



**Monroe Council Agenda
Regular Meeting of Council
May 12, 2026 – 6:30 PM
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

Roll Call

Approval of the Minutes

Council Minutes of April 28, 2026

Visitors

David Bond, President of the Monroe Lions Club - Seeking Approval for Beer Sales at the Light Up the Sky Event

Committee Reports

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

Old Business

Resolution No. 17-2026. A Resolution authorizing the City of Monroe to enter into an engineering services agreement with Fishbeck for water main improvements and authorizing the City Manager to execute any and all documents related to said agreement.

Sponsor: Gary Morton

Strategic Priority: Well Managed Services and Infrastructure

Background: The City's water distribution system along Yankee Road, Wicklow Lane, Todhunter Road, and Deneen Avenue includes aging 6-inch and 8-inch water mains that are undersized to meet current fire flow and service demands. This project was previously identified as a priority infrastructure need, including in connection with the Monroe Local Schools water supply deficiency at the Yankee Road campus. The proposed improvements will upgrade approximately three miles of distribution system to 12-inch water main, improving system capacity, fire flow reliability, and long-term operational resilience.

Project Scope

The project is organized into two phases:

Phase 1 includes replacement of approximately 5,270 linear feet of existing 6- and 8-inch water main



along Todhunter Road, Wicklow Lane, and Deneen Avenue with new 12-inch main, along with 3,630 linear feet of new 12-inch main across the north side of Monroe High School property connecting to Yankee Road, and 930 linear feet from Yankee Road to the Todhunter pressure reducing valve.

Trench-width pavement restoration is included.

Phase 2 includes approximately 2,700 linear feet of 12-inch water main along Yankee Road from the Monroe High School connection south to SR-63, routed in a new easement outside the existing Page 3 ROW, and an additional 5,300 linear feet in the northbound lane of Yankee Road from SR-63 to an existing 12-inch main on Carson Road. Phase 2 includes full-width pavement resurfacing, a jack and bore under SR-63, and directional drilling under Coldwater Creek and an unnamed tributary to Dicks Creek.

Engineering Services Agreement

The City solicited a proposal from Fishbeck, whose Cincinnati office has existing familiarity with Monroe's water system and the project corridor. Professional engineering services for public improvement projects are not subject to competitive bidding requirements under Ohio law; selection is based on qualifications and negotiated scope and fee. The proposed Agreement covers topographic survey, easement preparation, detailed design, bidding support, and construction phase engineering services for both phases.

Fee Summary

Task	Phase 1	Phase 2	Total
Survey	\$76,000	\$75,000	\$151,000
Design	\$119,000	\$139,000	\$258,000
Bidding & Construction	\$103,000	\$103,000	\$206,000
Phase Total	\$298,000	\$317,000	\$615,000

Compensation is on a current hourly rates plus reimbursable expenses basis, not to exceed \$615,000. Invoices are issued monthly. The agreement includes a 10-day written termination right for either party and limits Fishbeck's professional liability to the greater of \$250,000 or the total fee earned.

Schedule

Fishbeck is prepared to begin immediately upon execution. The survey and design phase is estimated at eight months, with construction timing to be determined following bid award.

Recommendation

Staff recommends City Council adopt a resolution authorizing the City Manager to execute the Engineering Services Agreement with Fishbeck for the Yankee Road and Wicklow Lane Water Main Improvements in an amount not to exceed **\$615,000**.

New Business

Resolution No. 28-2026. A Resolution authorizing the City of Monroe to enter into an engineering services agreement with Fishbeck for water main improvements and authorizing the City Manager to execute any and all documents related to said agreement.

Sponsor: Gary Morton

Strategic Priority: Well Managed Services and Infrastructure



Background: Alternative 2 constructs approximately **19,800 linear feet** of new water main entirely within the corporate limits of the City of Monroe, generally following the Wicklow Lane / Macready Avenue / Elm Street / State Route 63 corridor. The alignment achieves a modeled fire flow of **3,085 gpm** at the school hydrant and a system pressure of **79 psi**, both of which exceed the minimums needed to serve the new school and the affected neighborhoods.

