CITY OF MONROE OHIO

Monroe Council Agenda
Regular Meeting of Council
December 9, 2025 – 6:30 PM
233 South Main Street, Monroe, Ohio

Pledge of Allegiance

Roll Call

Approval of the Minutes

Council Minutes of November 25, 2025

Visitors

Committee Reports

Public Works Committee

Finance Committee

Administrative Liaison Committee

Technology Committee

Public Involvement Committee

Public Safety Committee

Old Business

Emergency Ordinance No. 2025-43. An Ordinance to amend Emergency Ordinance No. 2004-26 to extend the exemption from taxation of improvements provided for by Ohio Revised Code Section 5709.40 for certain parcels comprising the tax increment financing districts pursuant to Ohio Revised Code Section 5709.51, and declaring an emergency.

Sponsor: Jake Burton

Strategic Priority: Well Managed Services and Infrastructure

Background: The fiscal year 2024-2025 State of Ohio biennial operating budget bill (H.B. 33) included provisions that allow municipalities to extend the term of a TIF by an additional 30 years if aggregate TIF service payments exceeded $1.5 million in the previous year, or if it can be determined that future payments will exceed the $1.5 million threshold. The City's commercial TIFs were created in 2004, and will expire in 2034. This legislation will extend the life of 4 eligible TIF districts (Monroe Commerce Center, Park 63/Summit Park, Corridor 75 Park # 1, Corridor 75 Park # 2) for an additional 30 years, and will expire in 2064. Notices regarding the extensions were issued to Butler Tech and Monroe Local Schools on November 18, 2025. The extension of the TIF districts does not negatively impact the Monroe Local School District as the "local school district must be compensated in an amount equal to the amount of taxes that would be payable to such school district if the improvements had not been exempted from taxation of the additional period."

The Commercial TIF extensions will allow the city to continue to collect dollars for an additional 30 years that will be directly invested into the specific TIF districts and the community. This legislation is being requested to be passed as a second reading emergency at the December 9, 2025 Council meeting in order to meet all year-end filling deadlines.

Emergency Ordinance No. 2025-44. An Ordinance to amend Emergency Ordinance No. 2004-36 to extend the exemption from taxation of improvements provided for by Ohio Revised Code Section 5709.40 for certain parcels comprising the Incentive Districts pursuant to Ohio Revised Code Section 5709.40(L), and declaring an emergency.

Sponsor: Jake Burton

Strategic Priority: Well Managed Services and Infrastructure

Background: The fiscal year 2024-2025 State of Ohio biennial operating budget bill (H.B. 33) included provisions that allow municipalities that created an incentive district TIF before 2006 to extend the TIF for up to 15 years. The City's incentive district TIFs (commonly referred to as RIDs), were created in 2004, and will expire in 2034. This legislation will extend the life of the incentive district for an additional 15 years, expiring in 2049. Notices regarding the Incentive District extensions were issued to Butler County, Butler Tech, and Monroe Local Schools on November 18, 2025. The extension of the incentive district does not negatively impact the Monroe Local School District as they are "made whole" and will receive "compensation equal in value to the amount of taxes that would be payable to the School District from that Parcel if the Improvement to that Parcel of the Property had not been exempted from taxation for the Extension Period."
The incentive district extension will allow the city to continue to collect dollars for an additional 15 years that will be directly reinvested into the specific RID districts and the community. This legislation is being requested to be passed as a second reading emergency at the December 9, 2025 Council meeting in order to meet all year-end filing deadlines.

New Business

Public Hearing: Ordinance No. 2025-45. An Ordinance rezoning real property containing approximately 84.6 acres, more or less, located at North Main Street from U-R Urban Residential and G-C General Commercial to G-R General Residential and U-R Urban Residential and authorizing the City Manager to enter into a Planned Unit Development Agreement by and between the City of Monroe and Bridge Development Group.

Sponsor: Tom Smith

Strategic Priority: Strategic Growth and Development

Background: The applicant proposes the PUD in order to request flexibility with the zoning code for requirements such as minimum setbacks and building type adjustments.

