CITY OF MONROE OHIO

Monroe Council Agenda
Regular Meeting of Council
July 14, 2026 – 6:30 PM
233 South Main Street, Monroe, Ohio

Pledge of Allegiance

Roll Call

Approval of the Minutes

Council Minutes of June 23, 2026

Visitors

Committee Reports

Public Works Committee

Finance Committee

Administrative Liaison Committee

Technology Committee

Public Involvement Committee

Public Safety Committee

Old Business

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

Sponsor: Jake Burton

Strategic Priority: Well Managed Services and Infrastructure

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

A BAN is a one-year financing that is required to be renewed annually if not converted into a long-term debt issuance. A BAN issuance requires interest to be paid annually, but does not require a principal payment until converted to a long-term issuance. The interest payment that will be made associated with the 2025 BAN issuance is $199,444.44. A $5 million BAN was requested last year as site work was anticipated to begin in the first half of 2026 in addition to the $3.2 million BAN for the purchase of the acreage for this property and additional acreage still owned by the city.

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

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

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

Sponsor: Jake Burton

Strategic Priority: Well Managed Services and Infrastructure

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

A BAN is a one-year financing that is required to be renewed annually if not converted into a long-term debt issuance. A BAN issuance requires interest to be paid annually, but does not require a principal payment until converted to a long-term issuance. The interest payment that will be made associated with the 2025 BAN issuance is $199,444.44. A $5 million BAN was requested last year as site work was anticipated to begin in the first half of 2026 in addition to the $3.2 million BAN for the purchase of the acreage for this property and additional acreage still owned by the city. $13,675,000 is being requested with this BAN Ordinance for the building improvements, which will result in a total

2026 BAN amount of $18,675,000. City Council passed Resolution 61-2025 on October 28, 2025 authorizing the City Manager to enter into a design-build contract with HGC Construction and Emersion Design in an amount not to exceed $18,669,358.10.

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

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

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

Sponsor: Jake Burton

Strategic Priority: Well Managed Services and Infrastructure

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

A BAN is a one-year financing that is required to be renewed annually if not converted into a long-term debt issuance. A BAN issuance requires interest to be paid annually, but does not require a principal payment until converted to a long-term issuance. The interest payment that will be made associated with the 2025 BAN issuance is $199,444.44. A $5 million BAN was requested last year as site work was anticipated to begin in the first half of 2026 in addition to the $3.2 million BAN for the purchase of the acreage for this property and additional acreage still owned by the city. $13,675,000 is being requested with this BAN Ordinance for the building improvements, which will result in a total 2026 BAN amount of $18,675,000. City Council passed Resolution 61-2025 on October 28, 2025 authorizing the City Manager to enter into a design-build contract with HGC Construction and Emersion Design in an amount not to exceed $18,669,358.10.

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

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

New Business

Emergency Ordinance No. 2026-20. An Ordinance accepting the Grant & Loan Agreement between the Ohio Public Works Commission and the City of Monroe for the Garver Road improvements, and declaring an emergency.

Sponsor: Zach McNutt

Strategic Priority: Well Managed Services and Infrastructure

Background:

This Ohio Public Works Commission grant application was submitted in 2025 and awarded in 2026. The grant will cover $1,024,213 of the Garver Road improvement cost, with the remaining balance financed through an OPWC loan of up to $800,000 at 0% interest over a 30-year term. We do not anticipate needing the full $800,000 to complete the project. At the full $800,000, the loan would carry an annual payment of roughly $27,000, well within reason given the water main's useful life of up to 100 years. The 30-year loan term is well within the asset's expected useful life, meaning the City will have fully repaid the loan long before the infrastructure needs replacement.

Approval as an emergency measure is respectfully requested so that project funding can be secured without delay. The project must be completed by the end of 2026 to comply with the terms of the OPWC grant. Requiring a second reading would delay issuance of the Notice to Proceed by approximately 60 days, pushing construction further into the winter months and jeopardizing timely completion of the asphalt work due to air temperature restrictions.

What Is OPWC? The Ohio Public Works Commission (OPWC) is a state agency that funds local infrastructure projects — roads, water, wastewater, and stormwater — through state-issued bonds. It provides grants (no repayment) and low/no-interest loans, awarded through District Public Works Integrating Committees.

Item	Amount	Source
Total Bid (incl. contingency)	$1,718,116.40	—
OPWC Grant	$1,024,213	State — no repayment
OPWC Loan	$800,000	0% interest, 30-yr term loan

CITY OF MONROE OHIO

Resolution No. 42-2026. A Resolution accepting the lowest and/or best bid submitted for water main replacement, asphalt resurfacing, and stormwater drainage improvements along Garver Road and authorize the City Manager to enter into a contract by and between the City of Monroe and JTM Smith Construction, Inc.

