CITY OF MONROE OHIO

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

Pledge of Allegiance

Roll Call

Approval of the Minutes

Council Minutes of March 23, 2026 Special Session and March 24, 2026 Regular Meeting

Visitors

Committee Reports

Public Works Committee

Finance Committee

Administrative Liaison Committee

Technology Committee

Public Involvement Committee

Public Safety Committee

Executive Session

To consider the purchase of property for public purposes, or the sale of property at competitive bidding, since premature disclosure of information would give an unfair competitive or bargaining advantage to a person whose personal, private interest is adverse to the public interest; and to 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.

Old Business

New Business

Public Hearing: Ordinance No. 2026-07. An Ordinance rezoning real property containing approximately 47.1 acres, more or less, located at 3500 Salzman Road from L-I Light Industrial to H-I Heavy Industrial zoning.

Sponsor: Jameson Cole

Strategic Priority:

Economic and development growth

Background: **City of Monroe Planning and Zoning Code Section 1207.23: Zoning Map Amendment** expresses the review criteria for a zoning map amendment. That criterion includes:

1. Compliance with the common review criteria detailed in table 1207.07-1 of the code
2. Changing Conditions
3. Impact Mitigation
4. Community Need
5. Strategic Objectives
6. No Single Factor and Case Determination

Common Review Criteria. This request meets all applicable common review criteria.

The request meets all applicable common review criteria. One common review criterion asks whether the request is consistent with the Comprehensive Plan's applicable policies. The request meets this in particular with regard to the goals of economic development, as it seeks to create a more diverse tax base and well-paying jobs while also protecting the community's character by reusing a recently closed industrial facility.

Changing Conditions. The proposed amendment corrects an error or meets the challenge of some changing condition, trend, or fact since the time that the original map designations were established.

Although the conditions have not necessarily changed since the adoption of the current zoning map in spring 2024, some trends indicate growth in the region, specifically along the I-75 corridor, with development patterns shifting toward higher-intensity logistics and manufacturing operations.

Impact Mitigation. The proposal helps to mitigate adverse impacts of the use and development of land on the natural or built environments, including, but not limited to, mobility, air quality, water quality, noise levels, stormwater management, and vegetation, or will be neutral with respect to these issues.

Typically, any development has an impact on the natural environment, but in this case, there will be none until a user occupies the space. If and when any site improvements or alterations are made, those improvements will be required to meet or exceed all Ohio Building Codes, State Fire Codes, and any applicable City standards, as well as relevant environmental and operational standards.

Community Need. Whether the proposed amendment addresses a demonstrated community need.

This zoning amendment will facilitate job growth by providing a more appealing opportunity for prospective businesses to occupy the recently closed Kohl's location. The Closure of that facility has had a significant impact on the City, resulting in the loss of more than 700 jobs. Any ability to bring in fresh manufacturing and logistics businesses to reclaim this space would be extremely beneficial to the City and the local workforce.

Strategic Objectives. The proposal advances the strategic objectives of the City Council, such as fiscal responsibility, efficient use of infrastructure and public services, and other articulated City objectives.

The proposed development aligns with the City Council's strategic objectives. Designating the area for Heavy Industrial use allows for a large recently closed facility to be redeveloped and once again become an impactful facility for the City and local workforce. This proposal directly supports the City's goals of fostering job creation, expanding the local tax base, and attracting long-term private investment.

No Single Factor and Case Determination. No single factor listed above may control and not all factors may be applicable in each case. Each case shall be determined on its own facts.

On March 17, 2026, The Planning Commission held a public hearing and reviewed the application. In a vote of 4-0 with one member of the Commission being excused, the Planning Commission recommended that City Council approve the proposed zoning map amendment.

Ordinance No. 2026-08. An Ordinance approving a final plat for Section 100B in the Stonybrook Subdivision.

Sponsor: Jameson Cole

Strategic Priority: Strategic Growth and Development

Background:

This plat will include the construction of 27 single-family residential lots. This phase is approximately 16.95 acres of the 126.90 total acres comprising the Stonybrook Subdivision. The average lot size is 11,556 square feet, and the average lot width is 80 feet. The proposed density is 2.0 units per acre. The development is in conformance with the requirements of the Suburban Residential Planned Unit Development.

Emergency Ordinance No. 2026-09. An Ordinance to amend the lease agreement between the City of Monroe and Oakland Farms, Inc. and declaring an emergency.

Sponsor: Beth Combs

Strategic Priority: Good Governance

Background: Oakland Farms, Inc. intends to farm the Baker Sports Complex property for another year. To accommodate planting season and avoid additional lapse between agreements, it is requested to be adopted as an emergency measure.