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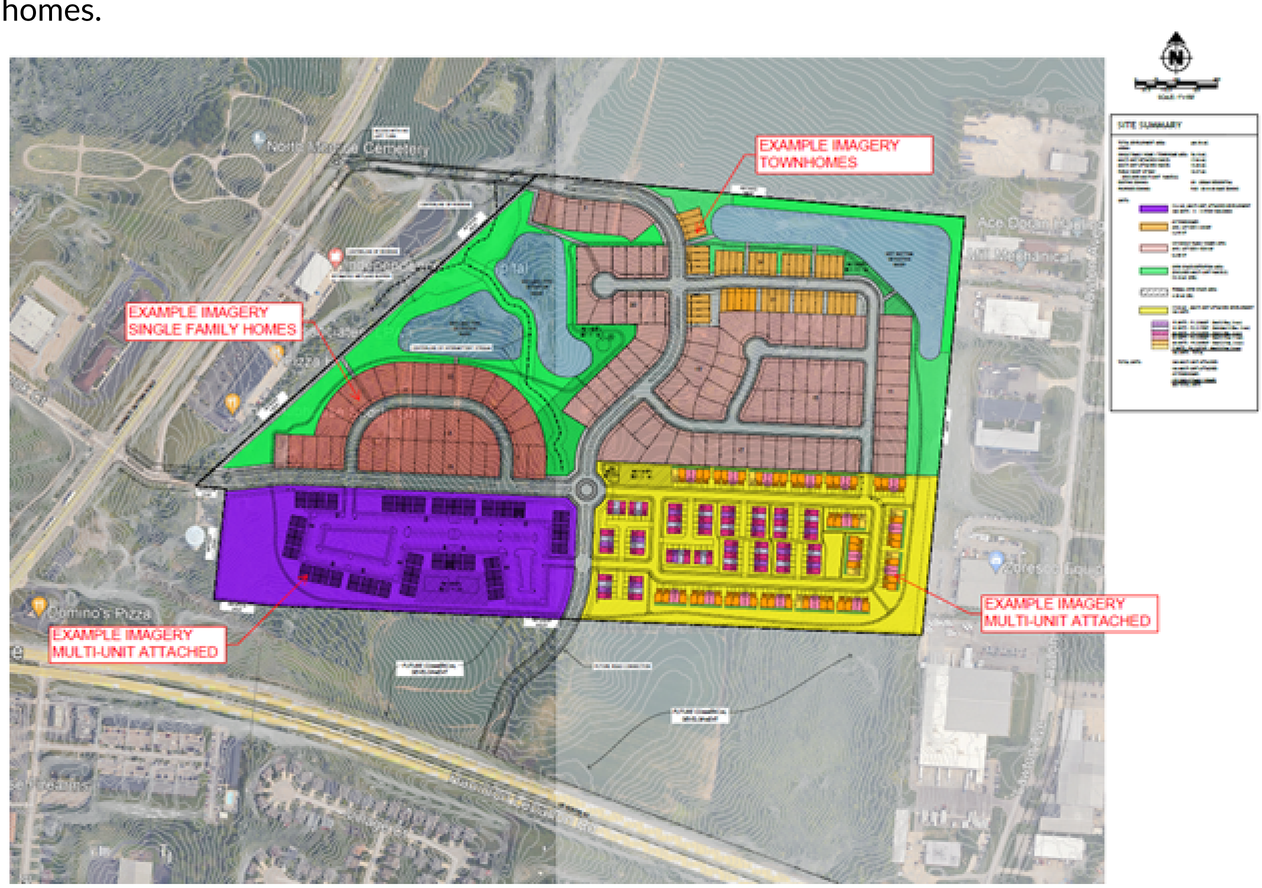
Analysis

The purpose of the PUD is to offer a certain amount of flexibility within the code in order to encourage innovative design and to avoid monotony sometimes associated with larger developments. The proposed PUD and associated Master Development Plan (MDP) are for a 600-unit residential development consisting of single-unit detached homes, attached single-unit homes, and multi-unit homes.



Zoning Code Amendment. City of Monroe Planning and Zoning Code Section 1207.23 (C)(1): Zoning Map Amendment expresses the review criteria for a zoning map amendment. That criterion includes:

1. Compliance with the common review criteria detailed in Table 1207.07-1 of the code
2. Changing Conditions
3. Impact Mitigation
4. Community Need
5. Strategic Objectives
6. No Single Factor and Case Determination

Common Review Criteria. This request meets all applicable common review criteria, except where requested through the PUD process.

Changing Conditions. The proposed amendment corrects an error or meets the challenge of some changing condition, trend, or fact since the time that the original map designations were established. Conditions have not changed since the adoption of the current zoning map in spring 2024.

Impact Mitigation. The proposal helps to mitigate adverse impacts of the use and development of land on the natural or built environments, including, but not limited to, mobility, air quality, water quality, noise levels, stormwater management, and vegetation, or will be neutral with respect to these issues
As with any development, there will be impact on the natural environment. Any future development on this property will need to be designed to mitigate these concerns. For example, when development occurs, water quality, stormwater management, site mobility, and other relevant environmental and operational factors, will be enforced, enhanced, and brought up to City standards for all acreage of the development.
In addition, and as required by code, the applicant has submitted a landscape plan to include buffer yards along all sides of the development that abut commercial, agricultural, and industrial land uses.

Community Need. Whether the proposed amendment addresses a demonstrated community need. The proposed project aims to add diversity to Monroe's housing stock as identified in Land Use Recommendations #7, #12; Housing Recommendations #4, #6, **#7**, #12, #13, #14 of the Comprehensive Plan (pgs. 140, 145, 151, 153, 154, 159-161) and the 2018 Housing Study (pgs. 69, 73, and 78).

Strategic Objectives. The proposal advances the strategic objectives of the City Council, such as fiscal responsibility, efficient use of infrastructure and public services, and other articulated City objectives. The proposed amendment aligns with the City Council's strategic objectives in that it includes a significant internal trail network, contributing to the Parks and Connectivity objective of City Council.

No Single Factor and Case Determination. No single factor listed above may control and not all factors may be applicable in each case. Each case shall be determined on its own facts.

