



**Monroe Council Agenda
Regular Meeting of Council
June 23, 2026 - 6:30 PM
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

Roll Call

Approval of the Minutes

Council Minutes of June 9, 2026 work session and June 9, 2026 regular meeting

Visitors

Alfred Rizkallah, Cascade Car Wash - Commercial Water Rates

Matt Boone, Scannell Properties and Lenny Robinson, Corridor 75 Park LTD - Project Clear Development Project

Committee Reports

Public Works Committee

Finance Committee

Administrative Liaison Committee

Technology Committee

Public Involvement Committee

Public Safety Committee

Executive Session

Consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance. Executive session is necessary to protect the interests of the applicant or possible use of public funds in connection with the project.

Old Business

Ordinance No. 2026-16. An Ordinance approving a final plat for Section 5, Block E, in the Monroe Crossings Subdivision.

Sponsor: Kameryn Jones

Strategic Priority: Strategic Growth and Development

Background: Monroe Crossings II LLC has submitted an application for final plat for Monroe Crossings Section 5 Block E. The preliminary plat associated with this phase of the subdivision was approved by Planning Commission on October 20, 2020, which included 183 single-family lots, as



well as new public streets and associated infrastructure.

The final plat for Block E is 11.5 acres of the 105-acre section and will include the construction of 30 single-family lots, averaging 12,800 square feet, and 1 open space lot. The average lot width is 80 feet and density is 2.6 units per acre. Block E will extend the existing Blue Springs Drive (near the intersection with Bridgewater Lane) south, completing the loop between Section 5 and the established subdivision. After this plat, there will be one remaining block to complete this section of the Monroe Crossings subdivision.

New Business

Resolution No. 37-2026. A Resolution approving an addendum to the City Manager Employment Agreement between the City of Monroe and Larry Lester.

Sponsor: Larry Lester

Strategic Priority: Good Governance

Background: On May 12, 2026, Council approved a motion directing the Law Director to prepare an addendum extending the City Manager's contract for an additional two years under the current terms and conditions. This matter was previously considered by Council on June 9, 2026.

Ordinance No. 2026-17. An Ordinance authorizing the issuance of not to exceed \$5,000,000 of various purpose general obligation bond anticipation notes, 2026 renewal, by the City of Monroe, Ohio, in anticipation of the issuance of bonds.

Sponsor: Jake Burton

Strategic Priority: Well Managed Services and Infrastructure

Background: City Council passed Resolution 12-2023 on February 14, 2023 to allow for reimbursement of expenditures related to a Public Works Facility. Council also passed Ordinance 2023-12 on May 9, 2023 authorizing the City Manager to execute a purchase and sale agreement of ~113 acres in an amount not to exceed \$3,200,000 as part of a future development investment and a new public works facility. The city officially purchased the property on July 20, 2023 for the amount of \$3,143,233.75 utilizing General Fund dollars that were reimbursed with the issuance of \$3,200,000 Bond Anticipation Notes (BANs) with the passage of Ordinance 2023-25. City Council passed Ordinance 2024-22 on September 10, 2024 renewing the BANs from 2023. City Council passed Ordinance 2025-32 on September 23, 2025 renewing the existing \$3.2 million BANs from 2024, and added another \$1.8 million for initial site work at the facility, for a total BAN amount of \$5 million. The proposed legislation renews the existing 2025 BANs.

A BAN is a one-year financing that is required to be renewed annually if not converted into a long-term debt issuance. A BAN issuance requires interest to be paid annually, but does not require a principal payment until converted to a long-term issuance. The interest payment that will be made



associated with the 2025 BAN issuance is \$199,444.44. A \$5 million BAN was requested last year as site work was anticipated to begin in the first half of 2026 in addition to the \$3.2 million BAN for the purchase of the acreage for this property and additional acreage still owned by the city.

The tentative schedule for this BAN renewal has a 1st Reading of the Ordinance on June 23 and a 2nd Reading on July 14. The passage on the 2nd reading will be requested as an emergency as recommended by Bond Counsel and the city's Municipal Advisor. The official bond closing date is tentatively scheduled for August 20, 2026, well ahead of the 2025 BAN maturity date of November 17, 2026.

This is the first of three Ordinances required to be passed related to this total bond issuance.

Ordinance No. 2026-18. An Ordinance authorizing the issuance of not to exceed \$13,675,000 of building improvement general obligation bond anticipation notes, Series 2026, by the City of Monroe, Ohio, in anticipation of the issuance of bonds.

Sponsor: Jake Burton

Strategic Priority: Well Managed Services and Infrastructure

Background: City Council passed Resolution 12-2023 on February 14, 2023 to allow for reimbursement of expenditures related to a Public Works Facility. Council also passed Ordinance 2023-12 on May 9, 2023 authorizing the City Manager to execute a purchase and sale agreement of ~113 acres in an amount not to exceed \$3,200,000 as part of a future development investment and a new public works facility. The city officially purchased the property on July 20, 2023 for the amount of \$3,143,233.75 utilizing General Fund dollars that were reimbursed with the issuance of \$3,200,000 Bond Anticipation Notes (BANs) with the passage of Ordinance 2023-25. City Council passed Ordinance 2024-22 on September 10, 2024 renewing the bond anticipation notes from 2023. City Council passed Ordinance 2025-32 on September 23, 2025 renewing the existing \$3.2 million BANs from 2024, and added another \$1.8 million for the initial site work at the facility, for a total BAN amount of \$5 million. The proposed legislation adds another \$13,675,000 for the construction of the building.

