



**Monroe Council Minutes
Regular Meeting
January 25, 2022 – 6:30 p.m.
233 South Main Street, Monroe, Ohio**

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, Jason Frentzel, Keith Funk, Christina McElfresh, and Ben Wagner

Approval of the Minutes

Dr. Clark moved to approve the Council Minutes of January 11, 2022; seconded by Mr. Bellapianta. Voice vote. Motion carried.

Visitors

- Ceremonial Swearing in of Patrol Officers Zachary Bryan, Matthew Buddo, and Michael Willis

Law Director Callahan performed a ceremonial swearing in of newly hired Patrol Officers Zachary Bryan, Matthew Buddo, and Michael Willis.

Committee Reports

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

Old Business

Resolution No. 02-2022. A Resolution instructing the Assistant Finance Director to request an advancement of taxes assessed and collected on behalf of the City of Monroe from the Auditors of Butler and Warren Counties.

Mrs. McElfresh moved to consider this the second reading of Resolution No. 02-2022 and have it read by title only; seconded by Mr. Wagner.



The Clerk of Council read Resolution No. 02-2022 by title only.

Mrs. McElfresh moved to adopt Resolution No. 02-2022; seconded by Mr. Bellapianta. Roll call vote: seven ayes. Motion carried.

Ordinance No. 2022-01. An Ordinance amending and supplementing Exhibit “1” of Ordinance No. 2021-55 to increase the number of positions for Finance Specialist, Utility Billing Specialist, Assistant Fire Chief, Public Works Crew Leader, and Operator/Laborer; and change the title of City Engineer to Civil Engineer.

Mr. Brock requested that this Ordinance be adopted as an emergency on the second reading since we have applicants that have already gone through the process and are ready to be hired.

Mrs. McElfresh moved to suspend the rule requiring the reading of Ordinance No. 2022-01 on to separate days, authorize its adoption on the second reading, and have it read by title only; seconded by Dr. Clark. Voice vote. Motion carried.

The Clerk of Council read Ordinance No. 2022-01 by title only.

Mrs. McElfresh moved to adopt Ordinance No. 2022-01; seconded by Mr. Frentzel. Roll call vote: seven ayes. Motion carried.

New Business

Emergency Resolution No. 03-2022. A Resolution accepting the lowest and/or best bid submitted for the South Union Road Improvement Project, authorize the City Manager to enter into an agreement by and between the City of Monroe and SmithCorp for said project, and declaring an emergency.

Mr. Brock reported this accepts a bid for the South Union Road Improvement Project, which is a combined project for water and sewer with Warren County. The low bid was \$2.669 million and the budgeted amount was \$2.93 million. We did receive OPWC grant funding for 51% of the cost of the project. The amount that will be received from Warren County is \$524,662.73 and the City is paying \$655,315.74 from the Capital Improvement Fund.

Mr. Frentzel noted the low bid is considerably lower than any others and wanted to make sure the consultant engineer reviewed this thoroughly. Mr. Brock advised they did review it to make sure there were no mistakes.

Mrs. McElfresh moved to suspend the rule requiring the reading of Emergency Resolution No. 03-2022 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. 03-2022 by title only.



Mrs. McElfresh moved to adopt Emergency Resolution No. 03-2022; seconded by Mr. Frentzel. Roll call vote: seven ayes. Motion carried.

Emergency Resolution No. 04-2022. A Resolution approving a Then-and-Now Certificate in the amount of \$5,458.00 to ESO Solutions, Inc. and declaring an emergency.

Mr. Brock explained that a Then-and-Now Certificate is when invoices are received by the Finance Department prior to a purchase order being opened. We have seen more of these lately because they are typically paid with our purchase cards, but a lot of the corporations are charging the 3% fee now. They are adopted as an emergency because Council must be made aware of them within a certain period of time.

Mr. Frentzel asked if this vendor came up last year and if purchase orders are being opened now for the future. Assistant Fire Chief Leverage replied that this is the first for this particular vendor and they will plan for future purchase orders.

Mrs. McElfresh moved to suspend the rule requiring the reading of Emergency Resolution No. 04-2022 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 Resolution No. 04-2022 by title only.

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

Emergency Resolution No. 05-2022. A Resolution authorizing the City Manager to enter into a Lease Agreement by and between the City of Monroe and Enterprise Fleet Management for the lease of five Western Star Dump Trucks and declaring an emergency.

Mr. Morton reported that some of the pros of leasing is that it replaces multiple trucks at one time, they hold a higher value when traded in at the five to seven year period which drives down the payment on new trucks. Additionally, maintenance costs of the trucks remain low because trucks are maintained within warranty. With all the small wiring on these trucks we do our best to make sure as much salt is removed as possible. We do not have a mechanic on staff so, we have to wait on the return of the truck to be repaired.

The first quote received for leasing five trucks was received on June 17, 2021, in the amount of \$187,382.00 per truck. The quote received today for the exact same trucks was \$213,224.00 per truck. This is due to inflation, as well as supply and demand. We are still waiting on two trucks that were ordered last year. This price is only good for two more days and then there will be another price increase.