Planned Unit Development. City of Monroe Planning and Zoning Code Section 1207.23 (C)(2): Planned

Unit Development expresses the review criteria for a PUD. That criterion includes:

1. Compliance with the common review criteria detailed in table 1207.07-1 of the code
2. Balanced Community
3. Arrangement of Land Uses
4. Amenity Offset
5. Comprehensive Transportation System
6. Cultural or Recreational Facilities
7. Relationship to Natural or Built Environment
8. Public Utilities, Facilities, and Services

Common Review Criteria. The request meets all applicable common review criteria as denoted in Table 1207.07-1, Common Review Criteria;

Balanced Community. A variety of housing types, employment opportunities, or commercial services to achieve a balanced community.
The proposal offers multiple housing types that will add diversity to the city's housing stock and attract a variety of buyers.

Arrangement of Land Uses. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.
The housing types are arranged in such a way that transitions well from the commercially zoned areas fronting Cincinnati Dayton Road and State Route 63, with a majority of the multi-unit housing shown closest to the undeveloped, commercially zoned parcels along State Route 63 and a majority of the single-unit detached homes tucked further back within the development.

Amenity Offset. Each proposed modification of any subdivision or zoning regulation is compensated for by a significant increase in other site amenities or design element(s) that exceed the minimum requirements established.
Through the PUD process, the applicant requests modifications to minimum code requirements including the following:

- Subdivision Waiver:
- Request to exceed the maximum block width of 800 FT.
- GR Residential:
- Townhouse Lot Width- 40 FT lot width to 26 FT lot width
- Townhouse Rear Yard Setback- 20 FT setback to 10 FT setback
- Townhouse Parking Placement- Current code dictates parking is in the rear only. Applicant requests front-loaded parking.
- UR Urban Residential:
- Multiplex housing type does not include front-load parking

- Multiplex housing does not permit more than one visible entrance from a public ROW (impacting 8 units)

Comprehensive Transportation System. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, that shall include facilities for roadways, trails, and pedestrian walkways;
The applicant has planned for a separate trail network within the development to contribute to the required formal open space requirement. The internal trail network will be a minimum width of 8 FT. As part of Planning Commission's recommendation, a section of path along the north side of Overbrook Drive from Cincinnati Dayton Road into the development will be widened to 11 FT in order for future connectivity to a larger city-wide trail network.

Cultural or Recreational Facilities. The provisions of cultural or recreational facilities for all segments of the community;
Code requires 5% formal open space for residential PUD's. In total, 4.2 AC is required in formal open space and may include programmed spaces such as playgrounds, seating areas, trails, pavilions, or clubhouses. As proposed, the development shows for 0.5 acres for a clubhouse at the center of the project area and 1.5 acres for a play area along the west side of the project area.
The proposed trail network contributes to the total acreage of proposed formal open space, for a total of 4.3 AC of formal open space.

Relationship to Natural and Built Environment. The location of general building envelopes to take maximum advantage of the natural and built environment; and
The development takes advantage of topography and existing streams with wet detention basins that are activated by trails.

Public Utilities, Facilities, and Services. The staging of development in a manner that can be accommodated by the timely provision of public utilities, facilities, and services.
The phasing plan submitted by the applicant shows two phases for construction and designates two access points with the first phase of development in order to meet City requirements.

The Planning Commission recommendation is contingent on the following conditions:

1. Formal open space be increased to no less than 5% of the gross project acreage (this has been addressed and will be shown on the preliminary plat as well as in the development agreement).
2. Sidewalk widths to meet minimum code standards (this has been addressed and is shown on the MDP).
3. The pedestrian connection on the north side of Overbrook Drive from Cincinnati Dayton Road to Lot 1 shall be an 11 FT shared use path constructed of either asphalt or concrete (this has been addressed and is shown on the MDP)
4. The internal path network shall be no less than 8 FT wide and be constructed of asphalt or concrete (this has been addressed and is referenced in the PUD agreement section 3(B)(4).

5. An alternate street tree location plan will be required for the entire project, including proposed private streets, at the time of Preliminary Plat submittal and is referenced in the PUD agreement section 3(G).
6. A stub connecting to the adjacent property to the north is required. Staff will work with the applicant on the specifics of that connection and associated right-of-way dedication needed as determined by the City Engineer. This will be addressed at the time of Preliminary Plat submittal and is referenced in the PUD agreement in section 3(A)(2).
7. The design and location of the northern North Main Street access point as shown on the MDP shall be submitted with the Preliminary Plat with approval by the City Engineer.
8. That a line-of-sight & Noise Attenuation Cross Section analysis be conducted. This is addressed in the PUD agreement section 3(G)(2).
9. That the minimum rear yard setback for Townhomes be 12 FT (this has been addressed and is referenced in the PUD agreement in section 3(D)(1)(i).
10. All other department reviews, including the pending Traffic Impact Study, be addressed as approved by staff.

On November 18, 2025, the Planning Commission held a public hearing and reviewed the applications. In a vote of 4-0 with one member of the Commission being excused, the Planning Commission recommended that City Council approve the proposed zoning map amendment and PUD overlay.

Public Hearing: Ordinance No. 2025-46. An Ordinance authorizing the City Manager to enter into an amended Planned Unit Development Agreement by and between the City of Monroe and Mount Pleasant Ohio Living to modify Phases 4 and 7 of the development plan.

Sponsor: Tom Smith

Strategic Priority: Strategic Growth and Development

Background: The purpose of the PUD is to offer a certain amount of flexibility within the code in order to encourage innovative design and to avoid monotony sometimes associated with larger developments.

