**Monroe Council Agenda**
**Regular Meeting of Council**
**January 13, 2026 – 6:30 PM**
**233 South Main Street, Monroe, Ohio**

***Administer Oath of Office to Council Members - Jordan Brown, Molly Cloyd, and Todd Hickman***

***Pledge of Allegiance***

***Roll Call***

***Appointment of Mayor***

***Appointment of Vice Mayor***

***Administer Oath of Office to Mayor and Vice Mayor***

***Approval of the Minutes***

Council Minutes of December 9 and December 16, 2025

***Visitors***

Life Saving Award presented by Premier Health and the Monroe Fire Department to FF/PM Jake Zeckser, FF/PM Andrew Caron, FF/EMT Daniel Sewak, FF/EMT Travis Terry, Lt. Joe Carey, and Butler County Dispatcher Connor Kuhn

***Committee Reports***

Public Works Committee
Finance Committee
Administrative Liaison Committee
Technology Committee
Public Involvement Committee
Public Safety Committee

***Old Business***

***New Business***

**Resolution No. 01-2026. A Resolution accepting the lowest and/or best quote submitted for the Plaza South Shopping Center gas project and authorizing the City Manager to enter into a contract by and between the City of Monroe and B&E Plumbing.**

**Sponsor**: Seth Geisler

**Strategic Priority**: Strategic Growth and Development

**Background**: Funds will be appropriated from the 2024 OBM Grant Agreement, which provides funding for improvements to the Plaza South Shopping Center to enhance its use for retail purposes.

**Resolution No. 02-2026. A Resolution instructing the Director of Finance to request an advancement of taxes assessed and collected on behalf of the City of Monroe from the Auditors of Butler and Warren Counties.**

**Sponsor**: Jake Burton

**Strategic Priority**: Good Governance

**Background**: Butler and Warren Counties collect property tax on behalf of the City of Monroe. The collections are paid to the city in two installments during the year. The city has the option to pass a resolution requesting advance payment of property taxes. This is a resolution that is passed each year.
It is necessary to pass a formal resolution from each taxing district that would like to receive tax advances. This is to ensure compliance with Ohio Revised Code Section 321.34 (A)(1) which states: "When the local authorities by resolution so request, the county auditor shall pay township fiscal officers, treasurers of municipal corporations, the treasurer of any board of education, and the treasurer of any other political subdivision or taxing district whose funds derived from taxes or other sources are payable by law to the county treasurer, any money that may be in the county treasury to the accounts of local authorities, respectively, and lawfully applicable to the purpose of the current fiscal year in which the request is made"
Passing this resolution allows the city to collect this property tax money sooner, allowing it to earn interest, rather than waiting until the required distributions are submitted from the counties, typically in April and September of each year.

**Resolution No. 03-2026. A Resolution authorizing the City Manager or designee to apply for any and all grant funds; provided that acceptance of any grant funds, including matching funds, must be specifically approved by Council.**

**Sponsor**: Jake Burton

**Strategic Priority**: Good Governance

**Background**: This is annual legislation authorizing the application of grant funds throughout the year. There are times when grant application deadlines are set without sufficient time to seek the approval of City Council prior to applying for each individual grant. Any grants specifically requiring a formal resolution as part of the application package will be brought before Council prior to application. Grants will be approved by Council prior to formal acceptance, including authorizing any matching funds associated with the grant award.

**Resolution No. 04-2026. A Resolution approving a Then-and-Now Certificate in the amount of $10,934.83 to Stryker Sales Corporation for the purchase of a maintenance plan for fire department equipment.**

**Sponsor**: Chief David Leverage

**Strategic Priority**: Well Managed Services and Infrastructure

**Background**: This is a maintenance agreement plan that covers our LP15 monitors and covers preventative maintenance and replacement of any parts should they fail. The billing cycle and our fiscal year do not line up appropriately. We are working with our vendor to adjust this to avoid issues in the future.

**Consideration of Motion to authorize the expenditure of $111,121.58 to Stryker Sales Corporation for the purchase of two LifePak 35 monitors.**

**Sponsor**: Chief David Leverage

**Strategic Priority**: Well Managed Services and Infrastructure

**Background**: The Fire Department currently utilizes two LifePak 15 cardiac monitors/defibrillators that have reached the end of their useful service life and are due for replacement in accordance with the City's established capital replacement plan. These units are approximately 12 years old and have exceeded the manufacturer's recommended lifespan for frontline emergency medical equipment.The LifePak monitors are a critical component of emergency medical response, providing advanced cardiac monitoring, defibrillation, pacing, and vital sign assessment necessary for accurate patient evaluation and timely medical intervention. Continued reliance on aging equipment increases the risk of equipment failure, limits compatibility with current technology and software updates, and may impact the department's ability to deliver optimal patient care.
Replacing these monitors will ensure that the Fire Department maintains reliable, modern, and compliant medical equipment, enhances patient safety, supports advanced life-saving capabilities, and aligns with best practices for emergency medical services. Approval of this replacement will allow the department to continue providing a high standard of care to the community while maintaining operational readiness and regulatory compliance.