The trade-in values have remained the same since June of 2021. The trade values based on the age of the trucks are: 2010 International - \$14,000; 2014 and 2015 Western Star - \$65,000. There is a difference four years makes. The current trade value on the five proposed trade-ins is



\$274,000 and, if we waited until they were 11 years old, they will be valued at \$16,000. This reflects a lost value of \$194,000 due to holding on to the equipment too long. The trucks typically have low miles, but the salt eats away the electronic components making the repairs costly. We are able to make some minor repairs in-house.

In conclusion, Mr. Morton advised that the total cost of leasing five trucks is \$844,625.30. This is five yearly payments of \$168,925.06. The cost to purchase a truck this year is \$213,224.00 and, assuming a 5% increase each year, the total cost for purchasing five trucks in five years is \$1,178,197.19.

Mr. Morton confirmed Mrs. McElfresh's understanding that even with leasing the trucks the City will still be taking the trucks in to be repaired or have repair bills for items not covered under the warranty.

Mrs. McElfresh moved to suspend the rule requiring the reading of Emergency Resolution No. 05-2022 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 No. 05-2022 by title only.

Mrs. McElfresh moved to adopt Emergency No. 05-2022; seconded by Dr. Clark. Roll call vote: seven ayes. Motion carried.

Ordinance No. 2022-02. An Ordinance granting an easement to Duke Energy Ohio, Inc. for the purposes of replacing a casing over an existing gas main.

Mr. Brock stated this is an easement requested by Duke Energy. What was in the packet is an easement for access and included in the next packet for the second reading will be a permanent easement.

Mr. Frentzel asked about long-term would it be their responsibility if they need to put the site back the way they found it. Mr. Brock replied that they would be responsible.

Mrs. McElfresh moved to consider this the first reading of Ordinance No. 2022-02 and have it read by title only; seconded by Mr. Frentzel. Voice vote. Motion carried.

The Clerk of Council read Ordinance No. 2022-02 by title only.

Mrs. McElfresh moved to approve the first reading of Ordinance No. 2022-02; seconded by Dr. Clark. Roll call vote: seven ayes. Motion carried.



Administrative Reports

Mr. Brock informed Council that this Thursday Capital Electric will be at the intersection of State Route 63 and Main Street to make that a dedicated, protected, left turn on Main Street in both directions.

- Rumpke Trash Bid Items to consider for contract bidding

We are getting ready to bid out trash and recycling contract in March. Rumpke would like us to consider different items. The last time we bid this out we had 4,042 residential units and we now have 4,900 residential units. Rumpke asked if Council would consider eliminating the large item pick up. A lot of other communities are eliminating it. It is a cost over and above the contract amount. They do offer to pick up one large item per week for no extra charge.

Mrs. McElfresh was of the opinion that it is popular with the residents. She suggested that educating the public what can be placed to be picked up every week and perhaps work towards eliminating large item pick up.

Mr. Brock advised that Rumpke asked Council to consider one trash roll off within the contract. If we roll it into the rate it would be approximately \$1.00 to \$1.50 per resident.

Mayor Funk think that the residents would appreciate that an it is less than what residents pay directly to Rumpke.

Mr. Bellapianta noted if there are three-quarters of residents have their own trash containers and it works for them he felt like we would be forcing the residents to have an additional trash container they may not use.

Mr. Brock stated that right now we have trash containers for two events per year and it is proposed to leave that in the contract.

- Park North Infrastructure Improvements on State Route 63

Mrs. Patterson gave a presentation on the Park North Infrastructure Improvements at the Interchange, which is our Class A Industrial Park. We have over four million square feet under roof, which is nine buildings, two of which are manufacturing sites.

In 2007-2008 a 430 acre park was originally conceptualized by VH Monroe/Vandercar Holdings. In 2009-2010 Huntington Ban alleged that VH Monroe was in default and in the fall of 2012, the park was sold at a sheriff's sale to IDI/Park North at Monroe.

The park financing has multi-partners. The City of Monroe has a tax abatement and Tax Increment Financing (TIF), the Monroe School Board has a compensation agreement, the Warren County Port Authority has \$11 million in bonds issued and sales tax exemption on



building materials, and the Developer has a speculative development approach with specific building criteria and job hurdles.

The City has been working with the Developer on the scope, engineering, and timing for the State Route 63 deceleration lane. The Developer would like to access approximately \$1.5 million in bond funds for the project. The Warren County Port Authority would issue the bonds through their bond fund and bond payments would be financed through an annual special assessment, ending in 2034. This does require the City of Monroe to modify the Cooperative Agreement with the Warren County Port Authority and approval of their Board.

The property owners were made aware of the terms of the Development Agreement and Special Assessment structure when they purchased the property. The debt service is consistent through the term of \$135,000 per year. Over 361 acres it is approximately \$374 per acre. The current Special Assessment is approximately \$2,400 per acre.

Mrs. Patterson asked if the Council is willing to modify the Cooperative Agreement with the Warren County Port Authority to enable IDI to access an additional \$1.5 million in bond fund capacity for the purposes of the required State Route 63 deceleration lane. If so, staff anticipates having emergency legislation for the April 12th Council meeting.

It was the consensus of Council to bring forward legislation for the modification of the Cooperative Agreement in April.

Adjournment

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

The regular meeting of Council adjourned at 7:58 p.m.

Respectfully submitted,

Angela S. Wasson, MMC
Clerk of Council