Planned Unit Development. City of Monroe Planning and Zoning Code Section 1202.07: Planned Unit Development expresses six review criteria for a PUD. That criterion includes:

1. Purpose. Ensure against any misuse; Generate the reuse or redevelopment of a site; Land use compatibility; and to allow for regulatory flexibility
2. Eligibility
3. Purposes not intended. PUD can’t be used to circumvent the code
4. Permitted uses to be based on underlying code
5. Provide for areas of flexibility within the code, including lot sizes, density, and setbacks
6. To allow for regulatory flexibility with development standards

Purpose. The proposed continued development of Mt Pleasant Ohio Living is in accordance with the City's Comprehensive Plan as it contributes to connectivity efforts with its continued interior sidewalk and roadway connections planned to be completed with future developments. The development also provides a diverse mix of housing types including ranch style single-family homes, two story multi-unit apartments, and a larger scale care facility designed for a specific demographic of the community.

The proposed amendment does not aim to change the previously approved PUD layout. To safeguard the existing conditions of the undeveloped site, a proposed emergency access road will align with the future route of Seminary Drive. This approach is intended to minimize the overall impact of the development both now and in the future. The street being expanded as part of the proposed phase 4 will be designed to meet current city standards, including multi-modal pathways, vehicular movement, and on-street parking.

Eligibility. There is already a PUD in place. This application is an amendment to the existing PUD. Because the layout is not changing, open space that is already planned for will remain the same as part of this proposed amendment.

Purposes Not Intended. The application is to amend the existing PUD.

Permitted Uses. The application also does not seek to change or add any additional permitted uses or alter the underlying base code of NR – Neighborhood Conservation PUD.

Areas of Flexibility. The applicant also does not intend to alter any lot sizes, density requirements, setbacks, or bufferyards that have already been approved as part of the current PUD.
Development Standards. Because the layout is not changing, open spaces that are already planned will remain the same as part of this proposed amendment. The amendment supports the goal of internal connectivity with he further expansion of Seminary Drive, bringing it closer to its planned connection.

Master Development Plan.
City of Monroe Planning and Zoning Code Section 1207.16: Master Development Plan expresses four review criteria for a PUD. That criterion includes:
1. Site Layout
2. Quality Design
3. Phasing
4. Singel Site Design

Site Layout: The amendment does not change the site layout.

Quality Design. The amendment does not change or alter the design of the existing PUD.

Phasing. The amendment to the phasing plan for this development involves modifying Phase 4. Instead of including the (2) 20-unit buildings, Phase 4 will now consist of the two homes along Seminary Drive and seven homes on Liberty Court. The two 20-unit buildings will be relocated to Phase 7. The applicant stated that the change to the phasing plan is due to current market demand. Notwithstanding, they still intend to construct the 20-unit building in a later phase, depending on market conditions.

Single Site Design. The Mount Pleasant Ohio Living PUD contains multiple parcels that are contiguous to one another.

Planning Commission recommendation contingent on compliance with the following:
1. That an emergency access road will be constructed to connect both sections of Seminary Drive with the development of Phase 4.
2. That the section of the emergency access road crossing the creek shall be designed and constructed as a permanent structure as approved with Phase 4 construction plans.

On November 18, 2025, The Planning Commission held a public hearing and reviewed the application. In a vote of 4-0 with one member of the Commission being excused, the Planning Commission recommended that City Council approve the proposed zoning map amendment to the existing PUD.

Public Hearing: Ordinance No. 2025-47. An Ordinance rezoning real property containing approximately 37.3 acres, more or less, located along Greentree Road from N-C Neighborhood Conservation to R-R Rural Residential zoning.

Sponsor: Tom Smith

Strategic Priority: Strategic Growth and Development

Background: ***Zoning Code Amendment***. City of Monroe Planning and Zoning Code Section 1207.23: Zoning Map Amendment expresses the review criteria for a zoning map amendment. That criterion includes:

1. Compliance with the common review criteria detailed in table 1207.07-1 of the code
2. Changing Conditions
3. Impact Mitigation
4. Community Need
5. Strategic Objectives
6. No Single Factor and Case Determination

Common Review Criteria. This request meets all applicable common review criteria.

The request meets all applicable common review criteria. One of the common review criteria focuses on compatibility with the surrounding properties and uses. The property is surrounded almost entirely by RR Rural Residential zoning on the east, west, and south sides. The private drive used to access the homes from Greentree Road abuts LI Light Industrial zoning.

Changing Conditions. The proposed amendment corrects an error or meets the challenge of some changing condition, trend, or fact since the time that the original map designations were established.

Conditions have not changed since the adoption of the current zoning map in spring 2024.

Impact Mitigation. The proposal helps to mitigate adverse impacts of the use and development of land on the natural or built environments, including, but not limited to, mobility, air quality, water quality, noise levels, stormwater management, and vegetation, or will be neutral with respect to these issues.

This proposal is not associated with any plans for development. As stated in their application, the property owners wish to continue utilizing the property for larger lot residential uses with the ability for some agricultural uses.

Community Need. Whether the proposed amendment addresses a demonstrated community need.

Not applicable.

