk. Voice vote. Motion carried.

Ordinance No. 2018-05. An Ordinance amending and supplementing the Planning and Zoning Code to correct typographical errors; establish a deadline for the dedication of streets; authorize the Code Enforcement Officer to extend the time for site plan approval; add the definition for Institutional Care Facility; prohibit truck stops, storage of vehicles as a principle use, and freestanding drive-through facilities; limit the number of semi-trailer truck refueling stations; change the maximum height requirement for fences and/or retaining walls under certain circumstances; clarify only one principle use allowed per parcel, like uses can be on one lot, accessory structures must be subordinate in height to the principle structure, and the sum of square feet of footprint of principle structure; require a permit for unenclosed patios; add floor standards for accessory buildings; permit the raising of chickens; prohibit wood piles in side yards; change the industrial architectural design standards; require private driveways and lots to meet certain requirements; exempt residential property from certain landscaping requirements; expand on the requirement for landscaping; clarifying requirements for street trees for private commercial developments; establish a minimum requirement for certain landscaping; include dumpster wall damage protection; modify the area and height for wayfinding signs and monument signs; permit digital signs in industrial districts; allow for pole mounted driveway signs; amend the material and construction type for ground mounted and downtown signs; and include the definition of truck terminal. (Second Reading)

Mrs. Waggaman reported that staff is still gathering comments and suggested tabling this ordinance.

Mr. Hickman moved to table Ordinance No. 2018-05; seconded by Mr. Clark. Roll call vote: seven ayes. Motion carried.

New Business

Emergency Resolution No. 17-2018. A Resolution authorizing the City Manager to enter into a contract by and between the City of Monroe and Pinnacle Paving and Sealing, Inc. for the expansion of the west parking lot of Monroe Crossings Park and declaring an emergency.

Mrs. Waggaman explained that this is for the expansion of the west parking lot at Monroe Crossings Park.

Mr. Clark moved to suspend the rule requiring the reading of Emergency Resolution No. 17-2018 on two separate days, authorize its adoption on its 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.17-2018 by title only.

Mr. Clark moved to adopt Emergency Resolution No. 17-2018; seconded by Mr. Funk. Roll call vote: seven ayes. Motion carried.

Emergency Resolution No. 18-2018. A Resolution authorizing the City Manager to enter into a contract by and between the City of Monroe and W. G. Stang, LLC for the Concrete Rehabilitation Project and declaring an emergency.

Mrs. Waggaman explained that this is for concrete work that needs to occur prior to the street resurfacing.

Mr. Clark moved to suspend the rule requiring the reading of Emergency Resolution No. 18-2018 on two separate days, authorize its adoption on the first reading, and have it read by title only; seconded by Mrs. McElfresh. Voice vote. Motion carried.

The Clerk of Council read Emergency Resolution No. 17-2018 by title only.

Mr. Clark moved to adopt Emergency Resolution No. 18-2018; seconded by Mr. Hickman. Roll call vote: seven ayes. Motion carried.

Ordinance No. 2018-04. An Ordinance otherwise known as the permanent appropriations ordinance, amending and supplementing Ordinance No. 2017-37, to meet current expenses and other expenditures of the City of Monroe during fiscal year ending December 31, 2018.

Mrs. Waggaman reported that this is the permanent appropriations ordinance and referred to the spreadsheet showing the changes made from the temporary to the permanent appropriations. She added that Council should also have the updated capital project list and five-year forecast.

Mr. Clark moved to suspend the rule requiring the reading of Ordinance No. 2018-04 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. 2018-04 by title only.

Ordinance No. 2018-05. An Ordinance authorizing a fifty percent net profits rebate, waiving a portion of building fees, and extending the reduction in the water rate for UGN, Inc.

Mrs. Waggaman advised Council that two representatives from UGN were present along with Mrs. Patterson if Council has any questions.

