



**Monroe Council Minutes**  
**August 24, 2021 – 6:30 p.m.**  
**233 South Main Street, Monroe, Ohio**

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***Pledge of Allegiance***

Mayor Frentzel opened the regular meeting of Council at 6:30 p.m. with the Pledge of Allegiance.

***Roll Call***

Council members present: Tom Callahan, Jason Frentzel, Keith Funk, Anna Hale, Christina McElfresh, and Ben Wagner.

Mrs. Hale moved to excuse Mr. Hickman; seconded by Mrs. McElfresh. Voice vote. Motion carried.

***Approval of the Minutes***

Mr. Funk moved to approve the Council Minutes of August 10, 2021; seconded by Mrs. McElfresh. Voice vote. Motion carried.

***Visitors***

None.

***Committee Reports***

Mrs. McElfresh reported that Planning Commission had a public hearing that was extended to September 21 at 6:00 p.m. in Council Chambers for the Comprehensive Plan.

***Old Business***

**Ordinance No. 2021-29.** An Ordinance rezoning real property containing approximately 35 acres, more or less, located at 860 Holman Avenue from A-1 Large Scale Agricultural District to L-1 Light Industrial District. (Second Reading)

Mr. Callahan expressed his opinion that this puts Council in a hard spot and questioned are we representing one person so they can sell their property or all of the citizens of Monroe. He asked if AK Steel wants to buy that property and wants to push the trash on to the 35 acres, can they do that.

Mr. Chesar advised that the rezoning request is for Light Industrial so they would be allowed to put any type of light industrial uses that are currently permitted. If you are talking about storage of large piles of aggregate that is not typically allowed in a Light Industrial District.

Mr. Callahan felt it should be just kept as farmland.



Mayor Frentzel does not care for all the light industrial recently, especially when it backs up to a residential area. The history on this property this used to be zoned industrial, then changed to agricultural, and the property owner is asking that it revert back to industrial. He does share Mr. Callahan's concern if AK Steel does purchase the property. Mayor Frentzel noted that during Council's public hearing no one was present opposing this rezoning.

Mr. Funk moved to consider this the second reading of Ordinance No. 2021-29 and have it read by title only; seconded by Mr. Wagner. Voice vote. Motion carried.

The Clerk of Council read Ordinance No. 2021-29 by title only.

Mr. Funk moved to adopt Ordinance No. 2021-29; seconded by Mr. Callahan. Roll call vote: (two ayes; four nays (Callahan, Hale, McElfresh, and Wagner). Motion carried.

Law Director Callahan noted that five votes were needed to overturn the recommendation of the Planning Commission.

**Resolution No. 46-2021.** A Resolution authorizing the City Manager to enter into a professional engineering agreement by and between the City of Monroe and Brandstetter Carroll Inc. for additional design services for the Great Miami River Trail. (Second Reading)

Mr. Chesar commented this is for necessary design changes related to the Great Miami River Trail.

Mr. Funk moved to consider this the second reading of Resolution No. 46-2021 and have it read by title only; seconded by Mrs. Hale. Voice vote. Motion carried.

The Clerk of Council read Resolution No. 46-2021 by title only.

Mr. Funk moved to adopt Resolution No. 46-2021; seconded by Mrs. McElfresh. Roll call vote: five ayes; one nay (Callahan). Motion carried.

**Resolution No. 47-2021.** A Resolution authorizing the City Manager to enter into an extended and amended Lease Agreement by and between the City of Monroe and the Monroe Lending Library for space located at 6 East Avenue. (Second Reading)

Mr. Funk moved to consider this the second reading of Resolution No. 47-2021 and have it read by title only; seconded by Mrs. McElfresh. Motion carried.

The Clerk of Council read Resolution No. 47-2021 by title only.

Mr. Funk moved to adopt Resolution No. 47-2021; seconded by Mrs. Hale. Roll call vote: six ayes. Motion carried.



***New Business***

**Emergency Ordinance No. 2021-30.** An Ordinance approving a final plat for Section 5, Block A, of the Monroe Crossings Subdivision and declaring an emergency.

Mr. Chesar reported this is for the first section of the remaining portion of Monroe Crossings for 58 additional lots.

Mr. Funk moved to suspend the rule requiring the reading of Emergency Ordinance No. 2021-30 on two separate days, authorize its adoption on the first reading, and have it read by title only; seconded by Mr. Wagner. Voice vote. Motion carried.

The Clerk of Council read Emergency Ordinance No. 2021-30 by title only.

Mr. Funk moved to adopt Emergency Ordinance No. 2021-30; seconded by Mrs. McElfresh. Roll call vote: six ayes. Motion carried.

