

**Monroe Council Minutes
Regular Meeting of Council
February 9, 2016 - 6:30 pm
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 pm.

Roll Call

The following members of Council were present: Jason Frentzel, Keith Funk, Anna Hale, Todd Hickman, Robert Routson, and Suzi Rubin.

Staff members present: City Manager/City Engineer William J. Brock
 Law Director K. Philip Callahan
 Director of Public Works Daniel J. Arthur
 Chief of Police Robert Buchanan
 Fire Chief John Centers
 Director of Development Kevin Chesar
 Assistant Manager/Director of Finance Kacey L. Waggaman
 Assistant to the City Manager/Clerk of Council Angela S. Wasson

Mrs. Rubin moved to excuse Mr. Clark; seconded by Mr. Frentzel. Voice vote. Motion carried.

Approval of the Minutes

Mrs. Rubin moved to approve the Finance Committee and Council Minutes of January 26, 2016; seconded by Mrs. Hale. Voice vote. Motion carried.

Visitors

None.

Committee Reports

None.

Old Business

None.

New Business

None.

Administrative Reports

Discussion was held on the following items as presented by the City Manager:

Public Works Facilities

A Master Plan was completed in July of 2015 that reflects a need of 45,000 to 50,000 square feet needed for Public Works for what is being done today. They currently only have approximately 10,000 square feet. Expansion could be on the existing site, but it does not allow for future growth. The Public Works Committee will be asked to review the present and future needs.

Fire and Police Facilities

The current facility was designed for 18 sworn officers and 8 civilians and we currently have 30 sworn officers and 8 civilians. The Public Safety Committee will need to look at the needs for both the fire and police facilities.

The current facilities are designed for 12 with 6 at each station. Perhaps we do not need to build a new facility. We do have the opportunity to expand the Main Street Station.

City Enhancement Areas

The redevelopment of downtown is supported by a majority of the residents. There are many concepts out there. The Director of Development is working on a sidewalk and bike area on Main Street. These designs need to be uniform. Mr. Brock asked if this is something that Planning Commission should review or would Council prefer a special committee to look at this.

Trails and connectivity needs are addressed in the Comprehensive Plan.

The Park Master Plan included recommendations for staffing, facilities, trails, and programming.

The City Manager is currently working with the owner of Americana and Miami University. Miami University is going to inventory and map the site while working with the Director of Development for land use. They will at least provide some ideas on the redevelopment of the site.

Cemetery Expansion

The Mound Cemetery has a lot of availability, but the North Monroe Cemetery only has 270 lots available. In the event the City would like to expand the North Monroe Cemetery the opportunity exists right now. The Finance Committee of Council will review the rates and whether expansion should be considered.

Large Infrastructure Projects

Cincinnati Dayton Road has some areas that three lanes are needed and consideration given to pedestrians, biking, and parking.

North Union Road is going to be development driven. Warren County has proposed a round-about to connect to Gateway Boulevard.

Butler-Warren Road and Mason Road may be development driven as well. The dangerous curve and water line will need to be addressed.

The widening of State Route 63 will be needed from American Way to Main Street.

Stony Ridge/Satellite Farms Development

The owner of the property, John Westheimer, is ready to proceed with the development of the property. He would like to focus on the area along State Route 63 because he has a user for one of the sites. He has requested the use of TIF funds for this area. This would take the TIF revenue generated off of the site and the increased taxes to pay for the roads. We have done this throughout the City, but that was using special assessments. Because of the way our agreements are with the School, the School would receive 70% and the City would receive the remainder. Special assessments would affect our debt capacity.

Mrs. Waggaman explained that the City has \$16.5 million outstanding debt. The special assessment goes against our debt capacity because we have to collect that assessment. There is 1.2 mills available that can be used by the City of Monroe, Butler County, Liberty Township, Lakota Local School District, or Butler Tech. Therefore, one of these subdivisions could issue debt tomorrow and it affects all of the others. If the City of Monroe issued \$4 million tomorrow no other jurisdiction could issue any. This should be kept in mind for our own capital improvements and any requests from developers.

Mr. Brock did not recommend doing this to avoid affecting our debt capacity. We are working with the Port Authority to see if they can work with the developer on this project. There are some things we can do to facilitate that project. There are advantaged to assisting the developer on this project because of the need for infrastructure.

Mr. Funk asked how long it would be to get the \$2.6 million the developer is requesting back. Mr. Brock replied that it could take approximately 10 years, but the property values would begin to increase in two years as businesses move in. Mrs. Waggaman advised that if the Port Authority assists with a special assessment it could be 20 to 30 years.

Mrs. Rubin pointed out that if it is retail you would not see much in payroll taxes, but you would have an increase in police and fire services.

Upcoming Agenda Items

- We are looking at putting a question on the ballot in August or November for Sunday sales in the Community Entertainment District.
- Mount Pleasant is requesting an amendment to their Planned Unit Development to include the three apartment buildings they recently acquired.
- Medical Director agreement for the Department of Fire.
- Scanning software for Mayor's Court
- Bids for mulching and turf maintenance for the cemeteries and the Interchange
- Utilization Agreement for the Baseball Association
- Amendments to the Administrative Code
- Authorization for staff to apply for grants
- Authorization to sell personal property no longer needed via the internet
- Acceptance of a grant for a lift system
- Microsoft Office upgrade
- Phone system upgrade
- Meetings with the School Board and Lemon Township

Adjournment

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

The regular meeting of Council adjourned at 7:38 pm.

Respectfully submitted,

Angela S. Wasson, CMC
Clerk of Council