Ordinance No. 2026-10. An Ordinance to amend the lease agreement between the City of Monroe and Majors Farms.

Sponsor: Beth Combs

Strategic Priority: Good Governance

Background: Majors Farms intends to farm the Clark Boulevard property for another year. The existing lease expires on May 28, 2026.

Ordinance No. 2026-11. An Ordinance authorizing the City Manager to enter into an excess sales contract, and any related documents, for the acquisition of certain property owned by McDonald's real estate company.

Sponsor: Larry Lester

Strategic Priority: Well Managed Services and Infrastructure

Background: **Overview**
The City of Monroe has reached an agreement in principle with McDonald's Corporation for the purchase of approximately one-half of the vacant lot located at the southeast quadrant of the Garver Road and New Garver Road intersection. The agreed purchase price is **$230,000**. This acquisition has been included in the City's Capital Budget since 2024 and represents the critical first step toward correcting a long-standing geometric deficiency at this intersection.

The intersection currently operates with a skewed, oblique alignment between Garver Road and New Garver Road that limits sight distance and creates unsafe turning conditions. The purchased parcel will allow the City to realign the roadway to a near-perpendicular intersection, significantly improving both traffic flow and safety for motorists traveling through this corridor.

Proposed Intersection Improvement
Two design alternatives were evaluated for the intersection. The preferred alternative realigns Garver Road through the acquired parcel using a superelevated curve to produce a near-perpendicular intersection with New Garver Road. A roundabout alternative was also studied as a second option. Both alternatives are illustrated below.

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Fiscal Impact
The property acquisition cost of **$230,000** has been included in the City's Capital Improvement Budget since 2024. No supplemental appropriation is required. Construction funding will be addressed in a future budget cycle following completion of final engineering design.

Recommendation
The Department of Public Works recommends that City Council authorize the City Administration to finalize and execute a purchase agreement with McDonald's Corporation for acquisition of the required parcel at a purchase price of $230,000, consistent with the Capital Improvement Budget, and to proceed with recording of the deed and any necessary title and survey work.

Resolution No. 19-2026. A Resolution authorizing the City Manager to enter into a Memorandum of Understanding by and between the City of Monroe and Metroparks of Butler County Metroparks, Miami Conservancy District, and Monroe Area Community Improvement Corporation.

Sponsor: Kacey Waggaman

Strategic Priority: Parks and Connectivity

Background: The proposed MOU formalizes a partnership between MetroParks of Butler County, the Miami Conservancy District (MCD), the City of Monroe, and the Monroe Area Community Improvement Corporation (MACIC) to stabilize approximately 800 linear feet of Dicks Creek so that the City can complete our section of the Great Miami River Trail.

Project Funding(No additional unplanned local burden)

Funding Partner	Contribution
MetroParks (ARPA Funds)	\$375,000 - \$525,000
Miami Conservancy District	\$225,000 + land donation
City of Monroe	Up to \$72,500 (admin & inspection only)

- All funds are held in a dedicated project account managed by MACIC
- MCD will donate ~33.6 acres to the City
- After completion: City assumes ownership and maintenance of creek stabilization and trail, Contractor provides minimum 2-year warranty before transition

Governance & Roles

- MACIC: Fund custodian + contracting entity
- City: Project administrator (oversight, inspections, approvals)
- MetroParks & MCD: Funding partners with oversight role

Strategic Impact

- Advances Monroe's portion of the Great Miami River Trail
- Maximizes outside funding leverage
- Strengthens regional partnerships
- Improves environmental conditions and public access

Resolution No. 20-2026. A Resolution authorizing the City Manager to execute a contract renewal by and between the City of Monroe and Pavement Management Group for pavement condition rating.

Sponsor: Zach McNutt

Strategic Priority: Well managed infrastructure

Background: A public works department must cost-effectively allocate street repair funds and expend funds based on need, supported by data. Street pavement has a life-cycle, and our public works department is responsible for all phases of this cycle, from pavement design and construction to maintenance and reconstruction. Software packages are now available that use interactive mapping (GIS) of the road network conditions with a color-coded rating system. Our Current Rating was performed in 2023, and road conditions have changed.

We are asking for this approval so we can begin the process of the condition rating as soon as possible, which will help with setting priorities within the 2027 budget process. Pavement Management Group has a ninety-day delivery time on the project (weather pending). We will also use this information to build a priority for pavement replacement on a 5-year capital plan, align with the transportation master plan, and assist in the development of pavement maintenance programs to extend the life of pavements prior to the need to resurface. This is a contract renewal with PMG for a total 3-year cost of $27,000.