**Emergency Ordinance No. 2021-31.** An Ordinance approving a final plat for Section 2, Block A, of the Trails of Todhunter Conservation Subdivision and declaring an emergency.

Mr. Chesar advised this is going to create 24 new single-family lots in the Trails of Todhunter Conservation Subdivision.

Mr. Funk moved to suspend the rule requiring the reading of Emergency Ordinance No. 2021-31 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 Emergency Ordinance No. 2021-31 by title only.

Mr. Funk moved to adopt Emergency Ordinance No. 2021-31; seconded by Mr. Callahan. Roll call vote: six ayes. Motion carried.

**Emergency Ordinance No. 2021-32.** An Ordinance determining to adjust special assessments levied for the purpose of constructing certain improvements and declaring an emergency.

Mr. Brock reported this is an annual special assessment relates to the issuance of bonds for Senate Drive Commercial Subdivision.

Mr. Funk moved to suspend the rule requiring the reading of Emergency Ordinance No. 2021-32 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 Emergency Ordinance No. 2021-32 by title only.



Mr. Funk moved to adopt Emergency Ordinance No. 2021-32; seconded by Mr. Callahan. Roll call vote: six ayes. Motion carried.

**Emergency Ordinance No. 2021-33.** An Ordinance determining to adjust special assessments levied for the purpose of constructing certain improvements and declaring an emergency.

Mr. Brock stated this is the annual assessment for Park North off of Gateway Boulevard.

Mr. Funk moved to suspend the rule requiring the reading of Emergency Ordinance No. 2021-33 on two separate days, authorize its adoption on the first reading, and have it read by title only; seconded by Mr. Wagner. Voice vote. Motion carried.

The Clerk of Council read Emergency Ordinance No. 2021-33 by title only.

Mr. Funk moved to adopt Emergency Ordinance No. 2021-33; seconded by Mrs. Hale. Roll call vote: six ayes. Motion carried.

**Ordinance No. 2021-34.** An Ordinance supplementing Chapter 204 of the Codified Ordinances to designate the dog park located at 401 Old Street as Monrover Park.

Mr. Brock advised the fencing was completed today, they are allowing approximately two more weeks to let the grass grow, and he spoke with the Public Works Director about a ribbon cutting.

Mr. Funk, referring to a previous comment by Mrs. Hale, acknowledged that there is a group associated with the Methodist Church called the Monrovers.

Mr. Funk moved to consider this the first reading of Ordinance No. 2021-34 and have it read by title only; seconded by Mrs. McElfresh. Voice vote. Motion carried.

The Clerk of Council read Ordinance No. 2021-34 by title only.

Mr. Funk moved to approve the first reading of Ordinance No. 2021-34; seconded by Mrs. McElfresh. Roll call vote: four ayes; two nays (Callahan and Hale). Motion carried.

**Ordinance No. 2021-35.** An Ordinance granting and designating real property owned by the City of Monroe as an easement for the Great Miami River Trail.

Mr. Chesar advised the next few pieces of legislation relate to the Great Miami River Trail. This Ordinance ensures that this piece of property remains for the Great Miami River Trail.

Mr. Funk moved to consider this the first reading of Ordinance No. 2021-35 and have it read by title only; seconded by Mrs. Hale. Voice vote. Motion carried.

The Clerk of Council read Ordinance No. 2021-35 by title only.



Mr. Funk moved to approve the first reading of Ordinance No. 2021-35; seconded by Mr. Wagner. Roll call vote: five ayes; one nay (Callahan). Motion carried.

**Ordinance No. 2021-36.** An Ordinance authorizing the purchase of real property from Barbara Trimble, Successor Trustee of the William H. Trimble Trust Agreement and Barbara Trimble, Trustee of the Barbara Trimble Trust Agreement for easement purposes for the Great Miami River Trail.

Mr. Chesar advised this property is between the rail line and the Great Miami River and the Trimble Family has agreed to accept the fair market value.

Mr. Funk moved to consider this the first reading of Ordinance No. 2021-36 and have it read by title only; seconded by Mr. Wagner. Voice vote. Motion carried.

The Clerk of Council read Ordinance No. 2021-36 by title only.

Mr. Funk moved to approve the first reading of Ordinance No. 2021-36; seconded by Mrs. Hale. Roll call vote: Roll call vote: six ayes. Motion carried.

**Ordinance No. 2021-37.** An Ordinance authorizing the purchase of real property from Frank C. Frey and Mary Lindon, Trustees of the Frey Preservation Trust for easement purposes for the Great Miami River Trail.