Strategic Objectives. The proposal advances the strategic objectives of the City Council, such as fiscal responsibility, efficient use of infrastructure and public services, and other articulated City objectives.

Not applicable.

No Single Factor and Case Determination. No single factor listed above may control and not all factors may be applicable in each case. Each case shall be determined on its own facts.

On November 18, 2025, The Planning Commission held a public hearing and reviewed the application. In a vote of 4-0 with one member of the Commission being excused, the Planning Commission recommended that City Council approve the proposed zoning map amendment.

Public Hearing: Ordinance No. 2025-48. An Ordinance amending and supplementing various sections of the Planning and Zoning Code.

Sponsor: Tom Smith

Strategic Priority: Strategic Growth and Development

Background: ***Zoning Text Amendment***. City of Monroe Planning and Zoning Code Section 1207.22: Zoning Text Amendment expresses the review criteria for a zoning map amendment. That criterion includes:

1. Common review criteria detailed in table 1207.07-1 of the code
2. Changing Conditions
3. Impact Mitigation
4. Community Need
5. Strategic Objectives
6. No Single Factor and Case Determination

Common Review Criteria. This request meets all applicable common review criteria.

The proposed amendments is in compliance with all applicable common review criteria. Many of the proposed amendments aim to continuously improve upon the Code's clarity and ease of use in a way that plainly articulates the City's desired outcomes.

Changing Conditions. The proposed amendment corrects an error or meets the challenge of some changing condition, trend, or fact since the time that the original map designations were established.

On November 18, 2025, The Planning Commission held a public hearing and reviewed the application. In a vote of 4-0 with one member of the Commission being excused, the Planning Commission recommended that City Council approve the proposed zoning map amendment.

Conditions have not changed since the adoption of the current zoning map in spring 2024.

Impact Mitigation. The proposal helps to mitigate adverse impacts of the use and development of land on the natural or built environments, including, but not limited to, mobility, air quality, water quality, noise levels, stormwater management, and vegetation, or will be neutral with respect to these issues.

This proposal is not associated with any plans for development.

Community Need. Whether the proposed amendment addresses a demonstrated community need.

Not applicable.

Strategic Objectives. The proposal advances the strategic objectives of the City Council, such as fiscal responsibility, efficient use of infrastructure and public services, and other articulated City objectives.

This set of amendments addresses Council's Strategic Growth and Development objectives in that it provides additional clarity to residential and non-residential dimensional standards as well strengthening the Table summaries.

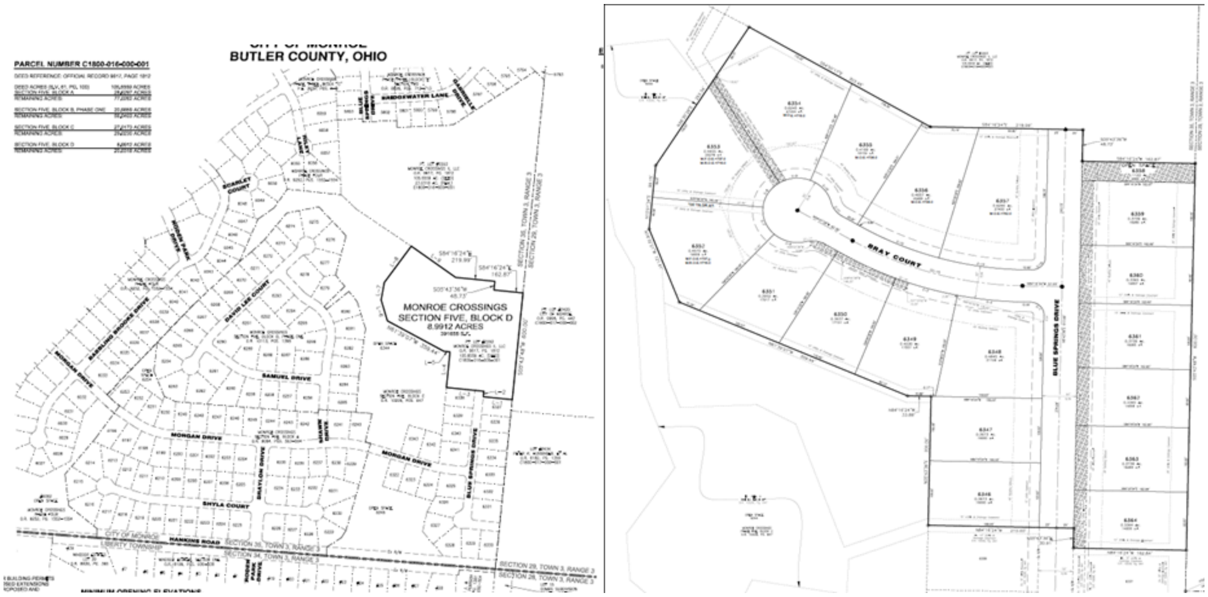
No Single Factor and Case Determination. No single factor listed above may control and not all factors may be applicable in each case. Each case shall be determined on its own facts.

Ordinance No. 2025-49. An Ordinance approving a final plat for Section 5, Block D, in the Monroe Crossings Subdivision.

