



**Monroe Council Agenda
Regular Meeting
October 12, 2021 – 6:30 p.m.
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

Vice Mayor Funk called the regular meeting to order at 6:30 p.m. with the Pledge of Allegiance.

Roll Call

Council Members present: Tom Callahan, Keith Funk, Anna Hale, Todd Hickman, Christina McElfresh, and Ben Wagner.

Mrs. Hale moved to excuse Mayor Frentzel; seconded by Mrs. McElfresh. Voice vote. Motion carried.

Approval of the Minutes

Mrs. McElfresh moved to accept the Council Minutes of September 28, 2021; Finance Committee Minutes of September 28, 2021; and Public Involvement Committee of September 29, 2021; seconded by Mr. Wagner. Voice vote. Motion carried.

Visitors

Tom Ratterman, representing Cornerstone Monroe Farm, owners of 109 acres between the water tower and the industrial businesses on Lawton Avenue, requested that he retain the zoning that he has, which is mostly industrial with some commercial. The property fronts on State Route 63 and is between industrial and commercial properties. Mr. Ratterman submitted copies of letters from Worthington Steel, Chrome Deposit, and Mill Mechanical opposing any change in the zoning of the property to residential.

Lisa Frye recognized that is not a zoning hearing. Speaking on behalf of herself and many of her neighbors she has spoken to, they oppose anything other than the current zoning which is agricultural and rural residential. Mrs. Frye stated that Monroe has gone from farmland to heavy industrial and does not want that on every corner of their neighborhood.

In addition, Mrs. Frye expressed opposition to trucks on Todhunter.

Mr. Callahan felt that they should have kept the large businesses closer to I-75 and not mixed it up with residential.

Mr. Ratterman would like to work with the City and wants the best business they can get on their property.



Mrs. McElfresh sought confirmation from Mr. Chesar in that the adoption of the Comprehensive Plan is not changing any zoning. Mr. Chesar stated that Mrs. McElfresh is correct. This is not changing any zoning. The Plan is a policy document on how we want to grow over the next 20 years.

In response to Mr. Ratterman's question, Mr. Chesar advised that the Comprehensive Plan, if adopted, is how the Council would like to see the City grow. However, if you are looking at a zoning perspective that is a separate process. Mr. Ratterman felt that if this Plan is adopted he is under a timeline to get his property developed under the current zoning quickly before it is rezoned. Mr. Chesar explained that it takes approximately six months for the rezoning of property. Rezoning of property can be initiated by the property owner or the City.

Vice Mayor reiterated Mr. Chesar's explanation that this is the general direction that the City would like to move forward and rezoning is a separate process.

Mr. Hickman understood why Mr. Ratterman is concerned as the property owner or the City can initiate the rezoning process. In addition, the property owner could still not sell any of the property and it would never get developed.

Mrs. McElfresh understood that this Comprehensive Plan will be revisited every two or three years.

Committee Reports

None.

Old Business

Ordinance No. 2021-46. An Ordinance approving a final plat for Section 2, Block B, of the Trails of Todhunter Conservation Subdivision. (Second Reading)

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

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

Mrs. Hale moved to adopt Ordinance No. 2021-46; seconded by Mr. Callahan. Roll call vote: six ayes. Motion carried.

New Business

Resolution No. 51-2021. A Resolution adopting the Advance Monroe 2040 Comprehensive Plan.

Mr. Chesar reported that Planning Commission made a favorable recommendation to Council for adoption.



Mr. Callahan felt that this should be put off until the Mayor returns. Mr. Funk pointed out this is the first reading and the second reading could be tabled at the next meeting.

Mr. Callahan moved to table Resolution No. 51-2021; seconded by Mrs. Hale. Roll call vote: one aye; five nays (Funk, Hale, Hickman, McElfresh, and Wagner). Motion failed.

Mrs. Hale moved to consider this the first reading of Resolution No. 51-2021 and have it read by title only; seconded by Mrs. McElfresh. Voice vote. Motion carried.

The Clerk of Council read Resolution No. 51-2021 by title only.

Mrs. Hale moved to approve the first reading of Resolution No. 51-2021; seconded by Mrs. McElfresh. Roll call vote: five ayes; one nay (Callahan). Motion carried.

Emergency Ordinance No. 2021-47. An Ordinance granting and designating real property owned by the City of Monroe as an easement for the Great Miami River Trail and declaring an emergency.