Resolution No. 21-2026. A Resolution accepting the lowest and/or best bid submitted for the 2026 Pavement Resurfacing and Striping Program and authorize the City Manager to enter into a contract by and between the City of Monroe and John R. Jurgensen Company for said project.

Sponsor: Zach McNutt

Strategic Priority: Well Managed Services and Infrastructure

Background: The 2026 paving program bid opened on April 3. Three bids were received, with John R Jurgensen being the apparent low bidder.

Paving

- Brittony Woods Dr. (Canterberry Ct to Todhunter Rd.)
- Lebanon St. (East Ave. to New Garver Rd.)
- Macready Ave. (Heritage Green Dr. to Britton Ln).
- Heritage Green Dr (S.R. 63 to dead end)

Striping

- S.R. 63 (Lawton Ave to R.T. 4 Ramps, less Main St. Intersection and Lemon Twp portion)
- N. Main St (Domino's access drive to South of RR Crossing)
- Oaklawn Park Crosswalk

TOTAL 2026 PAVING AND STRIPING BUDGET: $1,500,000
TOTAL BASE BID COST W/ 10% CONTINGENCY: $760,909

The 2026 Paving Budget was funded entirely through TIF/RID funds, which restricted paving and striping to locations within TIF/RID districts or areas directly serving them. As a result of this limitation, the number of eligible areas was significantly reduced, leading to expenditures that were well below the budgeted amount.

Resolution No. 22-2026. A Resolution accepting the lowest and/or best bid submitted for the 2026 ADA ramp replacement program and authorizing the City Manager to enter into a contract by and between the City of Monroe and Adleta Construction for said project.

Sponsor: Zach McNutt

Strategic Priority: Well Managed Services and Infrastructure

Background: The 2026 ADA replacement program bid opened on April 3. Four bids were received, with Adleta Construction being the apparent low bidder.
The base bid includes replacing or installing the following ramp locations:

- 2 ramps at Oaklawn Dr at Bendel Dr
- 1 New Mid-Block crossing for Oaklawn Park.
- 2 ramps, Hollybrook Dr. at Meadowood Dr
- 4 ramps at the intersection of Michelle Ln and Kelsey Trail
- 3 ramps at the intersection of Hailey Ln and Michelle Ln
- 4 ramps at Michelle Ln and Meadowood Dr

Total 2026 ADA program budget $200,000
Total 2026 ADA program bid amount w 10% contingency $108,808

Resolution No. 24-2026. A Resolution approving a Then-and-Now Certificate in the amount of $108,403.93 to Stryker Sales Corporation for the purchase of a maintenance plan for the Fire Department equipment.

Sponsor: Chief David Leverage

Strategic Priority: Well Managed Services and Infrastructure

Background: This is a Then-and-Now for the purchase of two LifePak 35 monitors. This has been approved by council in the Capital Purchasing Plan and has been budgeted for 2026.

Resolution No. 25-2026. A Resolution authorizing the City Manager to enter into a contract with Yokum Fireworks for the July 4, 2026 fireworks display.

Sponsor: Beth Combs

Strategic Priority: Good Governance

Background: Yokum Fireworks, LLC will provide a pyro-musical firework display to conclude the City's July 4th holiday event.

Resolution No. 26-2026. A Resolution authorizing an increase to the professional services fee agreement with The Kleinger's Group, Inc. for Phase 1 engineering services for the Gateway Boulevard extension and Butler Warren Road improvements project for an amount not to exceed $175,000.

Sponsor: Kacey Waggaman

Strategic Priority: Strategic Growth and Development

Background: Council previously authorized (Resolution No. 76-2025 - November 2025) a professional services agreement by and between the City of Monroe and The Kleinger's Group, Inc. for Phase 1 engineering services for the Gateway Boulevard extension and Butler Warren Road improvements project.

Additional engineering work is necessary on the Butler Warren Rd project. As previously discussed, the road alignment had to be redesigned in order to avoid ROW acquisitions that would have significantly delayed the project. In addition to the additional design work, a floodplain study is now necessary in the area of the Gateway Blvd connection. Initially with the original design, Kleingers thought that the study could be avoided, but now there is not enough distance between the roundabout and the existing bridge to accommodate an appropriate slope. The bridge height would make the connection too steep. Therefore, the road design is at a height that impacts the flood zone, which requires mitigation and plan approval by FEMA.

Administrative Reports

Adjournment