**Consideration of Motion appointing a member of Council to serve on the Planning Commission.**

***Administrative Reports***

**Executive Session**
Conference with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action.

***Adjournment***

**Monroe Council Minutes**
**Regular Meeting of Council**
**December 9, 2025 – 6:30 p.m.**
**233 South Main Street, Monroe, Ohio**

***Pledge of Allegiance***

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

***Roll Call***

Council members present: Keith Funk, Christina McElfresh, Ben Wagner, Michael Graves, Jay Marlow, Kelly Clark, and Tom Hagedorn.

***Approval of the Minutes***

Mrs. McElfresh moved to approve the Council Minutes of November 25, 2025; seconded by Mr. Wagner. Voice vote. Motion carried.

***Visitors***

None.

***Committee Reports***

None.

***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.

The Clerk of Council read Emergency Ordinance No. 2025-43 by title only.

Mrs. McElfresh moved to suspend the rule requiring the reading of Emergency Ordinance No. 2025-43 on two separate days and authorize its adoption on the first reading; seconded by Mr. Wagner. Voice vote: seven ayes. Motion carried.

Mrs. McElfresh moved to adopt Emergency Ordinance No. 2025-43; seconded by Dr. Clark. Roll call vote: seven ayes. Motion carried.

**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.

The Clerk of Council read Emergency Ordinance No. 2025-44 by title only.

Mrs. McElfresh moved to suspend the rule requiring the reading of Emergency Ordinance No. 2025-44 on two separate days and authorize its adoption on the first reading; seconded by Mr. Marlow. Voice vote: seven ayes. Motion carried.

Mrs. McElfresh moved to adopt Emergency Ordinance No. 2025-44; seconded by Mr. Hagedorn. Roll call vote: seven ayes. Motion carried.

***New Business***

Mayor Funk gave a statement on the procedure of the 4 public hearings.

Mayor Funk opened the public hearing for Ordinance No. 2025-45.

Having been sworn, Director of Development Tom Smith stated that the application requests both a zoning map amendment and approval of a Planned Unit Development (PUD) overlay.

The existing zoning consists of approximately 81.3 acres of Urban Residential (UR) and 3.23 acres of General Commercial (GC). The proposed rezoning would modify the site to approximately 54.1 acres of General Residential (GR) and 30.4 acres of Urban Residential (UR). Urban Residential permits development at approximately 20 units per acre, while General Residential proposes a density of approximately 6–8 units per acre. Urban Residential does not allow single-unit detached dwellings; however, the applicant is proposing this housing type through the PUD. Urban Residential does permit single-unit attached duplexes, townhomes, multiplexes, cottage courts, and multi-unit attached developments. The proposed development includes approximately 600 total units, whereas the existing zoning would allow up to 1,626 units. The conceptual plan consists of approximately 260 multi-unit attached dwellings, 45 townhomes, 129 single-unit detached homes, and 166 multiplex units. Mr. Smith reviewed the six required review criteria for the Planning Commission and stated that the application meets each criterion. He also presented examples of proposed housing types and development features, including walking paths and formal open space. The Planning Commission voted 4-0 to recommend Council approval of the proposed zoning map amendment and PUD overlay.

Zach Rodenbarger, representing Bridge Development Group, spoke in support of the application. Mr. Rodenbarger referenced the project's alignment with the City of Monroe's Comprehensive Plan, citing the site's location and the proposed mix of housing units and housing types to attract new residents and provide additional housing choices. He also addressed school and traffic considerations, including planned roadway improvements, and noted that the proposal represents approximately 35% of the density permitted under the current zoning. Mr. Rodenbarger concluded by presenting design concepts for each proposed housing type.

Mrs. McElfresh moved to accept the publication of notice of public hearing and Planning Commission's recommendation for the record; seconded by Mr. Wagner. Voice vote. Motion carried.

Mrs. McElfresh moved to close the public hearing; seconded by Mr. Hagedorn. Voice vote. Motion carried.

**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.

The Clerk of Council read the title of Ordinance No. 2025-45.

Mayor Funk advised this Ordinance will appear on the next agenda for a second reading.

