



**Monroe Council Agenda
Regular Meeting of Council
April 28, 2026 – 6:30 PM
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

Roll Call

Approval of the Minutes

Council Minutes of April 14, 2026 work session and April 14, 2026 regular meeting

Visitors

Presentation by Senator George Lange, Ohio District 4

Presentation by Fishbeck for water main improvements to serve Monroe Local Schools

Committee Reports

Public Works Committee

Finance Committee

Administrative Liaison Committee

Technology Committee

Public Involvement Committee

Public Safety Committee

Old Business

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.

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.



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.

New Business

Resolution No. 23-2026. A Resolution authorizing the City Manager to enter into an engineering services agreement by and between the City of Monroe and Stantec for engineering and environmental design for the Great Miami River Trail.

Sponsor: Zach McNutt

Strategic Priority: Well Managed Services and Infrastructure

Background: Stantec Consulting Services Inc will engineer the Great Miami River Trail and also provide any necessary environmental services required to construct the 1.8 mile-long connection of the Great Miami River trail from Bicentennial Commons Park north to the City of Monroe Corporation limits. The total proposed cost of this effort will be \$446,246.

Resolution No. 27-2026. A Resolution authorizing the City Manager to enter into a Memorandum of Understanding by and between the City of Monroe and other participating political subdivisions in Warren County for the purpose of establishing and maintaining the existence of a task force to provide tactical response in specialized situations requiring a law enforcement response.

Sponsor: Chief Bob Buchanan

Strategic Priority: Well Managed Services and Good Governance

Background: The purpose of this agreement is to establish and maintain the existence of the Warren County Tactical Response Unit for specialized situations requiring a law enforcement response. The WCTRU is a combination of several law enforcement agencies across Warren County and this agreement provides additional law enforcement assistance during critical incidents. The Monroe Police Department has been a member of the WCTRU for the past decade and Chief Buchanan sits on the policy board that has oversight of this unit.

Emergency Ordinance No. 2026-12. An Ordinance providing for the termination of a tax increment financing exemption previously authorized by this Council by amending Ordinance No. 2004-26 approved on August 10, 2004, under the authority of Ohio Revised Code Section 5709.40; declaring



certain parcels of real property to be nonperforming parcels pursuant to Ohio Revised Code Section 5709.40(A)(9); approving related matters; and declaring an emergency.

Sponsor: Jake Burton

Strategic Priority: Strategic Growth and Development

Background: The parcel comprising the "Project Clear" development is currently included within a TIF under Ordinance No. 2004-26, specifically the Corridor 75/Millen TIF. Because this parcel (Parcel ID D7000011000001) has had no development since the creation of the TIF district, no TIF payments have been made to the City. It is necessary to remove the parcels from the TIF district and declare the parcels as "non-performing parcels" in order to create a new TIF in conjunction with the project. The Termination of .40(C) TIF Ordinance allows the first exemption to be removed and the City to declare the parcels as "non-performing parcels". The Stonybrook parcels were previously removed, and the other parcels originally included in the TIF district will remain.

This action is requested as an emergency to ensure all paperwork is filed and so that the termination is effective prior to the commencement of construction in 2026.

Legislative action will be requested to authorize a new TIF on the parcel comprising "Project Clear" as required by the development agreement and school compensation agreement.

Administrative Reports

Executive Session - To review negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment; to consider the appointment, employment, and promotion of public employees or officials.

Adjournment