



**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



**Monroe Council Minutes
Work Session
April 14, 2026 – 5:30 p.m.
233 South Main Street, Monroe, Ohio**

Vice Mayor McElfresh opened the work session at 5:30 p.m.

Present were: Christina McElfresh, Vice Mayor; Todd Hickman, Council Member; Tom Hagedorn, Council Member; Molly Cloyd, Council Member; Jordan Brown, Council Member; Michael Graves, Council Member; Larry Lester, City Manager; Kacey Waggaman, Assistant City Manager; Gary Morton, Director of Public Works; Jake Burton, Director of Finance; Seth Geisler, Economic Development; Jameson Cole, Planner; Monica Dexter, Communications and Management Assistant; Jack Hemenway, Law Director; and Beth Combs, Clerk of Council.

Mrs. Dexter reviewed the City’s Strategic Communication Plan, brand guide, and goals for the upcoming year. She explained that the purpose of the Strategic Communication Plan is to establish a unified framework that strengthens trust, improves communication, and guides external messaging. Mrs. Dexter outlined the four content pillars that serve as the core components for external messaging: transparent government, community engagement, city services and safety, and economic vitality. Mrs. McElfresh asked for clarification regarding the City’s logo, noting that some individuals are unsure what the standalone “M” represents compared to the full “City of Monroe” logo. Mrs. Dexter explained that the branding company developed the tagline, “Strong Roots, Bright Future,” for use in featured content and requested feedback from Council. Mrs. Dexter also shared communications goals for the upcoming year, including a website redesign, completion of an accessibility audit to achieve full ADA compliance by April 2027, media training for staff and Council, and consolidation to a single City Facebook page.

Mrs. Waggaman reviewed details of the Memorandum of Understanding (MOU) regarding the Dick’s Creek erosion project. She stated that MetroParks will contribute funds and the Miami Conservancy District will contribute both funds and land. The Miami Conservancy District currently owns the parcel where the erosion is occurring; however, the land will be transferred to the City of Monroe. The City will contribute a percentage of the total of those two commitments, currently expected to be \$72,500, for administration and inspection of the project. Mrs. Waggaman explained that the project will be administered through the Community Improvement Corporation (MACIC) because the specialized nature of the project requires expertise and the capacity to negotiate and award contracts. Mr. Morton clarified that the project does not include construction of the actual trail, but only the stabilization measures. Mrs. Waggaman stated that all participating entities are presenting the MOU to their respective Boards for approval this month.

Mr. Hagedorn asked what type of guarantee or warranty the City will receive for the erosion work. Mr. Morton responded that the standard warranty is one year; however, extended warranty options are available for an additional cost. Ms. Cloyd asked about the City’s assumption of maintenance responsibilities and sought clarification on whether the cost of the City’s ongoing maintenance efforts would be more or less than the cost of an extended warranty. Mr. Morton replied that the project will utilize a natural design, so the City’s primary responsibilities will be to monitor the area and maintain vegetation through watering and general care. Mrs. McElfresh asked whether the warranty extension could be implemented during the initial one-year warranty period or whether that decision would need to be made immediately. Mrs. Waggaman explained that Council is



only being asked to approve the MOU at this time, and that warranty details will be included in the contract to be approved by the CIC.

Mr. Hagedorn expressed concerns regarding communication related to the CIC and the potential need to complete similar work again in the future. Mrs. Waggaman responded that there is also risk associated with inaction, noting that if Council does not take timely action, the City could lose funding commitments from the partner entities, resulting in a potential loss of approximately \$600,000. Mr. Hickman, serving as Council's representative to the CIC, stated that he supports the project; however, because the work was not competitively bid, he is uncertain whether the City is receiving the best possible value. Councilmembers and staff generally discussed the need for additional communication regarding CIC activities, specifically the provision of future meeting minutes to Council for review. Mr. Brown stated that many projects presented to Council appear urgent and asked whether this reflects a time management concern. Mrs. Waggaman explained that this project involves coordination with multiple Boards and required confirmation of funding commitments from partner agencies before it could be presented to Council, which was only recently received. Mr. Burton stated that he believes that if the CIC ultimately decides not to purchase an extended warranty, Council would have the opportunity to take action to fund additional years of warranty coverage if desired.

Mrs. McElfresh opened discussion regarding upcoming legislation by referencing City-owned parcels that are leased for farmland. She stated that the City did not initiate the bidding process this year; however, she expressed hope that Council can approve the items so that the farmers do not miss the planting season. Mr. Hagedorn expressed concern about the difference in prices per acre among the parcels. Mr. Graves stated that the current tenants were the only bidders during the previous bidding cycle. Ms. Cloyd asked Mr. Burton about the financial impact if the parcels were not leased. Mr. Burton replied that lease payments are deposited into the City's General Fund. Mr. Brown stated that it is important to maintain established protocol and suggested that the parcels remain unleased until the following year when the bidding process can be properly completed. Ms. Cloyd suggested that the City consider equalizing the cost per acre between the two parcels. Mr. Hagedorn recommended establishing a minimum bid requirement for future leasing opportunities.