Mayor Funk opened the public hearing for Ordinance No. 2025-46.

Having been sworn, Director of Development Tom Smith stated that Mount Pleasant Ohio Living is seeking an amendment to the existing Planned Unit Development (PUD) agreement. The proposed amendment includes modifications to the development phasing, changes to the multi-unit product originally proposed for Phase 4 and its relocation to Phase 7, and the addition of an emergency access path that is intended to become a full-access service road in the future. The Planning Commission voted 4-0 to recommend Council approval of the proposed amendment to the Mount Pleasant Ohio Living PUD.

Jake Blackburn, Civil Engineer for the project, appeared on behalf of the owner and offered to answer any questions regarding the proposal.

Mrs. McElfresh moved to accept the publication of notice of public hearing and Planning Commission's recommendation for the record; seconded by Mr. Hagedorn. Voice vote. Motion carried.

Mrs. McElfresh moved to close the public hearing; seconded by Mr. Marlow. Voice vote. Motion carried.

**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.

The Clerk of Council read the title of Ordinance No. 2025-46.

Mayor Funk advised this Ordinance will appear on the next agenda for a second reading.

Mayor Funk opened the public hearing for Ordinance No. 2025-47.

Having been sworn, Director of Development Tom Smith stated that the applicant, on behalf of residents in the Greentree neighborhood, is requesting to rezone approximately 37.3 acres from N-C Neighborhood Conservation to R-R Rural Residential to allow for uses more consistent with the agricultural intent of the

Rural Residential designation. He noted that the request meets the applicable review criteria. The Planning Commission voted 4-0 to recommend Council approval of the proposed rezoning.

Applicant Eli Krafte-Jacobs spoke in support of the request. He stated that he is also a property owner in the area and that the proposed rezoning more accurately reflects the current use of the property.

Mrs. McElfresh moved to accept the publication of notice of public hearing and Planning Commission's recommendation for the record; seconded by Dr. Clark. Voice vote. Motion carried.

Mrs. McElfresh moved to close the public hearing; seconded by Mr. Hagedorn. Voice vote. Motion carried.

**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.

The Clerk of Council read the title of Ordinance No. 2025-47.

Mayor Funk advised this Ordinance will appear on the next agenda for a second reading.

Mayor Funk opened the public hearing for Ordinance No. 2025-48.

Having been sworn, Director of Development Tom Smith stated that staff continues to review the Planning and Zoning Code to improve, simplify, and strengthen the document. He noted that the Planning Commission voted 4-0 to recommend Council approval of the proposed text amendments.

Mrs. McElfresh moved to accept the publication of notice of public hearing and Planning Commission's recommendation for the record; seconded by Mr. Marlow. Voice vote. Motion carried.

Mrs. McElfresh moved to close the public hearing; seconded by Mr. Hagedorn. Voice vote. Motion carried.

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

The Clerk of Council read the title of Ordinance No. 2025-48.

Mayor Funk advised this Ordinance will appear on the next agenda for a second reading.

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

The Clerk of Council read the title of Ordinance No. 2025-49.

Mayor Funk advised this Ordinance will appear on the next agenda for a second reading.

**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.

The Clerk of Council read the title of Ordinance No. 2025-50.
Mrs. McElfresh moved to adopt Ordinance No. 2025-50; seconded by Dr. Clark. Roll call vote: seven ayes. Motion carried.

**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.

The Clerk of Council read the title of Ordinance No. 2025-51.

Mrs. McElfresh moved to adopt Ordinance No. 2025-51; seconded by Mr. Hagedorn. Roll call vote: seven ayes. Motion carried.

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

The Clerk of Council read the title of Ordinance No. 2025-52.

Mayor Funk advised this Ordinance will appear on the next agenda for a second reading.

**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.

The Clerk of Council read the title of Ordinance No. 2025-53.

Mayor Funk advised this Ordinance will appear on the next agenda for a second reading.

**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.

The Clerk of Council read Resolution No. 77-2025 by title only.

Mrs. McElfresh moved to adopt Resolution No. 77-2025; seconded by Mr. Marlow. Roll call vote: seven ayes. Motion carried.

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

The Clerk of Council read Resolution No. 78-2025 by title only.

Mrs. McElfresh moved to adopt Resolution No. 78-2025; seconded by Dr. Clark. Roll call vote: seven ayes. Motion carried.

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

The Clerk of Council read Resolution No. 79-2025 by title only.
Mrs. McElfresh moved to adopt Resolution No. 79-2025; seconded by Mr. Hagedorn. Roll call vote: seven ayes. Motion carried.

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

The Clerk of Council read Resolution No. 80-2025 by title only.