Mr. Chesar explained that this is related to the next piece of legislation. The Ohio Department of Transportation only approves the portion related to an easement; however, the Frey Family's property is in such close proximity to the Great Miami River Trail they offered to sell the entire parcel to the City.

Mr. Funk moved to consider this the first reading of Ordinance No. 2021-37 and have it read by title only; seconded by Mrs. Hale. Voice vote. Motion carried.

The Clerk of Council read Ordinance No. 2021-37 by title only.

Mr. Funk moved to approve the first reading of Ordinance No. 2021-37; seconded by Mrs. McElfresh. Roll call vote: six ayes. Motion carried.

**Ordinance No. 2021-38.** An Ordinance authorizing the purchase of real property from Frank C. Frey and Mary Lindon, Trustees of the Frey Preservation Trust to be used for public purposes.

Mr. Funk moved to consider this the first reading of Ordinance No. 2021-38 and have it read by title only; seconded by Mrs. McElfresh. Voice vote. Motion carried.

The Clerk of Council read Ordinance No. 2021-38 by title only.

Mr. Funk moved to approve the first reading of Ordinance No. 2021-38; seconded by Mr. Wagner. Roll call vote: six ayes. Motion carried.



**Consideration of Motion** authorizing the expenditure of \$70,528.79 to Staples for the furnishing of the remodeled Finance and Development Department area.

Mr. Funk moved to authorize the expenditure of \$70,528.79 to Staples for the furnishing of the remodeled Finance and Development Department area; seconded by Mrs. Hale. Voice vote. Motion carried.

**Consideration of Motion** authorizing the expenditure of \$32,274.37 to Digital Visions Security Technologies for surveillance and security cameras at Monroe Bicentennial Commons Park.

Mr. Chesar advised that we have integrated the ability to at surveillance and security monitoring and this is the same vendor that is compatible with what the Police Department utilizes now.

Mrs. McElfresh asked if there will be cameras throughout the park as each phase is completed. Mr. Chesar replied they are keeping in mind being able to expand this system and keep up with necessary technology to do this.

Mr. Funk moved to authorize the expenditure of \$32,274.37 to Digital Visions Security Technologies for surveillance and security cameras at Monroe Bicentennial Commons Park; seconded by Mrs. Hale. Voice vote. Motion carried.

**Consideration of Motion** authorizing the City Manager to execute a Planned Unit Development Amendment Request for the Shops of Monroe Crossings.

Mr. Chesar explained that we have an applicant that would like to put in town homes at the entrance of Monroe Crossings Subdivision at Roden Park Drive. Before an application can be made since this is a Planned Unit Development they need to obtain all of the signatures of the property owners. The City is a property owner in the vicinity. Thereafter, the applicant can submit a request to Planning Commission.

Mr. Funk moved to authorize the City Manager to execute a Planned Unit Development Amendment Request for the Shops of Monroe Crossings; seconded by Mrs. McElfresh. Voice vote. Motion carried.

Mayor Frentzel advised that Council was made aware of some items needed to be cleaned up for the Charter amendments on the ballot.

Mr. Funk moved to amend the agenda to consider Emergency Ordinances No. 2021-39, 2021-40, 2021-41, and 2021-42; seconded by Mrs. Hale. Voice vote. Motion carried.

Law Director Callahan informed Council the process of placing an item on the ballot. Mr. Callahan pointed out the only change to the first Ordinance is just the typographical on the exhibit that gets posted outside the polling places. Mr. Callahan stressed that this Ordinance was originally passed by a 6 – 0 vote.



**Emergency Ordinance No. 2021-39.** An Ordinance amending Exhibit A of Emergency Ordinance No. 2021-26 to reference the correct section of the Charter proposed for amendment.

Mr. Funk moved to suspend the rule requiring the reading of Emergency Ordinance No. 2021-39 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 Ordinance No. 2021-39 by title only.

Mr. Funk moved to adopt Emergency Ordinance No. 2021-39; seconded by Mrs. McElfresh. Roll call vote: six ayes. Motion carried.

Law Director Callahan explained that the next Ordinance originally passed by a 4 – 2 vote and we sent it to the Board of Elections. Our Charter clearly says that when you refer a question to the electorate it goes into effect immediately and he advised that it passed. The Charter also contains other language with regards to amending the Charter that it be consistent with the Ohio Constitution. The Ohio Constitution requires a three-fourths vote. The Board of Elections contacted us and advised that it needed five votes to put that on the ballot. The Board of Elections advised that they needed Charter amendments 90 days prior to the election and then advised they are needed 60 days prior to the election. If Council adopts this by five votes there is still sufficient time to place this on the ballot.

Mrs. McElfresh asked why this is just now coming to light and not at the moment. Law Director Callahan replied that Council was advised on referring a question to the electorate and not on the Ohio Constitution.