Mrs. McElfresh also stated that she would like the City and Council to send a letter to the Butler County Commissioners expressing concerns regarding a proposed data center in Lemon Township and stating that the project is not supported. Mr. Hagedorn requested that the letter also be sent to the County Prosecutor.

Mr. Lester updated Council that there will be continued capital program legislation, Council may see future grant opportunities, and Senator Lange will speak to Council at the April 28, 2026 Council meeting.

Mr. Graves moved to adjourn; seconded by Mrs. McElfresh. Voice vote. Motion carried.

The work session adjourned at 6:15 p.m.

Respectfully submitted,

Beth Combs
Clerk of Council



**Monroe Council Minutes
Regular Meeting of Council
April 14, 2026 – 6:30 p.m.
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

Vice Mayor McElfresh opened the regular meeting of Council at 6:30 p.m. with the Pledge of Allegiance.

Roll Call

Council members present – Jordan Brown, Molly Cloyd, Michael Graves, Tom Hagedorn, Christina McElfresh, and Todd Hickman.

Mr. Graves moved to excuse Mr. Funk; seconded by Ms. Cloyd. Voice vote. Motion carried.

Approval of the Minutes

Mr. Graves moved to approve the Council Minutes of March 23, 2026 special session and March 24, 2026 regular meeting; seconded by Mr. Hagedorn. Voice vote. Motion carried.

Visitors

None.

Committee Reports

None.

Executive Session

Mr. Graves moved to enter into 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; seconded by Mr. Hickman. Roll call vote: six ayes. Motion carried.

Council entered into executive session at 6:34 p.m.

Mr. Graves moved to reconvene into regular session; seconded by Ms. Cloyd. Voice vote: six ayes. Motion carried.

Council reconvened into regular session at 6:58 p.m.



Old Business

None.

New Business

Vice Mayor McElfresh opened the Public Hearing for Ordinance No. 2026-07 with a statement on the procedure of the public hearing.

Having been sworn, Planner Jameson Cole submitted for the record the Proof of Publication for the public hearing. Mr. Cole then explained the rezoning request. Ms. Cloyd inquired about potential negative impacts to neighboring properties. Mr. Cole responded that any user of the facility would be required to comply with all applicable federal and state regulations, as well as the City's Planning and Zoning Code. Mr. Hickman asked about potential uses for the remaining unused portion of the building and whether there had been any requests for tax abatements. Assistant City Manager Kacey Wagman replied that, because the previous user received a tax abatement, another abatement cannot be granted on the existing building. She clarified that if the company were to construct an expansion, the expansion may be eligible for an abatement; however, any such request would be presented to Council for approval. Mr. Cole added that any new user would need to comply with the Permitted Use table within the City's Code.

Mr. Graves moved to accept the publication of notice of public hearing for the record; seconded by Mr. Hickman. Voice vote. Motion carried.

Mr. Graves moved to close the public hearing; seconded by Mr. Hagedorn. Voice vote. Motion carried.

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.

The Clerk of Council read Ordinance No. 2026-07 by title only.

Mrs. McElfresh advised this Ordinance will appear on the next agenda for a second reading.

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

The Clerk of Council read Ordinance No. 2026-08 by title only.

Mrs. McElfresh advised this Ordinance will appear on the next agenda for a second reading.

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.

The Clerk of Council read Emergency Ordinance No. 2026-09 by title only.



Mr. Graves moved to suspend the rule requiring the reading of Emergency Ordinance No. 2026-09 on two separate dates and authorize its adoption on the first reading; seconded by Mr. Hagedorn. Voice vote: six ayes. Motion carried.

Mr. Hickman moved to amend Exhibit A to reflect a rent amount of \$1,500 for the lease payable on November 15, 2026; seconded by Mr. Hagedorn. Roll call vote: six ayes. Motion carried.

Mr. Graves moved to adopt Emergency Ordinance No. 2026-09 as amended; seconded by Mr. Hickman. Roll call vote: six ayes. Motion carried.

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

The Clerk of Council read Ordinance No. 2026-10 by title only.

Mrs. McElfresh advised this Ordinance will appear on the next agenda for a second reading.

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.

The Clerk of Council read Ordinance No. 2026-11 by title only.

Mrs. McElfresh advised this Ordinance will appear on the next agenda for a second reading.

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.

The Clerk of Council read Resolution No. 19-2026 by title only.

Mr. Graves moved to adopt Resolution No. 19-2026; seconded by Mr. Hagedorn. Roll call vote: six ayes. Motion carried.

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

The Clerk of Council read Resolution No. 20-2026 by title only.

Mr. Graves moved to adopt Resolution No. 20-2026; seconded by Mr. Brown. Roll call vote: five ayes, one nay (Hagedorn). Motion carried.

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.



The Clerk of Council read Resolution No. 21-2026 by title only.