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The tentative schedule for this BAN renewal has a 1st Reading of the Ordinance on June 23 and a



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This is the second of three Ordinances required to be passed related to this total bond issuance.

Ordinance No. 2026-19. An Ordinance authorizing the issuance of not to exceed \$18,675,000 of Public Works Building improvement general obligation bond anticipation notes, Series 2026, by the City of Monroe, Ohio, in anticipation of the issuance of bonds.

Sponsor: Jake Burton

Strategic Priority: Well Managed Services and Infrastructure

Background: City Council passed Resolution 12-2023 on February 14, 2023 to allow for reimbursement of expenditures related to a Public Works Facility. Council also passed Ordinance 2023-12 on May 9, 2023 authorizing the City Manager to execute a purchase and sale agreement of ~113 acres in an amount not to exceed \$3,200,000 as part of a future development investment and a new public works facility. The city officially purchased the property on July 20, 2023 for the amount of \$3,143,233.75 utilizing General Fund dollars that were reimbursed with the issuance of \$3,200,000 Bond Anticipation Notes (BANs) with the passage of Ordinance 2023-25. City Council passed Ordinance 2024-22 on September 10, 2024 renewing the bond anticipation notes from 2023. City Council passed Ordinance 2025-32 on September 23, 2025 renewing the existing \$3.2 million BANs from 2024, and added another \$1.8 million for the initial site work at the facility, for a total BAN amount of \$5 million. The proposed legislation adds another \$13,675,000 for the construction of the building.

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The tentative schedule for this BAN renewal has a 1st Reading of the Ordinance on June 23 and a 2nd Reading on July 14. The passage on the 2nd reading will be requested as an emergency as recommended by Bond Counsel and the city's Municipal Advisor. The official bond closing date is tentatively scheduled for August 20, 2026, well ahead of the 2025 BAN maturity date of November 17, 2026.



This is the third of three Ordinances required to be passed related to this total bond issuance. The purpose of this third Ordinance is to combine and consolidate the two previous BAN Ordinances into a single issue for efficiency purposes.

Resolution No. 38-2026. A Resolution accepting the recommendations of the Butler County and Warren County Tax Incentive Review Councils to continue the City of Monroe's Community Reinvestment Area and tax increment financing exemptions.

Sponsor: Seth Geisler

Strategic Priority: Good Governance

Background: The TIRC board recommendations are made based on each CRA's performance and language. For example: one project has fewer jobs than committed, but the language in the CRA Agreement says that this number is an estimate only and the CRA can not be discontinued based on jobs and another has not reached the committed payroll at this time, but the CRA Agreement states that they have through 2026 to achieve this commitment.

Resolution No. 39-2026. A Resolution authorizing the City Manager to enter into a professional services agreement by and between the City of Monroe and Bright Technologies, Inc. to provide audio/visual design and consulting services for the modernization of Council Chambers and associated meeting spaces.

Sponsor: Dawn Levandusky

Strategic Priority: Communication and Interpersonal Connections
Well Managed Services and Infrastructure

Background: This resolution authorizes the City Manager to enter into an agreement with Bright Technologies, Inc. for professional audio/visual design and consulting services related to the modernization of Council Chambers and associated meeting spaces. Over the years, the City's audio/visual systems have evolved through multiple incremental upgrades and equipment replacements, resulting in aging infrastructure, inconsistent system integration, and recurring operational and support issues. The City currently relies on its existing vendor for ongoing support without a formal Service Maintenance Agreement (SMA) in place, creating additional challenges related to response consistency (though our current vendor has been very responsive to our issues), long-term planning, and lifecycle management. The proposed project will establish a modern, scalable, and standardized AV platform designed to improve reliability, meeting functionality, livestreaming capabilities, ADA accessibility compliance, and long-term supportability while allowing future installation services to be competitively procured through vendor-neutral specifications.

Resolution 40-2026. 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.



Sponsor: Larry Lester

Strategic Priority: Good Governance

Background: This resolution outlines a 5-year lease agreement for the Monroe Lending Library to occupy space at 6 East Avenue. The rental fee for this lease is \$1.00 per year. The current lease agreement will expire on August 24, 2026.

Resolution No. 41-2026. A Resolution approving a Then-and-Now Certificate in the amount of \$22,751.00 to Butler Tech for paramedic school tuition.

Sponsor: Chief David Leverage

Strategic Priority: Well Managed Services and Infrastructure

Background: This is a Then & Now request to pay for the paramedic school tuition for FF Cifuentes, FF Durrrough, FF Shaw, FF Sackenheim, FF Cain, FF Sewak and FF Terry. These firefighters are in varying stages of paramedic school and this will be paying for the next term of their education.

Administrative Reports

Adjournment