Mrs. McElfresh moved to adopt Resolution No. 80-2025; seconded by Mr. Graves. Roll call vote: seven ayes. Motion carried.

**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.

The Clerk of Council read Resolution No. 81-2025 by title only.

Mrs. McElfresh moved to adopt Resolution No. 81-2025; seconded by Mr. Wagner. Roll call vote: seven ayes. Motion carried.

**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.

The Clerk of Council read Resolution No. 82-2025 by title only.

Mrs. McElfresh moved to adopt Resolution No. 82-2025; seconded by Mr. Hagedorn. Roll call vote: seven ayes. Motion carried.

**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.

The Clerk of Council read Resolution No. 83-2025 by title only.

Mrs. McElfresh moved to adopt Resolution No. 83-2025; seconded by Mr. Marlow. Roll call vote: seven ayes. Motion carried.

**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.

The Clerk of Council read Resolution No. 84-2025 by title only.

Mrs. McElfresh moved to adopt Resolution No. 84-2025; seconded by Mr. Hagedorn. Roll call vote: seven ayes. Motion carried.

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

Mrs. McElfresh moved to authorize the expenditure of $26,000.00 to Atlantic Emergency Solutions for the repair of the ladder on Tower 61; seconded by Mr. Marlow. Voice vote: seven ayes. Motion carried.

***Administrative Reports***

Mr. Lester made a statement honoring Danny Rose, who served as a 911 dispatcher for more than 34 years, and extended condolences to Mr. Rose's family, friends, and colleagues.

Director of Finance Jake Burton presented the 2026 Capital Budget, which includes projected projects for 2027 through 2030. He noted that this represents the City's first five-year Capital Improvement Plan.

***Executive Session***

Mrs. McElfresh moved to enter into Executive Session to 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. A unanimous roll call vote is required to enter Executive Session for this reason; seconded by Dr. Clark. Roll call vote: seven ayes. Motion carried.

Council entered into executive session at 7:50 p.m.

Mrs. McElfresh moved to reconvene into regular session; seconded by Mr. Hagedorn. Voice vote: seven ayes. Motion carried.

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

***Adjournment***

Mrs. McElfresh moved to adjourn the regular session of Council; seconded by Dr. Clark. Voice vote: seven ayes. Motion carried.

The regular meeting of Council adjourned at 8:20 p.m.

Respectfully submitted,

Beth Combs
Clerk of Council

**Monroe Council Minutes**
**Regular Meeting of Council**
**December 16, 2025 – 6:30 p.m.**
**233 South Main Street, Monroe, Ohio**

***Pledge of Allegiance***

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

***Roll Call***

Council members present: Keith Funk, Christina McElfresh, Ben Wagner, Michael Graves, Jay Marlow, Kelly Clark, and Tom Hagedorn.

***Visitors***

Mayor Funk recognized outgoing Councilmembers Dr. Kelly Clark, Mr. Ben Wagner, Mr. Jay Marlow, and Chief John Centers for their service on City Council.

***Committee Reports***

None.

***Old Business***

**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.

The Clerk of Council read Ordinance No. 2025-45 by title only.

Mrs. McElfresh moved to adopt Ordinance No. 2025-45; seconded by Dr. Clark. Roll call vote: six ayes, one nay (Hagedorn). Motion carried.

**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.

The Clerk of Council read Ordinance No. 2025-46 by title only.

Mrs. McElfresh moved to adopt Ordinance No. 2025-46; seconded by Mr. Graves. Roll call vote: seven ayes. Motion carried.

**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.

The Clerk of Council read Ordinance No. 2025-47 by title only.

Mrs. McElfresh moved to adopt Ordinance No. 2025-47; seconded by Mr. Marlow. Roll call vote: seven ayes. Motion carried.

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

The Clerk of Council read Ordinance No. 2025-48 by title only.

Mrs. McElfresh moved to adopt Ordinance No. 2025-48; seconded by Mr. Wagner. Roll call vote: seven ayes. Motion carried.

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

The Clerk of Council read Ordinance No. 2025-49 by title only.

Mrs. McElfresh moved to adopt Ordinance No. 2025-49; seconded by Dr. Clark. Roll call vote: seven ayes. Motion carried.

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

The Clerk of Council read Ordinance No. 2025-52 by title only.

Mrs. McElfresh moved to adopt Ordinance No. 2025-52; seconded by Mr. Graves. Roll call vote: seven ayes. Motion carried.

**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.

The Clerk of Council read Ordinance No. 2025-53 by title only.

Mrs. McElfresh moved to adopt Ordinance No. 2025-53; seconded by Mr. Wagner. Roll call vote: five ayes, two nays (Hagedorn and Marlow). Motion carried.

