



**Monroe Council Agenda
Regular Meeting of Council
September 26, 2023 – 6:30 PM
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

Roll Call

Approval of the Minutes

Council Minutes of September 12, 2023.

Visitors

Committee Reports

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

Old Business

Ordinance No. 2023-20. An Ordinance authorizing the purchase of temporary and permanent right-of-way for the Todhunter Road Culvert Replacement Project from Rosemary Ramey. (Second Reading)

Strategic Priority: Well Managed Services and Infrastructure

Background: This land purchase is necessary for the proper construction of the culvert replacement project. With these takes, the roadway will be widened in this area, making it safer without requiring guardrails. \$100,000.00 was budgeted in the current budget for land acquisition.

Ordinance No. 2023-21. An Ordinance authorizing the purchase of temporary and permanent right-of-way for the Todhunter Road Culvert Replacement Project from Gail G. Alford. (Second Reading)

Strategic Priority: Well Managed Services and Infrastructure

Background: This land purchase is necessary for the proper construction of the culvert replacement project. With these takes, the roadway will be widened in this area, making it safer without requiring guardrails. \$100,000.00 was budgeted in the current budget for land acquisition.

New Business



Resolution No. 54-2023. A Resolution approving a Then-and-Now Certificate in the amount \$44,474.65 to Majors Enterprises, Inc.

Strategic Priority: Well Managed Services and Infrastructure

Background: The cause of this emergency repair was due to a leak on the 12" water main that runs along the west bound lane of State Route 63. The leak occurred at the eastern entrance to the Kroger Distribution Center. It was caused by a tapping saddle leaking where it connected to the main line. Due to the depth and complexity of the repair, it was determined that City staff did not have the proper safety equipment and experience to tackle a leak of this nature. Also, we were losing several hundred gallons per minute from the leak. This particular line is directly feeding the west half of the City distribution system, so to take it out of service for an extended period was a risk to the supply system.

Majors Supply was brought in on a time and material basis to make the repairs. Attached is a break down of their employee hours, materials and other charges. Staff has confirmed that these hours are accurate.

Resolution No. 55-2023. A Resolution accepting the lowest and/or best bid submitted for the 2023 Brittany Heights Concrete Assessment Rehabilitation Project and authorize the City Manager to enter into a contract by and between the City of Monroe and R. A. Miller Construction for said project.

Strategic Priority: Well Managed Services and Infrastructure

Background: This years' contract is being awarded to R.A. Miller Construction. They were actually the second low bid. However, the low bid was pulled due to a math error directly after the opening. R.A. Miller Construction has a bid of \$170,116.98. The overall budget for the program was \$350,000.00. Originally there were 112 homes within this project. Currently, 57 homes have pulled permits and are taking care of the repairs themselves through private contracting. Homeowners have until October 12, 2023 to pull permits and have the work done privately. The unpermitted addresses have been sent letters with the final estimated cost of repairs through the City contract. They again have until October 12, 2023 to pull a permit if they choose to go outside the City contract.

Resolution No. 56-2023. A Resolution accepting the lowest and/or best bid submitted for the 2023 ADA Ramp Replacement Program and authorize the City Manager to enter into a contract by and between the City of Monroe and R.A. Miller Construction Co., Inc. for said project.

Strategic Priority: Well Managed Services and Infrastructure

Background: This approval is to award the 2023 Handicap Ramp Replacement contract to R.A. Miller Construction. They were the apparent low bidder on the project. There are seventeen ramps which will be replaced and brought into compliance under this project. Six of the ramps are in the Bridle Creek subvision. Three ramps are near the elementary school at Britton and McCready, Ohio Ave and Lee Price, and Ohio Ave at Britton Ln. The remaining ten ramps are within the Mt. Pleasant Retirement Community. This year's bid was \$151,991.40. The budget for the project was \$200,000.00.

Resolution No. 57-2023. A Resolution to authorize the City Manager to enter into a Collective Bargaining Agreement by and between the City of Monroe and the Ohio Patrolmens Benevolent



Association for the Police Sergeants.

Strategic Priority: Well Managed Services and Infrastructure

Background: Negotiations between the City and the Ohio Patrolmen's Benevolent Associates have been ongoing and, as a result of said negotiations, the parties have reached an agreement.

Overview of Changes:

Sick time was added as leave that does not count toward the calculation of overtime.

An employee who is required to work on any designated holiday shall receive pay for those hours worked on the holiday at a rate of time and one-half his regular rate.

An employee working overtime on any designated holiday will receive additional holiday time to be used at a later date.

Vacation accrual rates were updated for newly hired employees to earn vacation immediately rather than having to wait one year.

Added death to the list of types of separation from City service that will result in pay for accumulated vacation.

Updated the wording for prior service to mirror Ohio Revised Code 9.44 which entitles employees to have their prior service with any state or political subdivision of the state counted as service for the purpose of computing the amount of the employee's vacation leave.

Bereavement Leave language was updated to add domestic partners and spouses' grandparents. Mother-in-Law and Father-in-Law were added to the category of immediate family, which allows for 4 days off rather than 3.