Mr. Hagedorn asked why the City consistently budgets more funds than are used for this project. Mr. Lester replied that the City budgets each year for resurfacing within the capital budget based on the engineers' estimate. Because the City got the bid out earlier this year, the City received better pricing on each line item. Mr. Burton clarified that all of the money budgeted this year are TIF/RID funds, which limits the roadways that are eligible to utilize these funds because the roadway must be either within the TIF/RID district or qualify for TIF/RID funding. Mr. Morton added that there are additional considerations such as curb and gutter programs and the waterline project, which should happen before paving.

Mr. Graves moved to adopt Resolution No. 21-2026; seconded by Mr. Brown. Roll call vote: six ayes. Motion carried.

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.

The Clerk of Council read Resolution No. 22-2026 by title only.

Ms. Cloyd asked Mr. Morton to share about how these sites are discovered. Mr. Morton replied that the City utilizes the GIS department to analyze every ADA ramp in the City and give it a passing or failing grade, then this information is entered into the GIS dashboard along with pricing details. Mr. Morton stated that ramps that are identified as critical are prioritized. All ADA work is completed with TIF/RID funds. Mr. Morton explained that he is working with the Director of Finance to budget \$100,000 of general fund money for the ADA program so that the City can complete projects outside of the TIF/RID districts.

Mr. Graves moved to adopt Resolution No. 22-2026; seconded by Ms. Cloyd. Roll call vote: six ayes. Motion carried.

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.

The Clerk of Council read Resolution No. 24-2026 by title only.

Mr. Graves moved to adopt Resolution No. 24-2026; seconded by Mr. Brown. Roll call vote: six ayes. Motion carried.

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.

The Clerk of Council read Resolution No. 25-2026 by title only.



Ms. Cloyd asked if the fireworks display could be livestreamed to those that may celebrate outside of Community Park. Mrs. Combs replied that staff will confirm this service with Yokum Fireworks before Public Involvement Committee meets. Because the contract incorrectly used a map of Bicentennial Commons, Mr. Hickman asked to confirm if this is where the event will be held. Mr. Lester clarified that the event will be held at Community Park.

Mr. Graves moved to adopt Resolution No. 25-2026; seconded by Ms. Cloyd. Roll call vote: six ayes. Motion carried.

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.

The Clerk of Council read Resolution No. 26-2026 by title only.

Mr. Graves moved to adopt Resolution No. 26-2026; seconded by Mr. Hickman. Roll call vote: five ayes, one nay (Hagedorn). Motion carried.

Administrative Reports

City Manager, Larry Lester, stated that there is a CIC meeting on Friday, 11 a.m. – 1 p.m. in the Administrative Conference Room. Mr. Lester also thanked the Clerk of Council, Mrs. Combs, for her work on special event planning.

Discussion

Mr. Hickman stated that he believes it would be beneficial to livestream work sessions so that Council can listen to the meetings themselves.

Mr. Hickman moved to livestream all Council work sessions; seconded by Mr. Hagedorn. Roll call vote: five ayes, one nay (Graves). Motion carried.

Mr. Hagedorn requested an update regarding the absence of a contract with the City Engineer. Mr. Lester replied that he would research the matter and provide an update to Council. Mr. Hagedorn stated that he had found there has not been a contract or formal Council vote approving the position. He also indicated that this concern had previously been communicated to staff but had not yet been resolved. Mrs. McElfresh explained that the previous City Manager was also a licensed engineer and served in that capacity. She noted that the City has since conducted searches to fill the role, but those efforts have been unsuccessful.

Mr. Hagedorn further stated that he would like to propose a limit on building permits issued by the City. He expressed concern that the City’s infrastructure may not be able to sustain certain proposed developments in the area and indicated that his intent is to manage the pace of growth, including consideration of impacts on the school district. Ms. Cloyd stated that she would support this effort and expressed interest in a potential moratorium on certain business types, including gas stations, car washes,



dispensaries, auto supply shops, repair shops, tire and oil change shops, automotive sales and service businesses, and personal storage facilities.

Mrs. McElfresh asked whether this topic could be scheduled for a future work session so that Council could gain a better understanding of what actions are permissible. She referenced the joint School Board meeting and stated that she understood the school district had requested that the City maintain its current level of permitting activity. Mr. Graves stated that he understood the school district requires a certain number of permits to be issued by the City each year.

Mrs. McElfresh also stated that she would like Council to support sending a letter to the Butler County Commissioners and the Prosecutor expressing the City of Monroe's concerns regarding a potential data center in Lemon Township and stating that the City and Council do not support the project. Mr. Lester confirmed that, if Council approves, he will prepare a draft letter for Council review and transmit the letter to those officials.

Mr. Hagedorn moved to send a letter to Butler County authorities, including the Commissioners and Prosecutor, directing that the City of Monroe and Council does not support any type of data center; seconded by Mr. Hickman. Voice vote: six ayes. Motion carried.

Adjournment

Mr. Graves moved to adjourn; seconded by Mr. Hagedorn. Voice vote: six ayes. Motion carried.

The regular meeting of Council adjourned at 8:03 p.m.

Respectfully submitted,

Beth Combs
Clerk of Council

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.