**Emergency Ordinance No. 2021-40.** An Ordinance providing for the submission to the electorate of amendments to the Charter of the City of Monroe, Ohio, to provide for gender neutral references; require Council proceedings on public media platforms; include additional duties of the City Manager; amend what is to be adopted by an ordinance e; permit legislation to be read by title only unless otherwise indicated; all resolutions to become effective immediately; increase the time limit for zoning public hearings from 30 to 60 days; add or eliminate departments; eliminate the requiring for Council to authorize obtaining bids; and declaring an emergency.

Mr. Funk moved to suspend the rule requiring the reading of Emergency Ordinance No. 2021-40 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 Ordinance No. 2021-40 by title only.

Mr. Funk moved to adopt Emergency Ordinance No. 2021-40; seconded by Mrs. McElfresh. Roll call vote: four ayes; two nays (Hale and Callahan). Motion failed.

Law Director Callahan noted that the other two pieces of legislation related to Charter amendments were asked by Mr. Hickman that Council reconsider.



**Emergency Ordinance No. 2021-41.** An Ordinance providing for the submission to the electorate of amendments to Section 4.01 of the Charter of the City of Monroe, Ohio, establishing term limits for members of City Council, and declaring an emergency.

Mr. Funk moved to suspend the rule requiring the reading of Emergency Ordinance No. 2021-41 on two separate days, authorize the adoption on its first reading, and have it read by title only; seconded by Mr. Wagner. Voice vote. Motion carried.

The Clerk of Council read Emergency Ordinance No. 2021-41 by title only.

Mr. Funk moved to adopt Emergency Ordinance No. 2021-41; seconded by Mr. Wagner. Roll call vote: three ayes; three nays (Callahan, Funk, and Hale). Motion failed.

**Emergency Ordinance No. 2021-42.** An Ordinance providing for the submission to the electorate of amendments to Section 4.06 of the Charter of the City of Monroe, Ohio, to reduce excused absences from four to three, require the attendance of 66% of regularly scheduled meetings in a calendar year, and declaring an emergency.

Mr. Funk moved to suspend the rule requiring the reading of Emergency Ordinance No. 2021-42 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 Emergency Ordinance No. 2021-42 by title only.

Mr. Funk moved to adopt Emergency Ordinance No. 2021-42; seconded by Mr. Wagner. Roll call vote: three ayes; three nays (Callahan, Funk, and Hale). Motion failed.

### ***Administrative Reports***

Mr. Brock recognized that Mrs. Wasson has been with the City for over 20 years and previously worked for the Law Director prior to coming to the City in 2001. He thanked her for the time she has dedicated to the City of Monroe even before becoming an employee of the City.

Council also thanked Mrs. Wasson. Mrs. Wasson stated that she cares about Monroe.

Mr. Brock reported that he received information from the traffic engineer looking at the eastbound turn lanes on State Route 63 at Main Street – eastbound to northbound – and the analysis shows that we will have to make that a double left turn to make that a protected green left. It doesn't look like westbound we will have to adjust much, if any. The major movement there is to the north. By the end of next week he should have the capital cost to make those improvements as approximately 250 feet will need to be added to the turn lanes.

Mr. Brock advised the cost for flashing signs on Lebanon Street warning of the curve are approximately \$1,800. We just put the survey out for the proposed speed reduction and the residents have just before Labor Day to respond.





Mr. Brock referred to information provided to Council about the two aggregation timelines. One was for the May ballot and one was for the November ballot. He recommended looking at the November ballot.

At the next meeting, Mr. Brock will have a presentation on the Water Rate Study and additional information on the Energy Special Improvement District.

In response to Mrs. McElfresh's question, Mr. Brock advised that core samples will be taken next Wednesday to get the structural design of Todhunter Road and they are currently working on the geometric analysis.

***Executive Session*** – consideration of the employment of a public employee and to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal finance statements of an application for economic development assistance

Mr. Funk moved to adjourn into executive session for consideration of the employment of a public employee and to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal finance statements of an application for economic development assistance; seconded by Mrs. Hale. Roll call vote: six ayes. Motion carried.

Council adjourned into executive session at 8:23 p.m.

Mr. Funk moved to reconvene into regular session; seconded by Mrs. McElfresh. Voice vote. Motion carried.

Council reconvened into regular session at 8:36 p.m.

### ***Adjournment***

Mr. Funk moved to adjourn the regular meeting of Council; seconded by Mrs. Hale. Voice vote. Motion carried.

Council adjourned at 8:37 p.m.

Respectfully submitted,

Angela S. Wasson, MMC  
Clerk of Council