Mr. Hickman sought confirmation of the total amount of the abatement value of the profits being over $1 million. Mrs. Patterson explained that it is difficult to estimate that because there are so many things that offset the corporate net profits. As their profits grow our percentage grows, which increases their incentive. Mrs. Patterson added that the additional water incentive is estimated at $50,000 and the waived building fees would be approximately $16,000.

Mr. Clark moved to consider this the first reading of Ordinance No. 2018-05 and have it read by title only; seconded by Mr. Frentzel. Voice vote. Motion carried.

The Clerk of Council read Ordinance No. 2018-05 by title only.

Mr. Clark moved to approve the first reading of Ordinance No. 2018-05; seconded by Mrs. Hale. Roll call vote: seven ayes. Motion carried.

Mr. Hickman asked Chief Buchanan about the concealed carry for members of Council. Chief Buchanan referred the matter to the Law Director. Mr. Hickman asked Mr. Callahan if Council members that had a concealed carry permit could carry during Council meetings. Mr. Clark and Mrs. McElfresh were not opposed to that. Mr. Callahan will provide Council with his opinion by the next meeting.

Administrative Reports

Mrs. Patterson spoke about bringing transit to the City. As we are out there trying to create jobs we have to be careful unemployment is the lowest it has been in months. Businesses are competing for employees and looking at fair wages, drug testing, skill development, on-site childcare, and reliable transportation. There are about 868 employees in Park North estimating that there will be 2,500 employees by this time next year. The more interconnected the transit network is the more successful it is. Middletown has a transit system and they have some capacity on their system and need to get more people to Kohl's in Monroe. They began an every two hour service and switched to an every one hour service since July and it has been well received. Kohl's felt it was a lot easier to market their facility. We would like to talk about a Dayton – Town Mall – Park North Connector and, if that is successful, we would like to look at smaller connections within the City and serve those companies outside of Park North.

We would start at the bus garage in Hamilton with one going north to the Dayton market and one would go to West Chester and then come through Monroe to Park North as we don't want people walking huge distances in that area. They would come down State Route 63 to Cincinnati-Dayton Road to Middletown then it would go to I-75 to the Dayton Mall.

Mr. Clark asked why it would have to go State Route 63 to Cincinnati-Dayton Road and not go to I-75 and get off at 122. Mrs. Patterson said Middletown has some businesses, such as PAC that it would serve. If it were to get off at 122 it adds more time and adds to the cost. Mr. Clark does not like the idea of it going through town as it may be a small bus now, but if people use it, it could change to a larger bus.

Mrs. Patterson stated that we picked the Dayton Mall because that is where a lot of our employees are coming from. The proposed route is Monday through Friday and the employers would like Saturday service, but that would increase the cost. There has been some talk about one final loop at 1 or 2 in the morning to get the end of second shift. The annual operating costs is about $311,000 per year and Middletown has a grant that will pay for half of that cost. When you look at the remainder, that includes private funding coming in, there is about $80,000 left. We are proposing to split that with Middletown and Monroe's portion would be split $20,000/$20,000 with the Park North operators and the City. We would do this for about three years. When Logistics Center and Park North came in they put in $300,000 for economic development. The CIC has $200,000 remaining and would like to use that to put towards the $20,000 for three years.

Middletown has agreed to assist with bus shelters rather than just a sign on the side of the road. It is a way to tap into employment opportunities that we were not able to before.

Mrs. McElfresh asked how long the grant funding is good for. Mrs. Patterson advised that Middletown has a history with these grants and there continues to be continuing grants that could be used for this. If for some reason the grants are not available we would put in the agreement that we can cancel it or there could be someone else that would want to take it over.

Mr. Funk likes the hours, no weekends, and not going to the mall.

Mrs. Patterson will keep working on it and bring more information to Council.

Adjournment

Mr. Clark moved to adjourn; seconded by Mr. Hickman. Voice vote. Motion carried.

The regular meeting of Council adjourned at 7:55 p.m.

Respectfully submitted,

Angela S. Wasson, CMC
Clerk of Council