Sponsor: Tom Smith

Strategic Priority: Strategic Growth and Development

Background: This plat will include the construction of 18 single-family residential lots. This phase is approximately 8.99 acres of the 105.6 total acres comprising Section 5. The average lot size is 18,393 square feet and the average lot width is 100 feet. The proposed density is 2.0 units per acre. The development is in conformance with the requirements of the Suburban Residential zone.



Final Plat Highlighting Section 5 Block D

Ordinance No. 2025-50. An Ordinance amending and supplementing Ordinance No. 2025-37, otherwise known as the permanent appropriations ordinance, to meet current expenses and other expenditures of the City of Monroe, during fiscal year ending December 31, 2025.

Sponsor: Jake Burton

Strategic Priority: Good Governance

Background: Supplemental appropriations totaling $3,257,900 ($3,200,000 General Fund, $7,700 Street Fund, $11,300 TIF Funds, $33,884 G.O. Bond Retirement Fund, $16 Water Bond Retirement Fund, and $5,000 in the Garbage Fund) are necessary for the items below. This annual year-end legislation aims to keep all funds in budgetary compliance with Ohio Revised Code.
The General Fund requires a supplemental appropriation of $3,200,000 for the payoff of the Bond Anticipation Notes (BANs) issued in 2024 associated with the Public Works Facility, all of which is offset by the renewal of the BANs with the 2025 issuance. $15,000 that was originally budgeted for a General Fund transfer to the Cemetery Fund is now being requested as a transfer to the Sewer Fund to ensure positive year-end balances in both funds.
$7,700 is being requested in the Street Fund to appropriate monies received as part of an insurance reimbursement for guardrail damage repair.
Tax collection fees within the TIF funds exceeded the budget due to increased TIF revenue collections, resulting in the need for a supplemental appropriation of $11,300.
Two capital budget projects (ODOT Pedestrian Crossings and SS4A Safety Action Plan) were originally budgeted in the Income Tax Capital Fund. Both project budgets, totaling $888,450, need to move to the Capital Improvement Fund to ensure proper grant entry and tracking.

The cost of issuance of the 2025 BAN renewal was $33,884, which is shown as an expense in the G.O. Bond Retirement Fund. Appropriation is needed for this expense, all of which is offset by $49,350 received from the note issuance.
The 2025 payment related to the S. Main St. Water Main OWDA loan in the Water Bond Retirement exceeded budget by $16. An adjustment to reflect the actual cost is needed.
As the number of trash accounts have steadily increased, the monthly cost has risen slightly throughout 2025. To ensure there are sufficient funds budgeted for the last monthly payment in December, a supplemental appropriation in the Garbage Fund of $5,000 is being requested.

Ordinance No. 2025-51. An Ordinance, otherwise known as the Permanent Appropriations Ordinance, to meet current expenses and other expenditures of the City of Monroe, during fiscal year ending December 31, 2026.

Sponsor: Jake Burton

Strategic Priority: Good Governance

Background: The 2026 annual operating budget, including expenses and revenues for the General Fund, Special Revenue, Debt Service, Enterprise, and Trust & Agency Funds were discussed at the 11/11 Council meeting. Capital Budget funding and TIF/RID Funds will be discussed at the 12/9 Council meeting. The operating budget book and capital budget templates will be placed on the city's website for residents to review after budget approval.
All budgetary items presented at the 11/11 and 12/9 meetings have been included in the appropriation ordinance. All TIF/RID and capital expenditures and transfers have been added to the appropriation ordinance. However, any project expenditure exceeding $15,000 will require separate Council approval during the 2026 fiscal year.

Ordinance No. 2025-52. An Ordinance amending and supplementing Section 286 of the Codified Ordinances to adjust Fees.

Sponsor: Gary Morton and Tom Smith

Strategic Priority: Good Governance

Background: The development and public works departments worked together to reorganize and update Chapter 286 - Fees. This chapter is intended to be reviewed and updated annually. Staff will send out a separate document defining all the rates that are changing. Due to the reorganization of the chapter, it was not possible to provide a red-line version.

Ordinance No. 2025-53. An Ordinance amending Section 1040.10 of the Codified Ordinances to increase the rate charged for water furnished by the city.

Sponsor: Jake Burton

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Strategic Priority: Well Managed Services and Infrastructure