WHEREAS, an application has been submitted by Larissa Addison requesting a zoning map amendment for 47.1 acres at 3500 Salzman Road from L-I Light Industrial to H-I Heavy Industrial; and

WHEREAS, the Planning Commission held a public hearing on March 17, 2026, to review the application and voted 4-0 to recommend approval of the zoning map amendment, in accordance with the review criteria set forth in City of Monroe Planning and Zoning Code Section 1207.23; and

WHEREAS, after review of Planning Commission’s recommendation, Council desires to rezone the real property as recommended.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MONROE, STATE OF OHIO, THAT:

SECTION 1: The real property containing 47.1 acres located at 3500 Salzman Road is hereby amended from L-I Light Industrial to H-I Heavy Industrial.

SECTION 2: This measure shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: _____

ATTEST:

APPROVED:

Clerk of Council

Mayor

First Reading: _____



March 18, 2026

Monroe City Council
233 South Main Street
Monroe, Ohio 45050

RE: Case No. 2026-3-2—Consideration of a Zoning Map Amendment for Project Shakti

Dear City Council,

This letter is to inform Council that on March 17, 2026, Planning Commission voted 4-0, with one member absent, to recommend to City Council approval of Case No. 2026-3-2—Consideration of a Zoning Map Amendment for Project Shakti.

Sincerely,

Robert Duckworth
Planning Commission Chair

ORDINANCE NO. 2026-08

AN ORDINANCE APPROVING A FINAL PLAT FOR SECTION 100B IN THE STONYBROOK SUBDIVISION.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MONROE, STATE OF OHIO, THAT:

SECTION 1: The Council of the City of Monroe hereby approves the Final Plat for Section 100B in the Stonybrook Subdivision upon receipt of proper bonding, payment of all application review and inspection fees, submission of digital files compatible with the City’s GIS, and a complete file of all As-Built drawings.

SECTION 2: This measure shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: _____

ATTEST:

APPROVED:

Clerk of Council

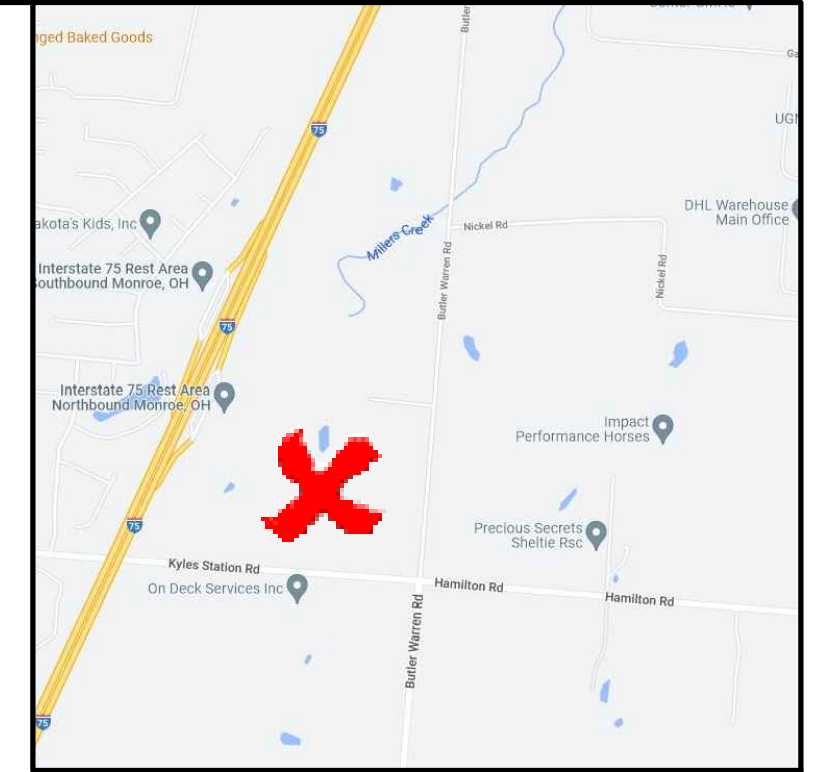
Mayor

First Reading: _____

STONYBROOK PHASE 100B

SECTION-10, TOWN-3, E.RANGE-3, B.T.M.

CITY OF MONROE, BUTLER COUNTY, OHIO



VICINITY MAP

DEDICATION STATEMENT

THE UNDERSIGNED, BEING THE OWNERS OF 16.9562 ACRES OF LAND, IN SECTION 10, TOWN 3, E. RANGE 3, CITY OF MONROE, BUTLER COUNTY, OHIO DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS STONYBROOK SECTION 1, BLOCK "A" AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

THE TITLE ACQUIRED BY OFFICIAL RECORDS BOOK 10073, PAGE 1179.

ALL STREET AND DRAINAGE STRUCTURES SHALL BE CONSTRUCTED AND STREET NAME SIGNS ERECTED, PER APPROVED PLANS ON FILE IN THE OFFICE OF THE BUTLER COUNTY, OHIO ENGINEER, BY THE SUBDIVIDER. ALL IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN ONE YEAR FROM THE DATE THE PLAT IS APPROVED BY THE BUTLER COUNTY COMMISSIONERS AND SHALL BE MAINTAINED AND KEPT IN REPAIR FOR A PERIOD OF ONE YEAR FROM THE DATE THE CONSTRUCTED STREETS ARE APPROVED BY THE COUNTY ENGINEER.

