

**Monroe Council Minutes
Regular Meeting of Council
November 10, 2015 - 6:30 pm
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

Mayor Routson opened the regular meeting of Council at 6:30 pm with the Pledge of Allegiance.

Roll Call

The following members of Council were present: Steve Black, Dan Clark, Anna Hale, Todd Hickman, Robert Routson, Suzi Rubin, and Lora Stillman.

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 P. Centers
- Director of Development Kevin Chesar
- Director of Finance Kacey L. Waggaman
- Assistant to the City Manager/Clerk of Council Angela S. Wasson

Visitors: Dennis Dehart

Approval of the Minutes

Mrs. Rubin moved to approve the Finance Committee Minutes and Council Minutes of October 27, 2015; seconded by Mr. Clark. Voice vote. Motion carried.

Visitors

Dennis Dehart, Jr. owns two lots behind the First Financial Bank and would like to have the adjacent alley cleaned so it can be utilized by his tenants. Mr. Brock advised that the Department of Public Works will work with him on this issue.

Committee Reports

None.

Old Business

Ordinance No. 2015-32. An Ordinance amending the boundaries of the I-75 Monroe Community Entertainment District.

Mr. Brock asked that this be tabled as they are waiting to hear from Chipotle to see if they would like to be removed from this area. Mr. Black asked when they were contacted and Mr. Brock did not recall when they were contacted, but they were given until the next meeting of Council to make a decision.

Mrs. Rubin moved to table Ordinance No. 2015-32; seconded by Mr. Black. Voice vote. Motion carried.

Ordinance No. 2015-33. An Ordinance authorizing the City Manager to enter into a lease agreement by and between the City of Monroe and Oakland Farms Incorporated for the lease of real property containing approximately 50 gross acres located on North Main Street.

Mrs. Rubin moved to consider this the second reading of Ordinance No. 2015-33 and have it read by title only; seconded by Mrs. Hale. Voice vote. Motion carried.

The Clerk of Council read Ordinance No. 2015-33 by title only.

Mrs. Rubin moved to adopt Ordinance No. 2015-33; seconded by Mr. Clark. Roll call vote: seven ayes. Motion carried.

New Business

Ordinance No. 2015-35. An Ordinance vacating a portion of Garver Road.

Mr. Brock explained that this is the portion of Garver Road that used to be connected to State Route 63. A dentist, Dr. Kahn, is building an office there and is requesting that this be vacated. Mr. Black asked who will be responsible for the area near the stop sign. Mr. Brock replied that it will be maintained by the City.

Mrs. Rubin moved to consider this the first reading of Ordinance No. 2015-35 and have it read by title only; seconded by Mrs. Stillman. Voice vote. Motion carried.

The Clerk of Council read Ordinance No. 2015-35 by title only.

Mrs. Rubin moved to approve the first reading of Ordinance No. 2015-35; seconded by Mr. Hickman. Roll call vote: seven ayes. Motion carried.

Ordinance No. 2015-36. An Ordinance rezoning real property containing approximately 3.3 acres, more or less, located on Lawton Avenue, from C-1 General Commercial Zoning District to L-I Light Industrial Zoning District.

Mr. Brock stated that this rezones real property for Presto Foods and a public hearing will be held at the next meeting.

Mrs. Rubin moved to consider this the first reading of Ordinance No. 2015-36 and have it read by title only; seconded by Mr. Black. Voice vote. Motion carried.

The Clerk of Council read Ordinance No. 2015-36 by title only.

Mrs. Rubin moved to approve the first reading of Ordinance No. 2015-36; seconded by Mr. Clark. Roll call vote: seven ayes. Motion carried.

Ordinance No. 2015-37. An Ordinance amending and supplementing various sections of the Planning and Zoning Code to permit large breweries in a Light Industrial District, establish a minimum single-family house size in agricultural districts, clarifying the setback for vehicular use areas, and increase street tree spacing requirements.

Mr. Brock reported that these amendments are as proposed by staff and Planning Commission.

Mrs. Rubin moved to consider this the first reading of Ordinance No. 2015-37 and have it read by title only; seconded by Mr. Hickman. Voice vote. Motion carried.

The Clerk of Council read Ordinance No. 2015-37 by title only.

Mrs. Rubin moved to approve the first reading of Ordinance No. 2015-37; seconded by Mrs. Hale. Roll call vote: seven ayes. Motion carried.

Ordinance No. 2015-38. An Ordinance petitioning the Butler County and Warren County, Ohio Boards of County Commissioners to erect a new township consisting only of the territory within the corporate limits of the City of Monroe, Ohio.

Mr. Brock noted that this was placed on the agenda at the request of Mr. Hickman.

Mayor Routson reminded everyone that a joint meeting was held with City Council and the Lemon Township Trustees. He pointed out that they have been making road improvements to streets that a lot of Monroe's residents use. Mayor Routson advised that he has contacted Liberty Township Trustees and they are not in favor of this. He does not feel that it is in the best interest of the City of Monroe and the citizens of the City.

Mr. Hickman felt that the citizens of Monroe have been taking care of Lemon Township for years and we do not receive anything from the townships, but pay taxes to the townships. It is time to stop subsidizing the townships. Residents are asking him why this is happening and his response is that he does not know. Council represents the citizens of Monroe and not the citizens of Turtlecreek or Liberty Township.

