



**Monroe Council Agenda
Regular Meeting of Council
May 28, 2024 – 6:30 PM
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

Roll Call

Approval of the Minutes

Council Minutes of May 14, 2024

Visitors

Committee Reports

Public Works Committee

Finance Committee

Administrative Liaison Committee

Technology Committee

Public Involvement Committee

Public Safety Committee

Old Business

Emergency Ordinance No. 2024-11. An Ordinance authorizing the City Manager to enter into a Lease Agreement with the highest bidder for the real property known as the Clark Boulevard Property and declaring an emergency. (Second Reading)

Sponsor: Angela S. Wasson

Strategic Priority: Good Governance

Background: After advertisement and bidding, one bid was submitted by Majors Farms. Due to the fact that planting season has started, staff is requesting that this Ordinance be adopted as an emergency to avoid additional delay in the planting of crops.

Emergency Ordinance No. 2024-13. An Ordinance amending and supplementing the Traffic Code and General Offenses Code of the Codified Ordinances to bring City law into conformity with State law and declaring an emergency. (Second Reading)

Sponsor: Angela S. Wasson

Strategic Priority: Good Governance



Background: These updates allow for the City Codes to mirror state law. Citations under the local code results in more fine money remaining with the City.

Emergency Ordinance No. 2024-14. An Ordinance authorizing the City Manager to enter into a Master Lease by and between the City of Monroe and the Monroe Area Community Improvement Corporation for the lease of a portion of the real property located at 601-685 South Main Street and declaring an emergency. (Second Reading)

Sponsor: Jennifer Patterson

Strategic Priority: Strategic Growth and Development

Background: The City purchased the strip center next to the police department in 2019 with the intent of evaluating the site for future retail or office uses. Since the purchase, the building has remained largely vacant despite interest from a variety of private businesses. City Council and the MACIC have considered the future of this property numerous times over the past 5 years, and staff believes there is a possibility of securing project funds if the building is under the control of the MACIC. (The MACIC has been the designated economic development agency of the City since 2009 and is able to lease/sublease property under their Articles of Incorporation and the Ohio Revised Code.)

Once the lease is transferred, the roof is repaired or replaced appropriately, and the City has vacated the building, the MACIC will pursue funding and subleases to improve the space for the benefit of the community. In the event that the project does not move forward as anticipated under this Master Lease, the lease can be terminated by either party.

New Business

Resolution No. 29-2024. A Resolution approving a Then-and-Now Certificate in the amount of \$14,798.51 to PowerDMS.

Sponsor: Kacey Waggaman

Strategic Priority: Good Governance

Background: the invoice was received prior to the purchase order being opened.

Resolution No. 30-2024. A Resolution authorizing the City Manager to apply for, accept, and enter into a cooperative agreement for construction of the South Main Street Water Main Project between the City of Monroe and the Ohio Water Development Authority.

Sponsor: Jake Burton



Strategic Priority: Well Managed Infrastructure

Background: The 2024 Capital Budget included \$1,200,000 for the South Main Street Water Main Replacement Project, with \$365,000 being funded from the Water Fund and \$885,000 being funded by an Advance from the General Fund. The final bid cost for this project was \$818,621.10 or \$381,378.90 under the original estimate.

As the City continues to work on the Stonybrook residential development, the possible opportunity to upsize the water main associated with the project from the required 8-inch main to a 12-inch main has been discussed. The hope is the City would only pay, or waive fees, for the additional material costs associated with the larger main and be able to meet the long-term water infrastructure needs of this area based on the City's water modeling, which would prep this area for long-term growth and save taxpayer dollars in the future.

City Council passed Ordinance No. 2021-52 on October 26, 2021 which adopted the Water Rate Study dated September 14, 2021 and adjusted water rates through calendar year 2025. The Water Rate Study contemplated the City issuing \$5.5 million in loan/bond/grant funded projects and \$3.1 million in rate (cash) funded projects from 2021-2025. The actual spending from 2021 through 2024 (budget) has been \$4.8 million in rate (cash) funded projects and no loans/bonds issued.