Mr. Chesar explained this relates to the \$1.5 million grant funding for the Great Miami River Trail. This and the next couple of ordinances are required for the Trail.

Mrs. Hale moved to suspend the rule requiring the reading of Emergency Ordinance No. 2021-47 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. 2021-47 by title only.

Mrs. Hale moved to adopt Emergency Ordinance No. 2021-47; seconded by Mr. Hickman. Roll call vote: five ayes; one nay (Callahan). Motion carried.

Emergency Ordinance No. 2021-48. An Ordinance authorizing a long-term Land Use Permit from the Miami Conservancy District to be used for public purposes related to the Great Miami River Trail – Monroe Section, and declaring an emergency.

Mrs. Hale moved to suspend the rule requiring the reading of Emergency Ordinance No. 2021-48 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. 2021-48 by title only.

Mrs. Hale moved to adopt Emergency Ordinance No. 2021-48; seconded by Mr. Hickman. Roll call vote: five ayes; one nay (Callahan). Motion carried.



Emergency Ordinance No. 2021-49. An Ordinance accepting a donation of real property from the Board of Park Commissioners of MetroParks of Butler County, Ohio for easement purposes for the Great Miami River Trail, and declaring an emergency.

Mrs. Hale moved to suspend the rule requiring the reading of Emergency Ordinance No. 2021-49 on two separate days, authorize its adoption on the first reading, and have it read by title only; seconded by Mr. Hickman. Voice vote. Motion carried.

The Clerk of Council read Emergency Ordinance No. 2021-49 by title only.

Mrs. Hale moved to adopt Emergency Ordinance No. 2021-49; seconded by Mrs. McElfresh. Roll call vote: five ayes; one nay (Callahan). Motion carried.

Emergency Ordinance No. 2021-50. An Ordinance accepting a donation of real property from Texas Eastern Transmission for easement purposes for the Great Miami River Trail and declaring an emergency.

Mrs. Hale moved to suspend the rule requiring the reading of Emergency Ordinance No. 2021-50 on two separate days, authorize its adoption on the first reading, and have it read by title only; seconded by Mr. Hickman. Voice vote. Motion carried.

The Clerk of Council read Emergency Ordinance No. 2021-50 by title only.

Mrs. Hale moved to adopt Emergency Ordinance No. 2021-50; seconded by Mrs. McElfresh. Roll call vote: five ayes; one nay (Callahan). Motion carried.

Ordinance No. 2021-51. An Ordinance accepting utility easements from Restaurant Management, Inc. and Rhonda G. Posey, Trustee of the Steven Posey Trust.

Mr. Brock explained that as part of the development where Arby's is being built there is a private road that has a City-owned water line in it and we require an easement to maintain that line.

Mrs. Hale moved to consider this the first reading of Ordinance No. 2021-51 and have it read by title only; seconded by Mr. Wagner. Voice vote. Motion carried.

The Clerk of Council read Ordinance No. 2021-51 by title only.

Mrs. Hale moved to approve the first reading of Ordinance No. 2021-51; seconded by Mrs. McElfresh. Roll call vote: six ayes. Motion carried.

Ordinance No. 2021-52. An Ordinance adopting the Water Rate Study dated September 14, 2021 and amending and supplementing the water rates as recommended in the Water Rate Study.

Mr. Brock reported that based on the recent Water Rate Study the recommendation is to adjust the rates over a period of four years.



Mr. Callahan stated that the increases are as minimal as possible. Mr. Brock advised that the report can be provided on the website between readings.

Mrs. Hale moved to consider this the first reading of Ordinance No. 2021-52 and have it read by title only; seconded by Mr. Callahan. Voice vote. Motion carried.

The Clerk of Council read Ordinance No. 2021-52 by title only.

Mrs. Hale moved to approve the first reading of Ordinance No. 2021-52; seconded by Mr. Callahan. Roll call vote: four ayes; two nays (Hickman and McElfresh). Motion carried.

Consideration of Motion authorizing the expenditure of \$25,391.50 to SiteWorx for the Todhunter Watermain Extension from the Trails of Todhunter subdivision to State Route 63.

Mr. Morton explained in the original layout of that subdivision it called for a tie-in to a watermain that the City has running along the school property from State Route 63 to Deneen Avenue. The location that the developer was given based off City maps had the watermain located not where we thought it was at that time. This is for us to complete the loop that we need to complete that system across the property that is owned by the Trails of Todhunter which we will have a permanent easement on. This is an important tie-in because it will help with water quality or if we have a watermain break on Todhunter Road we would have to shut down all 105 houses if we had to shut down the watermain on Todhunter Road. This is for us to run around 300 feet of watermain to the school.