*New Business*

**Ordinance No. 2025-54**. An Ordinance amending and supplementing Ordinance No. 2025-50, 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.

The Clerk of Council read the title of Ordinance No. 2025-54.

Mrs. McElfresh moved to adopt Ordinance No. 2025-54; seconded by Dr. Clark. Roll call vote: seven ayes. Motion carried.

**Resolution No. 85-2025.** A Resolution accepting the lowest and/or best quote submitted for the office remodeling project and authorizing the City Manager to enter into a contract by and between the City of Monroe and Trade 31.

The Clerk of Council read Resolution No. 85-2025 by title only.

Mrs. McElfresh moved to adopt Resolution No. 85-2025; seconded by Mr. Marlow. Roll call vote: seven ayes. Motion carried.

**Resolution No. 86-2025**. A Resolution approving a Then-and-Now Certificate in the amount of $4,274.00 to Winchester Property Management, LLC for Christmas on the Plaza 2025 food and beverage.

The Clerk of Council read Resolution No. 86-2025 by title only.

Mrs. McElfresh moved to adopt Resolution No. 86-2025; seconded by Dr. Clark. Roll call vote: seven ayes. Motion carried.

**Resolution No. 87-2025**. A Resolution approving a Then-and-Now Certificate in the amount of $11,150.00 to The Cincinnati Circus Company for Christmas on the Plaza 2025 entertainment services.

The Clerk of Council read Resolution No. 87-2025 by title only.

Mrs. McElfresh moved to adopt Resolution No. 87-2025; seconded by Dr. Clark. Roll call vote: seven ayes. Motion carried.

**Resolution No. 88-2025**. A Resolution authorizing the City Manager to enter into a Memorandum of Understanding by and between the City of Monroe and Corridor 75 Park, Ltd. for infrastructure improvements.

The Clerk of Council read Resolution No. 88-2025 by title only.

Mrs. McElfresh moved to adopt Resolution No. 88-2025; seconded by Mr. Graves. Roll call vote: six ayes, one nay (Hagedorn). Motion carried.

***Administrative Reports***

Director of Public Works Gary Morton stated that Route 4 is scheduled to be paved in 2027 as part of the Ohio Department of Transportation (ODOT) Paving Program, with costs shared 50/50 between ODOT and the City of Monroe. He requested Council approval to confirm participation with ODOT for paving a section of State Route 63 in 2030, also with a 50/50 cost split. Mrs. McElfresh asked Director of Finance Jake Burton to confirm the City's ability to fund its portion of the project. Mr. Burton stated that the project has already been included in the City's five-year capital plan and that Tax Increment Financing (TIF) and Road Improvement District (RID) funds will be used to fund both the Route 4 and State Route 63 paving projects.

Mrs. McElfresh moved for Mr. Morton to respond affirmatively to ODOT by December 25, 2025; seconded by Mr. Hagedorn. Roll call vote: seven ayes. Motion carried.

Mayor Funk appointed Tom Hagedorn to the Safe Streets for All Steering Committee.

***Executive Session***

Mrs. McElfresh moved to enter into Executive Session to consider the employment of a public employee or official; seconded by Mr. Marlow. Roll call vote: seven ayes. Motion carried.

Council entered into executive session at 7:04 p.m.

Mrs. McElfresh moved to reconvene into regular session; seconded by Mr. Hagedorn. Voice vote: seven ayes. Motion carried.

Council reconvened into regular session at 8:24 p.m.

***Adjournment***

Mrs. McElfresh moved to adjourn the regular session of Council; seconded by Dr. Clark. Voice vote: seven ayes. Motion carried.

The regular meeting of Council adjourned at 8:24 p.m.

Respectfully submitted,

Beth Combs
Clerk of Council

**RESOLUTION NO. 01-2026**

A RESOLUTION ACCEPTING THE LOWEST AND/OR BEST QUOTE SUBMITTED FOR THE PLAZA SOUTH SHOPPING CENTER GAS PROJECT AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT BY AND BETWEEN THE CITY OF MONROE AND B&E PLUMBING.

WHEREAS, the City of Monroe obtained quotes for the Plaza South Shopping Center gas project; and

WHEREAS, based on the quotes received, B&E Plumbing has been determined to have submitted the lowest and/or best quote for the project; and

WHEREAS, funds will be appropriated from the 2024 OBM Grant Agreement, which provides for improvements to the Plaza South Shopping Center to enhance its use for retail purposes.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MONROE, STATE OF OHIO, THAT:

SECTION 1: The quote submitted by B&E Plumbing in the amount of $13,765 is hereby accepted as the lowest and/or best quote for the Plaza South Shopping Center gas project.