Background: City Council passed Ordinance No. 2021-52 on October 26, 2021 establishing the water rates beginning January 1, 2022 through December 31, 2025 based upon the water rate study dated September 14, 2021, increasing the rate by 5% on January 1st of each year.
The City of Monroe entered into a contract in February 2004, with two subsequent amendments, and the contract was set to expire on September 30, 2024. City Council passed Resolution No. 52-2024 on September 24, 2024 to authorize Contract Amendment # 3 to extend the contract through May 31, 2025 to allow for continued negotiations toward a long-term contract renewal. The Butler County Board of Commissioners issued a letter dated May 28, 2025 informing the city "that should an agreement not be reached prior to the May 31, 2025 expiration, the Board will continue to supply water to the City in anticipation of a new Agreement being reached imminently. If a new agreement is not reached by July 31, 2025, please accept this notice that the Board will begin charging the City $3.84/kgal effective August 1, 2025." As of December 1, 2025, a long-term agreement has not been reached, and the city is being charged at the new rate. The city's previous rate was $3.76/kgal on the first 24,000,000 gallons of usage, and $1.73/kgal on all usage exceeding 24,000,000 gallons, which equates to an average blended rate of $2.97/kgal. The new rate of $3.84/kgal equates to an increase of 29% that is being charged to the City from Butler County, or more than $400,000 annually. Per the previous contract terms, beginning on July 1, 2013 and continuing annually on every July 1st thereafter, the rate has been adjusted at the same percentage as the change in the Consumer Price Index, which averaged approximately 2.6% annually over the last 10 years.
The impacts of this increase to the City's Water Fund and water operations and capital project funding were discussed in detail at the October 28, 2025 Finance Committee meeting, and further discussed during the 2026 Operating Budget presentation at the November 11, 2025 Council meeting. The amounts billed from Butler County at the new rate beginning August 1, 2025 have been factored into fund balance forecasts. In order for current water operations and future water infrastructure improvements to occur, it is recommended to increase the Monroe water rate by the 29% increase received from Butler County effective January 1, 2026. As no other utility bill increases are anticipated in 2026, this increase for Water usage and Water Flat fee equates to an estimated monthly $16.09 or 14% total utility bill increase for an average family of four water use. This increase will allow future water rate increases to be consistent with a water rate study to be performed during 2026.

Resolution No. 77-2025. A Resolution authorizing the City Manager to enter into an agreement between the City of Monroe and CentralSquare Technologies, LLC for a computer-aided dispatch (CAD) and records management system (RMS) for the Police Department and Communications Center.

Sponsor: Police Department

Strategic Priority: Well managed services and infrastructure

Background: This project has been part of the police department's strategic capital improvement plan for the past several years. In 2024, the department began researching the replacement of our current CAD/RMS system. Our current system was implemented in 2013 and is at a point where concerns surrounding security and technical support are at a high level. The current data for the police department records is housed on city-owned internal servers. The department reviewed several systems and chose CentralSquare Technologies based on their product, support matrix and their current footprint in our area. CentralSquare is currently used by both Butler and Warren County communication centers, as well as the majority of law enforcement agencies in both counties. We reviewed the product with several departments, including West Chester, Fairfield and Lebanon and believe this product is the best fit for Monroe. The City of Middletown currently uses the same CAD/RMS system as we do and is in the implementation phase with CentralSquare, after their purchase earlier this year. The new records management system is cloud based, which means the data will be housed off-site at CentralSquare's server facility. This setup will enhance security protocols and procedures, along with several backups of our data. In addition, the product itself will increase our efficiency in our report taking process, dispatch processing and transfer of data to the surrounding judicial and law enforcement organizations, as well as upgrade mobile data systems currently used in our police cruisers.

Resolution No. 78-2025. A Resolution approving blanket purchase orders as recommended by the Director of Finance and the City Manager.

Sponsor: Jake Burton

Strategic Priority: Good Governance

Background: Pursuant to the City's Purchasing Policies and Procedures, Council is required to approve blanket purchase orders if an individual invoice charged against the purchase order is greater than $15,000. This legislation is brought before Council at the last meeting of each year for approval for purchases to be made in the following year. In this case, the vendors and amounts being approved are for fiscal year 2026. The vendor, amount not to exceed, and the department affected are included in the attached documentation for review. All vendors included in this year's Resolution were also included in the 2025 Resolution, except for Plattenburg & Associates, Inc. replacing the Treasurer of State for audit services, and removing Bricker Graydon LLP and Bradley Payne Advisors. The amounts have been adjusted as necessary based upon contractual requirements, anticipated inflationary increases or estimated costs.

Resolution No. 79-2025. A Resolution accepting donations from various donors as described herein.

Sponsor: Jake Burton

Strategic Priority: Good Governance

Background: A Resolution formally recognizing and accepting donations is passed by City Council on an annual basis at the last Council meeting of each year. The donations in 2025 total $29,952.00. The details of each donated amount and purpose are included for review.

Resolution No. 80-2025. A Resolution authorizing the Director of Finance to perform certain interfund transfers.

Sponsor: Jake Burton

Strategic Priority: Good Governance

Background: The appropriation ordinances for 2025 include interfund transfers necessary for operations of the City and to ensure all funds contain a positive fund balance as required by the Ohio Revised Code.
During the course of the fiscal year 2023 audit, our independent public auditors recommended that the City Council pass an annual Resolution specifically confirming all transfers that are contained within the appropriation ordinances.
Exhibit A includes all transfers authorized within the 2025 budget. These transfers will be completed as necessary to maintain fund balances and operations throughout the City. This is annual legislation presented to City Council at the last regular meeting of each year.

Resolution No. 81-2025. A Resolution authorizing the acceptance of the year 1 and year 2 extensions of the curbside solid waste and recycling collection bid submitted by Rumpke Waste & Recycling through the Center for Local Government and authorizing the City Manager to enter into an agreement for the acceptance of extension year 1 and extension year 2 of said bid.