With all of these factors considered, an OWDA Loan for the South Main Street Water Main Project is recommended. The interest rate on the OWDA loan varies monthly based on the previous 8-week average of the 20 year and 30 year MMD Aa Index plus 0.30%. The interest rate for May is 3.85% on loan terms 5 to 20 years and 4.18% on loan terms 21 to 30 years. The City's loan application will be considered at the June OWDA Board Meeting, so the actual interest rate will vary slightly. OWDA has no minimum or maximum amount, and terms are based on the applicants request, from 5 years to 30 years. OWDA charges a Loan Administration Fee of 0.35% which would result in a fee of \$2,865 on our \$818,621.10 project, bringing the total loan amount to \$821,486.10. This is the first time the City has applied for a OWDA loan, but all future loans would receive a 12.5% interest rate reduction for being a previous OWDA borrower. A 15-year term is being recommended for this project, which would result in an estimated total cost of \$1,089,075 or \$72,605 per year.

Resolution No. 31-2024. A Resolution accepting the lowest and/or best bid for the South Main Street Water Main Replacement Project and authorizing the City Manager to enter into a contract with Majors Enterprises Inc. for said project.

Sponsor: Gary Morton

Strategic Priority: Well Managed Services and Infrastructure

Background: This project will replace and upsize the water main from Carson Road to Mason Ave. on South Main Street. It is necessary for the health of the city's water distribution system. The current 8" cast iron main, which is in use, is causing a pinch point in the system, not allowing our North Main Street tower to fill. This replacement project will allow this to happen by improving the system's hydraulics, which will allow the tank to fill to its one million-gallon capacity.



Majors Enterprises was the low bidder on the project. Five bids were received. The bid opening sheet outlines all five bids. It is attached for your review. Work will likely begin in late July on this project.

Resolution No. 32-2024. A Resolution repealing Resolution No. 69-2018 wherein Council accepted a \$650,000 grant for the Great Miami Trail Monroe Section Project.

Sponsor: Gary Morton

Strategic Priority: Parks and Connectivity

Background: Public Works requests that the council return the \$650,000.00 grant to OKI for the Great Miami River Trail. Due to inflation and stream bank erosion, the City is unable to build the Great Miami River Trail for the amount originally budgeted. OKI will not allow the scope of work to be altered under the terms of the awarded grant. Therefore, the City cannot spend the funds.

Also, each year we hold onto these funds, we are penalized by OKI. This means we are very unlikely to receive OKI funding for other projects or even more funding for the Great Miami River Trail. However, the City is committed to finding a solution. It is in the City's best interest to return these funds, redesign the trail and then look to secure funding with updated plans and cost estimates.

Resolution No. 33-2024. A Resolution repealing Resolution No. 67-2020 wherein Council accepted a \$500,000 grant for the construction of a 2.3 mile long trail along the Great Miami River.

Sponsor: Gary Morton

Strategic Priority: Parks and Connectivity

Background: Public Works requests that the council return the \$500,000.00 grant to ODNR for the Great Miami River Trail. Due to inflation and stream bank erosion, the City cannot build the Great Miami River Trail for the amount originally budgeted. ODNR will not allow the scope of work to be altered under the terms of the awarded grant. Therefore, the City cannot spend the funds.

Also, each year we hold onto these funds, we are penalized by ODNR. This means we are very unlikely to receive ODNR funding for other projects or even more funding for the Great Miami River Trail. However, the City is committed to finding a solution. It is in the City's best interest to return these funds, redesign the trail and then look to secure funding with updated plans and cost estimates.

Ordinance No. 2024-15. An Ordinance authorizing the City Manager to enter into a Development Agreement by and between the City of Monroe and Grand Communities, LLC/Fischer Homes for the Stonybrook Subdivision.



Sponsor: Tom Smith

Strategic Priority: Well Managed Services and Infrastructure

Background: On July 11, 2023, City Council approved a Planned Unit Development for the Stonybrook Subdivision. Because of the specialized nature of this project, a development agreement has been prepared that will identify the responsibilities of both the City and the developer throughout the development process. This development agreement references infrastructural public improvements such as right-of-way, intersection points, water, sanitary sewer, storm water, traffic management and access, sidewalks, and pedestrian connectivity. It outlines construction and maintenance obligations, and compliance with the terms of the approved Planned Unit Development. This agreement also articulates the process steps for bonding with the language from the newly adopted Planning and Zoning Code.

Consideration of Motion requesting a hearing for the transfer of a D5 and D6 Liquor Permit from Froggys to Froggys Bar and Grill at 10 South American Way.

Administrative Reports

Adjournment