SECTION 2: The City Manager is hereby authorized to enter into a contract by and between the City of Monroe and B&E Plumbing pursuant to the terms and conditions set forth in the quote documents.

SECTION 3: This measure shall take effect and be in full force from and after its passage pursuant to Section 7.08 (C) of the Charter.

PASSED: _____

ATTEST: APPROVED:

_____ _____

Clerk of Council Mayor

**B&E Plumbing**

| | |
|---|---|
| ESTIMATE | #536 |
| SERVICE DATE | Nov 21, 2025 |
| TOTAL | $13,765.00 |

The City of Monroe
665 S Main St
Monroe, OH 45050

(513) 218-1148
thoward@anchor-associates.com

CONTACT US

465 Victory Drive
Springboro, OH 45066

(937) 608-3374
bhood@bandeplumbingllc.com

## ESTIMATE

| Services | qty | unit price | amount |
|---|---|---|---|
| QUOTE TO PROVIDE NATURAL GAS PIPING TO 4 PROPOSED FURNACES | 1.0 | $13,765.00 | $13,765.00 |

From predetermined meter locations; 1" black iron natural gas piping will be ran to proposed furnace locations. All gas piping will penetrate within the same area of the building, once the gas lines are inside they will be routed to their termination point. A pressure test will be performed. All gas piping exposed to external weather conditions will be painted appropriately and secured to the foundation. The gas piping will be sleeved with PVC at the penetration. All internal gas piping will be supported from the beams overhead.

B&E Plumbing will require an entry point for a Lift

B&E Plumbing is not responsible for the Units being provided gas

Services subtotal: $13,765.00

**Total** **$13,765.00**

*Proposal*

## *Rich Holthaus Plumbing Co.*

503 West Benson St Reading, Ohio 45215
Phone: 761-1238
Commercial – Residential – Repair – Remodeling – Industrial
Plumbing – Sewer Service – Fire Hydrant Installation & Repairing

November 19, 2025

City of Monroe
233 S. Main St
Monroe, OH 45050

Attention:

After our discussion and observations, we are pleased to offer the following quotation. We propose to supply the necessary labor and material to add gas to the individual spaces of the retail center at 660 S Main St in Monroe.

We propose to extend the gas lines from the gas manifold outside the back of the building into each individual space. We will attach to the existing meter connections and extend 1-1/4" black iron pipe into the building. We will then run the pipe across the ceiling to each space for future hook-ups. Inspections and permits are included for this work.

For the sum of……..**$21,300.00**

WE PROPOSE to furnish labor and material – complete in accordance with above specifications, and subject to conditions found on both sides of this agreement, for the sum of:

**Twenty-One-Thousand Three-Hundred dollars and 00/100** **********

Payment to be made as follows: upon completion

*Net due on receipt of invoice. Finance charge of 2% per month (24% A.P.R.) on all past due amounts. Legal proceedings for collection will start if not paid within 45 days from invoice date.*

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ACCEPTED. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. (Read reverse side).

Date of Acceptance _____

By _____

By _____

Respectfully submitted

**Rich Holthaus Plumbing Company**

By _____

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Cincinnati Office: 3642 Muddy Creek Road
Cincinnati, Ohio 45238
[513] 347-4500

Columbus Office: 1790 Harmon Avenue, Suite D
Columbus, Ohio 43223
[614] 641-7044

October 30, 2025

City of Monroe
233 S Main Street
Monroe, Ohio 45050
Attention: Mr. Tom Howard

***RE: REPLACE (1) FURNACE AND INSTALL (3) SPLIT SYSTMES***
***665-685 MAIN STREET, MONROE OHIO – HVAC SCOPE - Revised***

Dear Tom,

We are pleased to quote the following scope of work:

- Unit #1:
  - Replace (1) 80% furnace with new 80% furnace with 5 ton drive
  - Exiting Trane condenser and indoor evap coil to be reused

**Total Cost: $ 4,800.00**
**Separate Gas Piping Add: $ 1,400.00**

- Unit #2:
  - Install new 5 ton 80% furnace with matching indoor evap coil with matching outdoor condensing unit
  - Includes refrigerant piping

**Total Cost: $14,800.00**
**Add for Gas Piping Add: $ 2,400.00**

- Unit #3:
  - Install new 5 ton 80% furnace with matching indoor evap coil with matching outdoor condenser
  - Includes refrigerant piping