Key advantages of Alternative 2:

- **Replaces aging infrastructure.** The Elm Street and Macready Avenue mains are among the oldest, smallest-diameter pipes in the central system and have a documented history of breaks and service issues. Alternative 2 retires this aging segment and replaces it with a new ductile iron main of adequate size.
- **All work within the City.** Unlike Alternative 1, no portion of the work lies in Lemon Township, eliminating the need for an inter-jurisdictional construction agreement, township ROW permitting, and the associated schedule risk.
- **Meets fire flow requirements before school occupancy.** The 20-month schedule allows the improvements to be substantially complete prior to the opening of the new Monroe Local Schools facility.
- **Dual benefit per dollar invested.** Capital investment simultaneously corrects the fire flow deficiency and addresses long-deferred renewal of the Elm/Macready mains, reducing future emergency repair costs and unplanned outages.

Cost Breakdown:

- **Water main construction (within City):** \$8,850,000
- **Engineering fees:** \$880,000
- **Total estimated project cost:** \$9,730,000

Resolution No. 29-2026. A Resolution approving a Then-and-Now Certificate in the amount of \$3,448.52 to Premier Occupational Health for the purchase of department physicals.

Sponsor: Chief David Leverage

Strategic Priority: Well Managed Services and Infrastructure

Background: This is for the annual department physicals as required per the Collective Bargaining Agreement. This is a partial invoice for services rendered.

Ordinance No. 2026-13. An Ordinance to create a TIF area pursuant to Section 5709.40(B) of the Ohio Revised Code; declare improvements to certain parcels of real property located in the TIF area to be a public purpose; exempt from real property taxation 100% of those improvements; require the owners of those parcels to make service payments in lieu of taxes; establish a municipal public



improvement tax increment equivalent fund for the deposit of the remainder of those service payments; specify the public infrastructure improvements to be made within the TIF area that directly benefit those parcels.

Sponsor: Jake Burton

Strategic Priority: Strategic Growth and Development

Background: This Ordinance will officially create the Clear Commercial Tax Increment Equivalent Fund "TIF", establishing the district for a term of 30 years, creating the "Project Clear (C15)" TIF Fund, and allowing the compensation agreement to be signed between the City of Monroe and Lakota Local School District. The compensation agreement mirrors the compensation agreement for the Stonybrook residential agreement, except this agreement includes a clause that the school district would be "caught up" in later years with excess revenues for any year that the district is not compensated 100% in the first 10 years of the agreement. An emergency adoption of the second reading of this Ordinance on May 12, 2026, is requested to ensure all documents are approved and submitted to the Ohio Department of Development prior to the commencement of construction. Included in the Council packet for review are the Compensation Agreement with Lakota Local Schools and the TIF timeline.

Resolution No. 30-2026. A Resolution approving a Then-and-Now Certificate in the amount of \$7,978.74 to CivicPlus for NextRequest public records software renewal.

Sponsor: Beth Combs

Strategic Priority: Good Governance

Background: Invoice received for CivicPlus FOIA Workflow platform annual subscription, NextRequest. This platform is used by all departments to receive and manage public records requests. There were approximately 2,270 records requests across all departments in 2025.

Consideration of Motion to authorize the expenditure of \$26,000 to Baxla Tractor Sales, Inc. for the purchase of a utility vehicle for the police department.

Sponsor: Chief Buchanan

Strategic Priority: Well managed services

Background: The police department's utility vehicle (UTV) has been in service since 2017 and is no longer sufficient for the police department's operations. The department began a review this year for the replacement of the UTV as a future capital improvement expenditure. The public works department has budgeted for a utility vehicle in their current budget. The police UTV is in excellent condition, has low operating hours and miles, and meets all the needs of the public works department. The police UTV was originally intended for the Bicentennial Park and has a governor that



restricts the effectiveness of the vehicle for law enforcement purposes. When we need to move the vehicle from one side of the city to the other, it is transported by truck and trailer. Instead of purchasing two vehicles, we are transferring the current police UTV to the public works department and purchasing a UTV for the police department. A suitable vehicle has been located that is under the current state bid. This new vehicle is well-designed for the police operations that we encounter in off-road situations, especially in our parks and along the trails, stream areas, and farmland within the city.

Administrative Reports

Executive Session

Consider the employment and compensation of a public employee or official;
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.

Adjournment