UTILITY EASEMENT

FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED, ("GRANTOR") DO HEREBY PERMANENTLY GRANT TO DUKE ENERGY OHIO/KENTUCKY, INC. AND THEIR PARENT ENTITY (OR ENTITY CONTROLLING BOTH ENTITIES), THEIR RESPECTIVE SUBSIDIARIES OR AFFILIATE ENTITIES, AND ANY OTHER PROVIDER OF UTILITY SERVICES ("GRANTEE") THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS, AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS "UTILITY EASEMENTS" FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, OR REPLACEMENT OF ANY AND ALL NECESSARY FIXTURES FOR THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATIONS OR OTHER UTILITIES ("GRANTEE FACILITIES" OR "FACILITIES"). THE GRANTEE SHALL HAVE THE RIGHT OF INGRESS AND EGRESS AND ALSO THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, UNDERGROWTH OR OVERHANGING BRANCHES WITHIN THE UTILITY EASEMENTS OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN THE UTILITY EASEMENTS AREA, NOR MAY THE UTILITY EASEMENTS AREA BE PHYSICALLY ALTERED AS TO (1) REDUCE THE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF GRANTEE FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR; (4) CREATE A HAZARD. TO HAVE AND TO HOLD THE EASEMENT FOREVER.

WE ACKNOWLEDGE HAVING THE FULL POWER TO CONVEY THIS UTILITY EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

ALSO HEREBY GRANTED TO DUKE ENERGY OHIO/KENTUCKY, INC. AND ITS SUBSIDIARIES, SUCCESSORS, AND ASSIGNS IS THE RIGHT TO LATEROALLY EXTEND, REPAIR, AND MAINTAIN NATURAL GAS SERVICES TO SERVE INDIVIDUAL LOTS AS CONSTRUCTED BY THE ORIGINAL BUILDER ALLOWING DISTURBANCE ONLY OVER EXISTING SERVICE LINES NECESSARY FOR THE REPAIR ONLY ON THE LOT ON WHICH THE SERVICE IS LOCATED. RECONSTRUCTION OR RELOCATION IS PERMISSIBLE ONLY WITH WRITTEN PERMISSION OF THE PARCEL OWNER AND SAID UTILITY PROVIDER TO A MUTUALLY AGREEABLE LOCATION. NO PART OF THE UTILITY EASEMENTS SHALL ENCUMBER EXISTING BUILDINGS OR ADJOINING LOTS.

BY: GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY

SIGNATURE _____ PRINT NAME _____

NOTARY STATEMENT

COMMONWEALTH OF KENTUCKY
COUNTY OF BOONE

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE, PERSONALLY CAME _____ WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED AS SAID AUTHORIZED MEMBER OF SAID COMPANY AND THE FREE ACT AND DEED OF _____ AND FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THIS DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

HOA DEDICATION STATEMENT:

ALL LOTS RECORDED WITHIN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR STONYBROOK RECORDED AT O.R. 10164, PG. 342 OF THE BUTLER COUNTY, OHIO RECORDS AND ANY AMENDMENTS OR SUPPLEMENTS THERETO.

SETBACKS:

FRONT YARD - 30'
SIDE YARD - 5'
REAR YARD - 30'

WATER AND SEWER

IT IS UNDERSTOOD THAT BUTLER COUNTY AND/OR THE CITY OF MONROE WILL NOT BE ABLE TO ISSUE ANY CONNECTION PERMITS OR BUILDING PERMITS UNTIL THE OHIO ENVIRONMENTAL PROTECTION AGENCY (EPA) HAS APPROVED THE PLANS FOR THE PROPOSED EXTENSIONS OF THE PUBLIC WATER AND SEWER SYSTEMS WITHIN THIS SUBDIVISION, UNLESS ON-SITE SYSTEMS ARE PROPOSED AND APPROVED.

ALL BUILDINGS TO BE SERVED BY THE PUBLIC SEWER SYSTEM SHALL BE CONSTRUCTED SO AS TO PROVIDE A MINIMUM OF FOUR (4') FEET OF VERTICAL SEPARATION BETWEEN THE PUBLIC SANITARY SEWER, AT THE POINT OF CONNECTION AND THE LOWEST BUILDING LEVEL SERVED BY A GRAVITY SEWER CONNECTION. IN ADDITION, SAID BUILDING LEVEL SHALL BE AT LEAST ONE FOOT (1') ABOVE THE LOWEST POINT OF FREE-OVERFLOW (NON-SCALED MANHOLE COVER) UPSTREAM OF ANY TREATMENT FACILITY OR WASTEWATER PUMPING FACILITY THAT RECEIVES THE DISCHARGE FROM SAID BUILDING. SAID MINIMUM SERVICE LEVELS SHALL BE RECORDED ON THE "AS-BUILT" PLANS FOR THE DEVELOPMENT WHICH WILL BE KEPT ON FILE IN THE OFFICE OF THE BUTLER COUNTY AND/OR THE CITY OF MONROE SANITARY WATER AND SEWER DEPARTMENT.