**Total Cost: $14,800.00**
**Separate Gas Piping Add: $ 1,400.00**

- Unit #4:
  - Install new 5 ton 80% furnace with matching indoor evap coil with matching outdoor condenser
  - Includes refrigerant piping

**Total Cost: $14,800.00**
**Add for Gas Piping: $ 2,400.00**

MECHANICAL CONTRACTORS
INDUSTRIAL AND COMMERCIAL SHEET METAL FABRICATORS
AN EQUAL EMPLOYMENT OPPORTUNITY COMPANY

- Unit #5:
  - Install new 5 ton 80% furnace with matching indoor evap coil with matching outdoor condenser
  - Includes refrigerant piping

**Total Cost:** **$14,800.00**
**Add for Gas Piping:** **$ 2,400.00**

We do not include:

- Power wiring
- Gas piping
- Roof flashing and framing
- Permits
- Applicable sales tax

If you have any questions regarding the above, please do not hesitate to call me at (513) 347-4500 (Office) or (513) 623-0031 (Cell).

Thank you,
***Marsden Mechanical, L.L.C.***
***d/b/a Feldkamp Enterprises***

*Pat Heeney*

Pat Heeney
Sales/Estimation

**RESOLUTION NO. 02-2026**

A RESOLUTION INSTRUCTING THE DIRECTOR OF FINANCE TO REQUEST AN ADVANCEMENT OF TAXES ASSESSED AND COLLECTED ON BEHALF OF THE CITY OF MONROE FROM THE AUDITORS OF BUTLER AND WARREN COUNTIES.

WHEREAS, the Auditors of Butler and Warren Counties collect certain taxes on behalf of the City of Monroe; and

WHEREAS, Council deems it in the best interest of the City to request an advancement of the taxes assessed and collected, payable in the maximum amounts as they become available, during the tax year ending December 31, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MONROE, STATE OF OHIO, THAT:

SECTION 1: The Director of Finance is hereby instructed to request an advancement of taxes assessed and collected on behalf of the City of Monroe from the Auditors of Butler and Warren Counties for the current tax year ending December 31, 2025. Said request shall call for the maximum amounts as they become available.

SECTION 2: This measure shall take effect and be in full force from and after its passage pursuant to Section 7.08 (C) of the Charter.

PASSED: _____

ATTEST: APPROVED:

_____ _____

Clerk of Council Mayor

**RESOLUTION NO. 03-2026**

A RESOLUTION AUTHORIZING THE CITY MANAGER OR DESIGNEE TO APPLY FOR ANY AND ALL GRANT FUNDS; PROVIDED THAT ACCEPTANCE OF ANY GRANT FUNDS, INCLUDING MATCHING FUNDS, MUST BE SPECIFICALLY APPROVED BY COUNCIL.

WHEREAS, opportunities to apply for grant funds occur at various times throughout the year; and

WHEREAS, a general authority to apply for funds will provide for adequate timing of applying for grants with Council approval.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MONROE, STATE OF OHIO, THAT:

SECTION 1: The City Manager or designee is hereby authorized to apply for any and all grant funds; provided that acceptance of any grant funds, including matching funds, must be specifically approved by Council.

SECTION 2: This measure shall take effect and be in full force from and after its passage pursuant to Section 7.08 (C) of the Charter.

PASSED: _____

ATTEST: APPROVED:

_____ _____

Clerk of Council Mayor

**RESOLUTION NO. 04-2026**

A RESOLUTION APPROVING A THEN-AND-NOW CERTIFICATE IN THE AMOUNT OF $10,934.83 TO STRYKER SALES CORPORATION FOR THE PURCHASE OF A MAINTENANCE PLAN FOR FIRE DEPARTMENT EQUIPMENT.

WHEREAS, the invoice was received prior to a purchase order being opened.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MONROE, STATE OF OHIO, THAT:

SECTION 1: A Then-and-Now Certificate in the amount of $10,934.83 to Stryker Sales Corporation for the purchase of a maintenance plan for Fire Department equipment is hereby approved.

SECTION 2: This measure shall take effect and be in full force from and after its passage pursuant to Section 7.08 (C) of the Charter.