Sponsor: Zach McNutt

Strategic Priority: Well Managed Services and Infrastructure

Background: This project encompasses water main replacement, roadway resurfacing, and stormwater drainage improvements along Garver Road.Approximately 3,300 feet of 8-inch cast iron water main, installed in 1959, will be replaced with 12-inch Class 53 ductile iron pipe. Replacing this nearly 70-year-old water main is a critical upgrade to ensure reliable water service, particularly for customers east of I-75 — this section of the system supplies water to a 12-inch water main east of the interstate.

Because work will take place in the roadway and ditch line along Garver Road, the disturbed roadway area will be fully repaved once water line installation is complete. This includes a full-width, 3-inch mill and resurface of Garver Road from Deneen Avenue to 201 Garver Road (Joe Morgan Honda), stopping short of the Garver Rd/New Garver Rd intersection. A new ditch line will be established along the west side of the road, along with culvert replacements, new concrete headwalls, and drainage modifications at several locations. Tied concrete block matting will be installed in select areas to control erosion and improve both roadway longevity and safety for vehicular traffic.

Sealed bids were opened on June 26, 2026. Four bids were received, with JTM Smith Construction as the apparent low bidder. The total bid amount, including contingency, is $1,718,116.40. Of this total, approximately $1,024,213 is being funded through an Ohio Public Works Commission grant, with the remaining $693,903.40 financed through an OPWC loan at 0% interest over 30 years.

Resolution No. 43-2026. A Resolution authorizing amendments to the professional services agreement with Fishbeck for water main improvements.

Sponsor: Gary Morton

Strategic Priority: Well Managed Services and Infrastructure

Background: On May 12, 2026, the City entered into a Professional Services Agreement with Fishbeck to provide design and construction phase engineering services for water main improvements along Yankee Road, Wicklow Lane, and Todhunter Road. During design development, it was discovered that an existing fiber-optic line is installed in proximity to the originally planned water main alignment. Relocation of the fiber line by the utility owner would introduce a delay that the project schedule cannot absorb. To avoid this conflict and maintain the project timeline, the water main alignment was shifted, changing the location of key project features and requiring additional design services beyond the original scope.

In conjunction with this realignment, staff have directed that the affected sections of Todhunter Road be repaved and widened to include paved shoulders following installation of the water main, improving driver safety along the corridor. The additional scope includes updates to Maintenance of Traffic and General Notes, development of a typical pavement section, roadway plan and profile drawings, cross-section and roadside design, construction quantities and cost estimating, plan reviews, and additional construction administration and observation.

Amendment No. 1 increases Fishbeck's fee by a not-to-exceed amount of $29,800. All other terms and conditions of the existing Agreement remain unchanged. Staff recommends approval.

Public Hearing: Resolution 44-2026. A Resolution adopting the Tax Budget for the City of Monroe, Ohio, for the 2027 fiscal year.

Sponsor: Jake Burton

Strategic Priority: Good Governance

Background: A Tax Budget must be adopted annually by City Council by July 15th and submitted to the County Auditors by July 20th as required by Ohio Revised Code, Chapter 5705. The Tax Budget has two primary purposes: estimate the city's anticipated revenue, which establishes the "certificate of estimated resources" for the upcoming budget year, and to demonstrate the need for property taxes and local government funds. The City's total current property tax millage is 9.32: 2.32 inside millage funds general city operations, and 7.0 outside (voted) millage (4.5 mills for Fire operations and 2.5 mills for Police Operations).

The Tax Budget process has the following steps and deadlines:
July 15 - Public Hearing and City Council approves Tax Budget
July 20 - County Budget Commission receives and reviews Tax Budget
August (estimated) - County Budget Commission gives amounts and rates of property tax to City
October 1 - City Council approves and sends back "Resolution Accepting the Amounts and Rates for Property Tax"

The Tax Budget provides a detailed breakdown of the 3 major operating funds: General Fund, Fire & EMS Levy Fund, and Police Law Enforcement Fund. A summary of total estimated revenues and expenditures are provided for all other funds: Special Revenue Funds, Debt Service Funds, Capital Project Funds, Special Assessment Funds, Enterprise (Proprietary) Funds, Trust and Agency (Fiduciary) Funds.

The Tax Budget may be adjusted prior to the start of the next fiscal year or throughout the fiscal year. Expenditures listed in the Tax Budget are estimates and do not reflect the expenditure amounts that will ultimately be budgeted in fiscal year 2027 as this is the first step in the 2027 budget process.

Administrative Reports

Monroe Police Department Axon Agreement for 2027 through 2036

Executive Session

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

Adjournment