Shift differential will remain at 14% - no change

Wage increase based on Patrol Contract = 7.0% = 2023; 3.5% = 2024; 3.5% = 2025

Language clean up for dues deduction, non-discrimination and insurance related to adult children under the affordable care act.

Resolution No. 58-2023. A Resolution authorizing the City Manager to enter into an intergovernmental agreement by and between the City of Monroe and the Warren County Transportation Improvement District to perform a traffic impact study of the intersection of State Route 63 and Union Road.

Strategic Priority: Strategic Growth and Development

Background: This Intergovernmental Agreement (IGA) authorizes the Warren County Transportation Improvement District (TID) to start traffic review and basic engineering designs for the realignment of Gateway Boulevard and Union Road. The current alignment of Gateway Blvd and Union Road jogs over the rail crossing at SR 63. With increased traffic in that area due to recreational and industrial



developments, as well as Monroe's increased traffic over time, it is becoming more likely that improvements will be needed in that area at some point in the future.

Emergency Ordinance No. 2023-23. An Ordinance determining to adjust special assessments levied for the purpose of constructing certain improvements and declaring an emergency.

Strategic Priority: Well Managed Services and Infrastructure

Background: City Council passed Emergency Ordinance 2018-20 on August 18, 2018 levying special assessments against benefited properties in cooperation with the Warren County Port Authority issuing Development Revenue Bonds and must update the special assessments annually by passing this Ordinance. The original bonds were issued for the purpose of financing certain public infrastructure improvements including roads, sewers, drains, and water pipes. Table F of the WCPA - Monroe Special Assessment - Series 2021B Bonds - Annual Report (2023) contains the Special Assessments for Certification which has been included as "Exhibit B" of the Ordinance.

Emergency Ordinance No. 2023-24. An Ordinance determining to adjust special assessments levied for the purpose of constructing certain improvements and declaring an emergency.

Strategic Priority: Well Managed Services and Infrastructure

Background: City Council passed Ordinance No. 2008-35 on August 12, 2008 levying special assessments against benefited properties as it relates to the Tax Increment Service and Cooperative Agreement entered into by the City, the property owners, and the Port Authority, dated March 1, 2008 which requires the assessments to be adjusted by the amount of service payments in lieu of taxes collected. The original bonds were issued for the purpose of refinancing certain public infrastructure improvements at the southeast quadrant of the I-75/SR 63 interchange. Table C-3 of the WCPA - Corridor 75 - Argus - Annual Report (2023) contains the Special Assessments for Certification which has been included with the Ordinance as "Exhibit B".

Ordinance No. 2023-25. An Ordinance authorizing the issuance of not to exceed \$3,200,000 of real estate acquisition general obligation bond anticipation notes, by the City of Monroe, Ohio, in anticipation of the issuance of bonds.

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. We officially purchased the property on July 20, 2023 for the amount of \$3,143,233.75 utilizing General Fund dollars that will be reimbursed prior to the end of the year with the issuance of these Bond Anticipation Notes (BANs).

The City will ultimately have a long-term debt issuance for the Public Works facility itself at some point in the future, and that portion of the purchased land will be included in the Public Works facility debt issuance. The excess land that will be part of a future development investment will require separate



note financing. The specific details of the long-term debt issuances will be discussed as we learn more about the future plans of the Public Works facility and for the excess property.

The tentative schedule for these BANs has a 1st Reading of the Ordinance on September 26, a 2nd Reading on October 10, and an effective date of November 9. The official bond closing date is tentatively scheduled for November 29, 2023.

Ordinance No. 2023-26. An Ordinance authorizing the purchase of temporary and permanent right-of-way for the Todhunter Road Culvert Replacement Project from Thomas J. Lipinski and Teri L. Lipinski.

Strategic Priority: Well Managed Services and Infrastructure

Background: This is for the approval to purchase Right-of-Way and temporary construction easements for the Todhunter Road Culvert Replacement Project. This purchase involves two parcels owned by the Lipinski family. Both parcels are on the south side of Todhunter Road. O.R. Colan was retained by the City to negotiate the terms of these purchases. These are the final two land takes for this project. We had an overall budget of \$100,000.00 for property acquisition in the 2023 budget for this project. In total, with all four properties necessary for this project, we are at a total cost of \$43,562.00 for property acquisition. This is \$56,458.00 under the budgeted amount.

Here is the outline of the negotiation for the Lipinski property:

Parcel 4

Offer - \$15,501
Original Counteroffer - \$20,137
City Settlement Offer - \$17,819
New Counteroffer - \$18,685
Parcel 5

Original Offer - \$11,006
Original Counteroffer - \$13,309
City Settlement Offer - \$12,150
New Counteroffer - \$12,315
Total Take for Parcels 4&5= \$31,000.00

Consideration of Motion accepting the June and July 2023 Finance Reports as submitted.

Consideration of Motion requesting a hearing on the transfer of a D5A and D6 Liquor Permit from S & G 4 LLC to JSK Hospitality Inc.

Administrative Reports

Executive Session - Consideration of the appointment of a public official.

Adjournment