



**Monroe Council Agenda
Regular Meeting of Council
May 13, 2025 – 6:30 PM
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

Roll Call

Approval of the Minutes

Council Minutes of April 21, regular meeting of April 22, and special meeting of April 22, 2025.

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

New Business

Resolution No. 29-2025. A Resolution making appointments to the Butler County 9-1-1 Program Review Committee.

Sponsor: Larry Lester

Strategic Priority: Good Governance

Background: This resolution appoints the Mayor of the City of Monroe to the Butler County 9-1-1 Program Review Committee for the period commencing on May 1, 2028, and ending on April 30, 2029. The City Manager may serve as an alternate member if the Mayor is unable to attend.

Emergency Ordinance No. 2025-18. An Ordinance appointing Beth Combs as Clerk Pro-Tem until July 1, 2025, at which time she is hereby appointed as Clerk of Council pursuant to Section 4.10 of the Charter and declaring an emergency.



Emergency Ordinance No. 2025-19. An Ordinance approving a Final Plat for Section 1, Block 100A in the Stony Brook Subdivision and declaring an emergency.

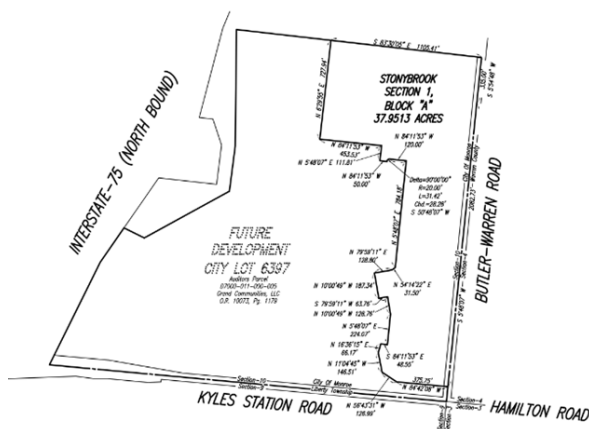
Sponsor: Tom Smith

Strategic Priority: Strategic Growth and Development

Background: Grand Communities, LLC has submitted an application for final plat for Section 1 Block 100A of the Stonybrook development. The preliminary plat for the Stonybrook subdivision was approved by City Council on March 19, 2024. The preliminary plat provided the design and layout for all five phases of the Stonybrook subdivision. The approved preliminary plat included the following:

- 219 single-family lots
- New public streets (proposed as Brookside Place, Brookfield Lane, Waterbend Court, Rippling Way, Clearview Court, and Stonybrook Way)
- 48.79 acres of open space with 6.43 acres developed as formal open space
- A 10' shared-use asphalt pathway fronting Kyles Station Road and Butler-Warren Road
- Right-of-Way dedication at the intersection of Kyles Station Road and Butler-Warren Road for a proposed future roundabout

The final plat for section 100A will include the construction of 86 single-family residential lots. This phase is approximately 37.95 acres of the 126.90 total acres comprising section 100A. The average lot size is 9,100 square feet and the average lot width is 65 feet. The proposed density is 2 units per acre. The development is in conformance with the requirements of the Stonybrook Planned Unit Development adopted by council on August 10, 2023, and the Stonybrook Development Agreement adopted by council on May 28, 2024.



Emergency Ordinance No. 2025-20. An Ordinance approving a Final Plat for Section 5, Block C in the Monroe Crossings Subdivision and declaring an emergency.

Sponsor: Tom Smith



Strategic Priority: Strategic Growth and Development

Background: Monroe Crossings II, LLC has submitted an application for final plat for Section 5 Block C of the Monroe Crossings development. The preliminary plat for Monroe Crossings Section 5 was approved by the Planning Commission in October 2020. The preliminary plat provided the design and layout for the last phase of the Monroe Crossings subdivision. The approved preliminary plat included the following:

- 183 total single-family lots (50 - 80' lots; 40 - 90' lots, 93 - 100' lots)
- New public streets (proposed as Shyla Court, Braylon Drive, David Lee Court, Samuel Drive, Shawn Drive, Shane Court, and Bray Court)
- The extension of Blue Springs Drive, Gabrielle Drive, and Morgan Drive
- 17.93 acres of open space
- Two water quality ponds that will be connected to an 8-foot-wide walking path; and
- A neighborhood park

This plat will include the construction of 21 single-family residential lots. This phase is approximately 27.01 acres of the 105.6 total acres comprising Section 5. The average lot size is 16,929 square feet and the average lot width is 98.6 feet. The proposed density is 1.73 units per acre. The development is in conformance with the requirements of the Suburban Residential zone.



Ordinance No. 2025-21. An Ordinance authorizing the City Manager to enter into one or more First Amended and Restated Community Reinvestment Area Agreements with Mountain Monroe OH LLC with respect to real property located within a Community Reinvestment Area within the City and approving related matters.

Sponsor: Kacey Waggaman



Strategic Priority: Strategic Growth and Development

Background: There has been a request for a CRA Transfer from MREIC Monroe OH LLC to Mountain Monroe OH, LLC on May 13th, 2025 and will go for vote on May 27th, 2025. This is for Park North Building 9 or CRA agreement, numbers 14-001 and 18-001 for the UGN building and expansion. The CRAs remain the same, it will just be a transfer of the property owner. The Board formerly approved, and the City formerly entered into, a CRA Agreement with MREIC Monroe OH, LLC. As a result of a corporate conversion under Delaware law by which the owner was renamed and became a new entity, Mountain Monroe OH, LLC, the City determined to amend and restate the CRA Agreement to reflect the new owner.

Consideration of Motion to request a hearing for the issuance of C1 and C2 Liquor Permits to Kroger Fulfillment LLC located at 6266 Hamilton Lebanon Road.

Sponsor: Angela S. Wasson

Strategic Priority: Strategic Growth and Development

Background: No action is necessary if Council does not wish to request a hearing.

Permit C-1 may be issued to the owner or operator of a retail store to sell beer in containers and not for consumption on the premises where sold in original containers having a capacity of not more than five and one-sixth gallons.

Permit C-2 may be issued to the owner or operator of a retail store to sell wine in sealed containers only and not for consumption on the premises where sold in original containers. The holder of this permit may also sell and distribute in original packages and not for consumption on the premises where sold or for resale, prepared and bottled highballs, cocktails, cordials, and other mixed beverages manufactured and distributed by holders of A-4 and B-4 permits, and containing not less than four per cent of alcohol by volume, and not more than twenty-one per cent of alcohol by volume.

Administrative Reports

Executive Session - To review marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements related to economic development assistance; and review negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment.

Adjournment