PRIVATE DRIVEWAYS, PARKING LOTS AND OTHER PAVED AREAS, EARTHEN BERMS OR STRUCTURES SHOULD NOT BE CONSTRUCTED OVER PRIVATE WATER OR SEWER SERVICE LINES WITHIN THE PUBLIC ROAD RIGHT-OF-WAY OR WITHIN EASEMENT AREAS FOR THE PUBLIC UTILITIES. SHOULD THIS OCCUR, THE PROPERTY OWNER WILL BE HELD RESPONSIBLE FOR THE PROTECTION AND REPAIR OF AND FOR PROVIDING ACCESS TO ANY CURB STOPS, METER PITS, MANHOLES, CLEANOUTS, ETC. INSTALLED IN CONJUNCTION WITH THESE PRIVATE SERVICE LINES AND FOR ANY DAMAGE OR RESTORATION OF THE PAVED SURFACES OR STRUCTURES THAT MAY RESULT FROM THE FUTURE OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF SAID SERVICE LINES AND APPURTENANCES.

EASEMENTS ON SAID PLAT, DESIGNATED AS "SANITARY SEWER EASEMENTS" OR "WATER MAIN EASEMENTS" ARE PROVIDED FOR THE RIGHT TO CONSTRUCT, USE, MAINTAIN AND KEEP IN REPAIR THEREON A SANITARY SEWER PIPELINE AND/OR WATER MAINS AND APPURTENANCES THERETO NECESSARY TO THE OPERATION THEREOF.

BUTLER COUNTY WATER AND SEWER DEPARTMENT AND/OR CITY OF MONROE DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE RELOCATION, REPAIR, OR REPLACEMENT OF ANY OTHER UTILITY INSTALLED WITHIN FIVE (5) FEET OF THE CENTERLINE OF ANY SANITARY SEWER MAIN OR WATER MAIN.

ALL LOTS IN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC SANITARY SEWER AND WATER.

ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

MINIMUM OPENING ELEVATION

ON ANY LOT(S) WITH AN IDENTIFIED MINIMUM OPENING ELEVATION (MOE), NO DOOR, WINDOW, VENT, OR OTHER OPENING THROUGH THE WALL OF ANY STRUCTURE MAY BE LOCATED BELOW THE MINIMUM ELEVATION NOTED ON THE AFFECTED LOT(S). IF THE BASEMENT FLOOR IS BELOW THE NOTED ELEVATION, IT IS THE RESPONSIBILITY OF THE BUILDER TO PROVIDE A SUMP WELL AND SUMP PUMP, WHICH SHALL DISCHARGE ON THE LOT AT OR ABOVE THE NOTED ELEVATION.

PLAT ALTERATIONS

ANY CHANGE TO OR ALTERATION OF THIS PLAT, INCLUDING THE SPLITTING OF ANY LOT TO CREATE A NEW BUILDING SITE, SHALL REQUIRE APPROVAL BY THE CITY OF MONROE.

STREET CONSTRUCTION

THE STREETS AS SHOWN IN SAID SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS ON FILE IN THE OFFICE OF THE CITY OF MONROE ENGINEER. THE STREETS SHALL BE CONSTRUCTED, WITH THE EXCEPTION OF TOP COURSE, WITHIN ONE YEAR AND SHALL BE MAINTAINED AND KEPT IN REPAIR FOR A PERIOD OF ONE YEAR FROM THE DATE THE CONSTRUCTED STREETS ARE APPROVED BY THE CITY OF MONROE ENGINEER.

PRIVATE DRAINAGE EASEMENTS

THE CITY OF MONROE DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS OR STORM SEWER EASEMENTS SHOWN ON THE ACCOMPANYING PLAT, AND THE CITY OF MONROE IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT, WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN IN WHICH MAY OBSTRUCT, RETARD OR CHANGE THE DIRECTION OF FLOW OF THE WATER.