Mrs. McElfresh asked if the developer is paying for their tie-in and this is over and above the cost of their tie-in. Mr. Brock explained that when we develop subdivisions we require that builder to build to the property line. We had a map that showed we had a watermain just off that property line and it wasn't there, it was further over. We have to make that connection from the end of that property line and it was easier to come down to the eastern property line to the school than it was to try and get an easement through Duke's property. This will allow us to make that connection to have that loop.

Mrs. McElfresh is looking at taxpayer dollars and Mr. Brock advised that we had bad information and the money is coming from the water rates.

Mrs. Hale moved to authorize the expenditure of \$25,391.50 to SiteWorx for the Todhunter Watermain Extension from the Trails of Todhunter subdivision to State Route 63; seconded by Mr. Callahan. Voice vote. Motion carried.

Consideration of Motion accepting the June 2021 Finance Reports as submitted.

Mrs. Hale moved to accept the June 2021 Finance Reports as submitted; seconded by Mr. Wagner. Voice vote. Motion carried.



Mrs. McElfresh stated the study was completed for Todhunter Road and the study came back and supported that Todhunter Road would not support semi truck traffic. To alleviate any future confusion, Mrs. McElfresh introduced the following legislation.

Mrs. McElfresh moved to amend the agenda to include Emergency Resolution No 52-2021; seconded by Mr. Hickman. Voice vote. Motion carried.

Mr. Hickman asked if there is a difference between a no truck route and no trucks as the existing signs reflect. Law Director Callahan explained that under your ordinances the City Manager makes this designation. If Council disagrees with the City Manager's designation the Council can declare a no truck route. Mr. Brock confirmed that the signage that is up does not allow trucks and he has no intention of removing those signs. Law Director Callahan advised the proposed legislation doesn't change anything and isn't any different than what the signs currently up do. Mrs. McElfresh noted it does put it into the record. Mr. Brock understood this legislation takes this away from the City Manager in the future and solidifies it.

Emergency Resolution No. 52-2021. A Resolution designating Todhunter Road between State Route 4 and the intersection of Salzman Road/Yankee Road as a no truck route and declaring an emergency.

Mrs. Hale moved to suspend the rule requiring the reading of Emergency Resolution No. 52-2021 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. 52-2021 by title only.

Mrs. Hale moved to adopt Emergency Resolution No. 52-2021; seconded by Mr. Hickman. Roll call vote: six ayes. Motion carried.

Administrative Reports

Mr. Brock recognized Mr. Chesar for his over 15 years with the City of Monroe as he has well served, will be sorely missed and his position will be replaced, but he cannot be replaced.

Mrs. McElfresh thanked Mr. Chesar for his dedication to Monroe and he will be missed.

Executive Session. To discuss imminent court action and confidential information related to marketing plans, specific business strategy, production techniques, trade secrets, or personal finance statements of an application for economic development assistance.

Mrs. Hale moved to adjourn into executive session to discuss imminent court action and confidential information related to marketing plans, specific business strategy, production techniques, trade secrets, or personal finance statements of an application for economic development assistance; seconded by Mrs. McElfresh. Roll call vote: six ayes. Motion carried.

Council adjourned into executive session at 7:48 p.m.



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

Council reconvened into regular session at 8:19 p.m.

Mrs. Hale moved to amend the agenda to include the consideration of Emergency Resolution No. 53-2021; seconded by Mr. Callahan. Voice vote. Motion carried.

Emergency Resolution No. 53-2021. A Resolution of the intent to appropriate real estate to be used as permanent right-of-way for the widening of Lawton Avenue and declaring an emergency.

Mrs. Hale moved to suspend the rule requiring the reading of Emergency Resolution No. 53-2021 on two separate days, authorize its adoption on the first reading, and have it read by title only; seconded by Mr. Callahan. Voice vote. Motion carried.

The Clerk of Council read Emergency Resolution No. 53-2021 by title only.

Mrs. Hale moved to adopt Emergency Resolution No. 53-2021; seconded by Mr. Callahan. Roll call vote: six ayes. Motion carried.

Adjournment

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

The regular meeting of Council adjourned at 8:22 p.m.

Respectfully submitted,

Angela S. Wasson, MMC
Clerk of Council