Sponsor: Jake Burton

Strategic Priority: Well Managed Services and Infrastructure

Background: Resolution 47-2022 was passed on October 11, 2022 authorizing a 3-year contract with Rumpke Waste and Recycling for curbside solid waste and recycling collection from February 1, 2023 through January 31, 2026. The 3-year contract was for a cost of $17.90 per residential unit per month. The city participated in the 2022 Southwest Ohio Regional Refuse Consortium through the Center for Local Government to receive bids, and Rumpke Waste and Recycling was the only bid submitted in response to the advertisement of bids. The bid included two 1-year extensions at a 4% increase each year. This would result in a cost of $18.62 per residential unit per month for February 1, 2026 through January 31, 2027, and a cost of $19.36 per residential unit per month for February 1, 2027 through January 31, 2028. The new contractual rates will not impact the residential rate of $21.81 in 2026 or 2027.

Resolution No. 82-2025. A Resolution authorizing an increase to the professional services fee agreement with Fishbeck for design and construction-phase services for the Bicentennial Commons Park Multi-Use Loop Trail.

Sponsor: Gary Morton

Strategic Priority: Parks and Connectivity

CITY OF MONROE OHIO

Background: The requested $29,000 fee increase is due to additional design and coordination work required by ODOT as part of the recently awarded grant funding for the Bicentennial Commons Loop Trail project. ODOT's plan, design, and quantity-splitting requirements, combined with added City-requested improvements, necessitate expanded engineering services.

Resolution No. 83-2025. A Resolution authorizing the acquisition of right-of-way and temporary construction easements for the Pedestrian Access Improvement Project and approving compensation for such acquisitions.

Sponsor: Gary Morton

Strategic Priority: Parks and Connectivity

Background: **Pedestrian Access Grant – Property Acquisition Summary**
The Pedestrian Access Improvement Project requires the purchase of small right-of-way (ROW) takes and temporary construction easements (TCEs) along the project corridor to allow sidewalk installation, grading, drainage improvements, and safe pedestrian accommodations.The City of Monroe has successfully negotiated voluntary agreements with affected property owners. These acquisitions include both fee-simple ROW and temporary easements, as summarized below. One additional acquisition—Ohio Living—is required and is included in the table for completeness.

Parcel No.	Owner / Entity	Type of Take	Acreage (Approx.)	Compensation
005-WD	Maurice R. Propps, Successor Trustee of the Propps Family Trust	Fee Simple ROW	0.001 acres	$1,840.00
005-T	Maurice R. Propps, Successor Trustee	Temporary Easement (24 months)	0.086 acres	Included in WD compensation
010-WD	Emeran J. Tillar Jr. Properties, LLC	Fee Simple ROW	0.013 acres	$22,233.00
010-T	Emeran J. Tillar Jr. Properties, LLC	Temporary Easement (24 months)	0.066 acres	Included in ROW settlement
012-T	Brian P. Throckmorton, Trustee of the Bergen Preservation Trust	Temporary Easement (24 months)	0.086 acres	$1,860.00
014-WD	MPR Rentals, LLC (Peggi Richard, Member)	Fee Simple ROW	0.005 acres	$718.00
016-WD	William S. McDaniel	Fee Simple ROW	0.017 acres	$3,770.00
016-T	William S. McDaniel	Temporary Easement (24 months)	0.012 acres	Included in ROW settlement
Ohio Living / Mount Pleasant	Ohio Living / Mount Pleasant	Fee Simple ROW + Temporary Easement	To be finalized	$60,300.00 (estimate)

The City must obtain a combination of fee-simple right-of-way and temporary construction easements to complete the pedestrian access improvements. These acquisitions ensure sufficient area for sidewalk installation, grading, drainage features, and construction access.To date, all documented parcels have executed agreements consistent with ODOT LPA requirements. The final remaining acquisition is Ohio Living, estimated at $60,300, which will complete the project's property requirements. Once finalized, this acquisition will provide the needed width to continue the pedestrian path through the Mount Pleasant segment of the project area.All acquisitions are voluntary, compliant with state and federal requirements, and necessary to advance the project toward construction.

Resolution No. 84-2025. A Resolution approving a Then-and-Now Certificate in the amount of $8,590.00 to Traffic Control Products for the purchase of Opticom Traffic Preemption Devices.

Sponsor: Chief David Leverage

Strategic Priority: Good Governance

Background: This is for the purchase of two traffic preemption devices to replace units that are no longer working and past the end of life for repair. These units will be put into Quint 62 and Engine 61. These devices take control of the traffic signals on State Route 63 and clear the intersection for department vehicles responding to an emergency.

Consideration of Motion to authorize the expenditure of $26,000.00 to Atlantic Emergency Solutions for the repair of the ladder on Tower 61.

Sponsor: Chief David Leverage

Strategic Priority: Well Managed Services and Infrastructure

Background: During training at the park, one of the pulleys that controlled the ladder of Tower 61 sheared off and needed to be replaced for it to operate properly. There was also damage to one of the base section rungs from the cable coming off the pulley. With the assistance of Atlantic Emergency Solutions, we were able to bed the ladder and get it to them for the repairs. Attached is the quote of the repairs for your review.

Administrative Reports

2026-30 Capital Budget Presentation

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, or to negotiations with other political subdivisions respecting requests for economic development assistance. The information to be discussed is directly related to a request for economic development assistance or involves public infrastructure improvements or the extension of utility services that are directly related to an economic development project. Council determines that executive session is necessary to protect the interests of the applicant or the possible investment or expenditure of public funds to be made in connection with the economic development project.

Adjournment