OPEN SPACE LOTS

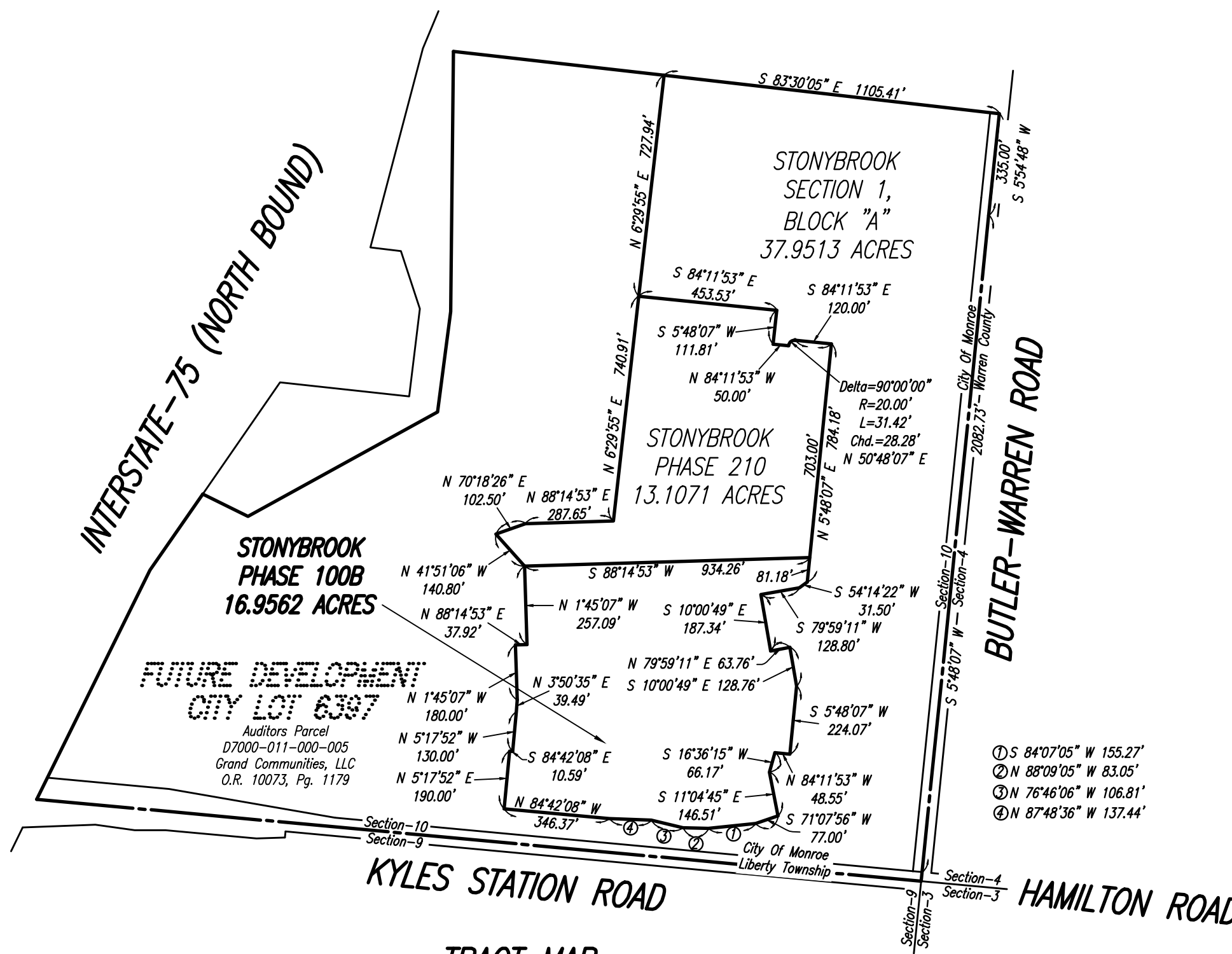
THE OPEN SPACE LOTS AS SHOWN WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. NO MODIFICATIONS TO THE OPEN SPACE AREAS BEYOND WHAT WAS ORIGINALLY APPROVED WITH THE PRELIMINARY PLAT WILL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY OF MONROE. THE HOMEOWNER'S ASSOCIATION WILL RESERVE FOR ITSELF AND ITS MEMBERS, ALL RIGHTS ACCRUING FROM THE HOMEOWNER'S ASSOCIATION AND ITS MEMBERS WILL HAVE THE RIGHT TO ENGAGE IN OR PERMIT OR INVITE OTHERS TO ENGAGE IN ALL USES OF THE OPEN SPACES THAT ARE NOT EXPRESSLY PROHIBITED BY AND ARE NOT INCONSISTENT WITH THE PURPOSES OF THE OPEN SPACE LOTS. THE HOMEOWNER'S ASSOCIATION WILL RETAIN ALL RESPONSIBILITIES AND BEAR ALL COSTS AND LIABILITIES OF ANY KIND RELATED TO THE OWNERSHIP, OPERATION AND MAINTENANCE OF THE OPEN SPACE LOTS. NO MODIFICATIONS TO THE OPEN SPACE LOTS, SUCH AS CONSTRUCTION OF BUILDINGS OR STRUCTURES, WILL BE PERMITTED UNLESS OTHERWISE APPROVED BY THE CITY OF MONROE PLANNING & ZONING DEPARTMENT.