PASSED: _____

ATTEST: APPROVED:

_____ _____

Clerk of Council Mayor

stryker

## LP 35

| | | | |
|---|---|---|---|
| Quote Number: | 11235454 | Remit to: | Stryker Sales, LLC<br>21343 NETWORK PLACE<br>CHICAGO IL 60673-1213<br>USA |
| Version: | 1 | Division: | Medical |
| Prepared For: | MONROE FIRE DEPT | Rep: | Peter Landry |
| | Attn: | Email: | peter.landry@stryker.com |
| | | Phone Number: | |
| | | Mobile: | 614-701-8678 |
| Quote Date: | 01/02/2026 | | |
| Expiration Date: | 04/02/2026 | | |
| Contract Start: | 01/02/2026 | | |
| Contract End: | 01/01/2027 | | |

| **Delivery Address** | | **Sold To - Shipping** | | **Bill To Account** | |
|---|---|---|---|---|---|
| Name: | MONROE FIRE DEPT | Name: | MONROE FIRE DEPT | Name: | MONROE FIRE DEPT |
| Account #: | 20047360 | Account #: | 20047360 | Account #: | 20191891 |
| Address: | 6262 HAMILTON MIDDLETOWN RD | Address: | 6262 HAMILTON MIDDLETOWN RD | Address: | |
| | MIDDLETOWN | | MIDDLETOWN | | |
| | Ohio 45044-7908 | | Ohio 45044-7908 | | |

### Equipment Products:

| # | Product | Description | Qty | Sell Price | Total |
|---|---|---|---|---|---|
| 1.0 | 70335-000042 | LP35,EN-US,MAS-SP/CO,MED-CO2,SUN-NIBP,12L,WIFI/ CELL/LN/CPRIN,STD,BT | 2 | $48,706.64 | $97,413.28 |
| 2.0 | 11577-000004 | Station Battery Charger - For the LP15 | 2 | $1,779.70 | $3,559.40 |
| 3.0 | 11335-000001 | LIFEPAK FLEX Lithium-Ion Battery | 4 | $850.10 | $3,400.40 |
| 4.0 | 11140-000131 | AC Power Cord (North America, hospital grade) | 2 | $73.45 | $146.90 |
| 5.0 | 11335-000005 | LIFEPAK Printer Kit | 2 | $2,550.30 | $5,100.60 |
| 6.0 | 11335-000008 | LIFEPAK 35 Storage Bag Kit | 2 | $405.60 | $811.20 |
| 7.0 | 11260-000073 | Shoulder Strap | 2 | $50.70 | $101.40 |
| 8.0 | 11111-000041 | LIFEPAK 3-wire extended precordial ECG cable | 2 | $81.25 | $162.50 |
| 9.0 | 11996-000519 | LNCS-II Reusable rainbow 8-wavelength Adult Sensor | 2 | $601.25 | $1,202.50 |
| 10.0 | 11996-000520 | LNCS-II Reusable rainbow 8-wavelength Pediatric Sensor | 2 | $661.70 | $1,323.40 |
| | | | Equipment Total: | | $113,221.58 |

### Data Solutions:

| # | Product | Description | Qty | Sell Price | Total |
|---|---|---|---|---|---|
| 11.0 | 11150-000020 | LIFEPAK Cellular Modem, North America | 2 | $1,200.00 | $2,400.00 |

stryker

## LP 35

| | | | |
|---|---|---|---|
| Quote Number: | 11235454 | Remit to: | Stryker Sales, LLC<br>21343 NETWORK PLACE<br>CHICAGO IL 60673-1213<br>USA |
| Version: | 1 | Division: | Medical |
| Prepared For: | MONROE FIRE DEPT | Rep: | Peter Landry |
| | Attn: | Email: | peter.landry@stryker.com |
| | | Phone Number: | |
| | | Mobile: | 614-701-8678 |
| Quote Date: | 01/02/2026 | | |
| Expiration Date: | 04/02/2026 | | |
| Contract Start: | 01/02/2026 | | |
| Contract End: | 01/01/2027 | | |

| | |
|---|---|
| Data Solutions Total: | $2,400.00 |

**Price Totals:**

| | |
|---|---|
| Estimated Sales Tax (0.000%): | $0.00 |
| Shipping and Handling: | $500.00 |
| Grand Total: | $111,121.58 |

Prices: In effect for 30 days

Terms: Net 30 Days

**Shipping & Handling Includes:**
Standard freight, special packaging, semi rigging cranes, labor & delivery of equipment to final location, removal of all packaging, pre-delivery site check, education/training

**Terms and Conditions:**
Deal Consummation: This is a quote and not a commitment. This quote is subject to final credit, pricing, and documentation approval. Legal documentation must be signed before your equipment can be delivered. Documentation will be provided upon completion of our review process and your selection of a payment schedule. Confidentiality Notice: Recipient will not disclose to any third party the terms of this quote or any other information, including any pricing or discounts, offered to be provided by Stryker to Recipient in connection with this quote, without Stryker's prior written approval, except as may be requested by law or by lawful order of any applicable government agency. A copy of Stryker Medical's terms and conditions can be found at https://techweb.stryker.com/Terms_Conditions/index.html.