Mrs. Rubin acknowledged there are a lot of joint projects coming and was of the opinion that it is good to work well with Monroe's neighbors. She did not see an upside to this. Further, Monroe would lose a large area right in the middle of the City to Liberty Township.

Mr. Black asked what Mr. Hickman thought would happen to those properties in Lemon Township. Mr. Hickman's understanding is that they would remain in Lemon Township. They may need to go to their residents and ask for a levy.

Mr. Black stated that the farmland would eventually go away and it would be best if it came into the City of Monroe. We could then control the development. If it didn't we could overtax our schools. Mr. Hickman pointed out that we do not have control over that now. People move to townships so they do not have to pay income tax.

Mr. Callahan has not researched in any detail as to what would happen to Lemon Township. Townships are creatures of statute and believed if the township cannot financially exist it would become part of an adjacent township.

Mr. Black advised that we have a good working relationship with Lemon Township now and is concerned if that property would be part of Liberty Township, become a residential development, it would adversely impact our schools.

Mayor Routson stated that we should look at regional cooperation.

Mrs. Stillman asked Mr. Callahan if the residents have a right to say no to this. Mr. Callahan advised that if this Council adopts the legislation it is forwarded to the County Commissioners. The Commissioners of both counties approve it, but otherwise they cannot say no to this. Mr. Callahan explained that the citizens of Monroe have the ability to elect the Lemon Township Trustees. If you go through with this, the citizens of Monroe will no longer have the ability to vote on those positions.

With respect to emergency services, Mr. Black asked Chief Buchanan and Chief Centers how often Monroe was the first responder to Lemon Township or Liberty Township. Chief Buchanan advised that a rough estimate would be two to five percent for police. Chief Centers advised that his department is the primary responder for Lemon Township.

Mr. Clark agreed that Mr. Hickman has a point as it is frustrating to pay taxes to someone that he receives no benefit from. He is also concerned about the future of the large farms, but questioned what we are doing about that.

Mrs. Rubin stated that most of Lemon Township's money comes back to the City for fire services and we would already have the personnel and equipment. Mr. Clark noted that they have salaries and administration, so not all of their revenue comes back to the City.

Mrs. Rubin moved to consider this the first reading of Ordinance No. 2015-38 and have it read by title only; seconded by Mr. Hickman. Voice vote. Motion carried.

The Clerk of Council read Ordinance No. 2015-38 by title only.

Mrs. Rubin moved to approve the first reading of Ordinance No. 2015-38; seconded by Mr. Clark. Roll call vote: two ayes; five nays (Black, Hale, Routson, Rubin, Stillman). Motion failed.

Consideration of Motion accepting the September 2015 Finance Reports as submitted.

Mrs. Rubin moved to accept the September 2015 Finance Reports as submitted; seconded by Mr. Black. Voice vote. Motion carried.

Administrative Reports

Work Session

- **Income Tax Ordinance.** Mrs. Waggaman outlined the changes to the Income Tax Ordinance as mandated by the passage of House Bill 5. Mr. Brock informed Council that this ordinance will be on the next agenda and they will request that it be adopted as an emergency.
- **2016 Budget.** Mr. Brock submitted to Council a proposed budget for 2016 to allow Council to read and ask any questions prior to the appropriations being adopted. There were no objections from Council to a 2 percent cost of living for non union employees. Mr. Brock pointed out his prioritization for staff. Public Works - Operator/Laborer; Development - Code Enforcement Officer; City Manager's Office - Assistant City Manager; Fire - Lieutenants; Police - Patrol Officers. The overall cost is approximately \$495,000.00.

Mr. Black pointed out that Mr. Brock had previously proposed an Assistant City Manager and Public Safety Director. He asked what the reason is for not including a Public Safety Director. Mr. Brock replied that he is looking at succession planning and should bring someone up having the same view as he does. Mr. Black felt that Mrs. Waggaman is a good choice, but why would he not bring in someone with a different set of skills. Mr. Brock has never looked at an Assistant City Manager that way. He believes it is project oriented. Mr. Clark agreed that Mrs. Waggaman is great at what she does, but would think succession planning is more of someone that would step in Mr. Brock's job should he leave. Mr. Clark believes that it would be someone with a different set of skills as Mr. Black stated. In addition, Mr. Clark asked where Monroe is per officer per citizen. Chief Buchanan stated that a lot of the comparables did not have an outlet mall and he did feel his department is understaffed. Mr. Clark requested that a Public Safety Committee meeting be scheduled.

Mrs. Rubin supported being promoted from within because you know what you are getting. It also creates loyalty.

Mrs. Stillman was of the opinion that Mrs. Waggaman has a different skill set than Mr. Brock.

Mrs. Stillman asked Chief Buchanan if he had plans for the holiday shopping at the Outlet Mall. Chief Buchanan advised that they have. When asked, Chief Centers advised that they traditionally do not see an increase in calls.

At the request of Mr. Hickman, Mr. Arthur will look at the manhole covers and catch basins on Deneen Avenue.

Executive Session

Mrs. Rubin moved to adjourn into Executive Session to discuss the purchase of real property; seconded by Mr. Black. Roll call vote: seven ayes. Motion carried.

Council adjourned into Executive Session at 8:15 pm.

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

Council reconvened into regular session at 8:53 pm.

Adjournment

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

Council adjourned at 8:54 pm.

Respectfully submitted,

Angela S. Wasson, CMC
Clerk of Council