CLOSURE - 16.9562 ACRES

North: 519,945.9696' East: 1,447,813.7547'
Line Course: S 71°07'56" W Length: 77.00'
North: 519,921.0690' East: 1,447,740.8921'
Line Course: S 84°07'05" W Length: 155.27'
North: 519,905.1570' East: 1,447,586.4396'
Line Course: N 88°19'05" W Length: 83.05'
North: 519,907.5946' East: 1,447,503.4253'
Line Course: N 76°46'06" W Length: 106.81'
North: 519,932.0423' East: 1,447,399.4509'
Line Course: N 87°48'36" W Length: 137.44'
North: 519,937.2943' East: 1,447,262.1113'
Line Course: N 84°42'08" W Length: 346.37'
North: 519,969.2753' East: 1,446,917.2209'
Line Course: N 51°7'52" E Length: 190.00'
North: 520,158.4637' East: 1,446,934.7639'
Line Course: S 84°42'08" E Length: 10.59'
North: 520,157.4859' East: 1,446,945.3087'
Line Course: N 51°7'52" E Length: 130.00'
North: 520,286.9306' East: 1,446,957.3118'
Line Course: N 3°50'35" E Length: 39.49'
North: 520,326.3318' East: 1,446,959.9586'
Line Course: N 1°45'07" W Length: 180.00'
North: 520,506.2477' East: 1,446,954.4556'
Line Course: N 88°14'53" E Length: 37.92'
North: 520,507.4070' East: 1,446,992.3578'
Line Course: N 1°45'07" W Length: 257.09'
North: 520,764.3768' East: 1,446,984.4980'
Line Course: N 88°14'53" E Length: 934.26'
North: 520,792.9394' East: 1,447,918.3213'
Line Course: S 5°48'07" W Length: 81.18'
North: 520,712.1753' East: 1,447,910.1148'
Line Course: S 54°14'22" W Length: 31.50'
North: 520,693.7667' East: 1,447,884.5536'
Line Course: S 79°59'11" W Length: 128.80'
North: 520,671.3707' East: 1,447,757.7157'
Line Course: S 10°00'49" E Length: 187.34'
North: 520,486.8845' East: 1,447,790.2907'
Line Course: N 79°59'11" E Length: 63.76'
North: 520,497.9712' East: 1,447,853.0794'
Line Course: S 10°00'49" E Length: 128.76'
North: 520,371.1727' East: 1,447,875.4685'
Line Course: S 5°48'07" W Length: 224.07'
North: 520,148.2506' East: 1,447,852.8173'
Line Course: N 84°11'53" W Length: 48.55'
North: 520,153.1585' East: 1,447,804.5160'
Line Course: S 16°36'15" W Length: 66.17'
North: 520,089.7476' East: 1,447,785.6074'
Line Course: S 11°04'45" E Length: 146.51'
North: 519,945.9692' East: 1,447,813.7615'

Perimeter: 3,791.94' Area: 738,610 Sq. Ft. 16.9562 Acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.0069 Course: S 78°19'57" E
Error North: -0.00140 East: 0.00680
Precision 1: 549,555.07



TRACT MAP
1" = 400'

AREA SUMMARY

DEED REFERENCE: OFFICIAL RECORD 10073, PAGE 1179
TOTAL AREA IN PARCEL D7000-011-000-005 = 126.9023 ACRES
TOTAL AREA IN LOTS = 7.1630 ACRES
TOTAL AREA IN OPEN SPACE = 7.9695 ACRES
TOTAL AREA IN DEDICATED R/W = 1.8237 ACRES
TOTAL AREA PHASE 100B = 16.9562 ACRES
REMAINING AREA IN PARCEL D7000-011-000-005 = 58.8877 ACRES

SUMMARY OF DEDICATED R/W

BROOKFIELD LANE = 831.56 L.F.
STREAMSIDE DRIVE = 778.79 L.F.
TOTAL LINEAR FEET OF DEDICATED R/W = 1,610.35 L.F.

CITY COUNCIL APPROVAL

THIS PLAT WAS APPROVED BY THE CITY COUNCIL ON THIS ____ DAY OF _____, 20____.

CLERK OF MONROE COUNCIL _____

CITY ENGINEER APPROVAL

THIS PLAT WAS APPROVED BY THE CITY ENGINEER ON THIS ____ DAY OF _____, 20____.

CITY ENGINEER FOR THE CITY OF MONROE, OHIO _____

DEVELOPMENT DIRECTOR APPROVAL

THIS PLAT WAS APPROVED BY THE DEVELOPMENT DIRECTOR ON THIS ____ DAY OF _____, 20____.

DEVELOPMENT DIRECTOR
CITY OF MONROE, OHIO _____

BUTLER COUNTY BOARD OF HEALTH

THIS PLAT IS SUBJECT TO PRESENT AND FUTURE REGULATIONS OF THE BUTLER COUNTY BOARD OF HEALTH.

COUNTY AUDITOR

ENTERED FOR TRANSFER _____ A.D., 20____.

TRANSFERRED _____ A.D., 20____.

AUDITORS, BUTLER COUNTY, OHIO _____ DEPUTY _____

COUNTY RECORDER

FILED FOR RECORD _____ AT _____

RECORDED _____ PAGES _____

OFFICIAL RECORD _____ PAGES _____

RECORDER, BUTLER COUNTY, OHIO _____ DEPUTY _____

FILE _____ FEE _____

STONYBROOK
PHASE 100B

Date	6-6-25
Drawn By	G.R.
Checked By	D.P.
Scale	AS SHOWN
Drawn By	[Signature]

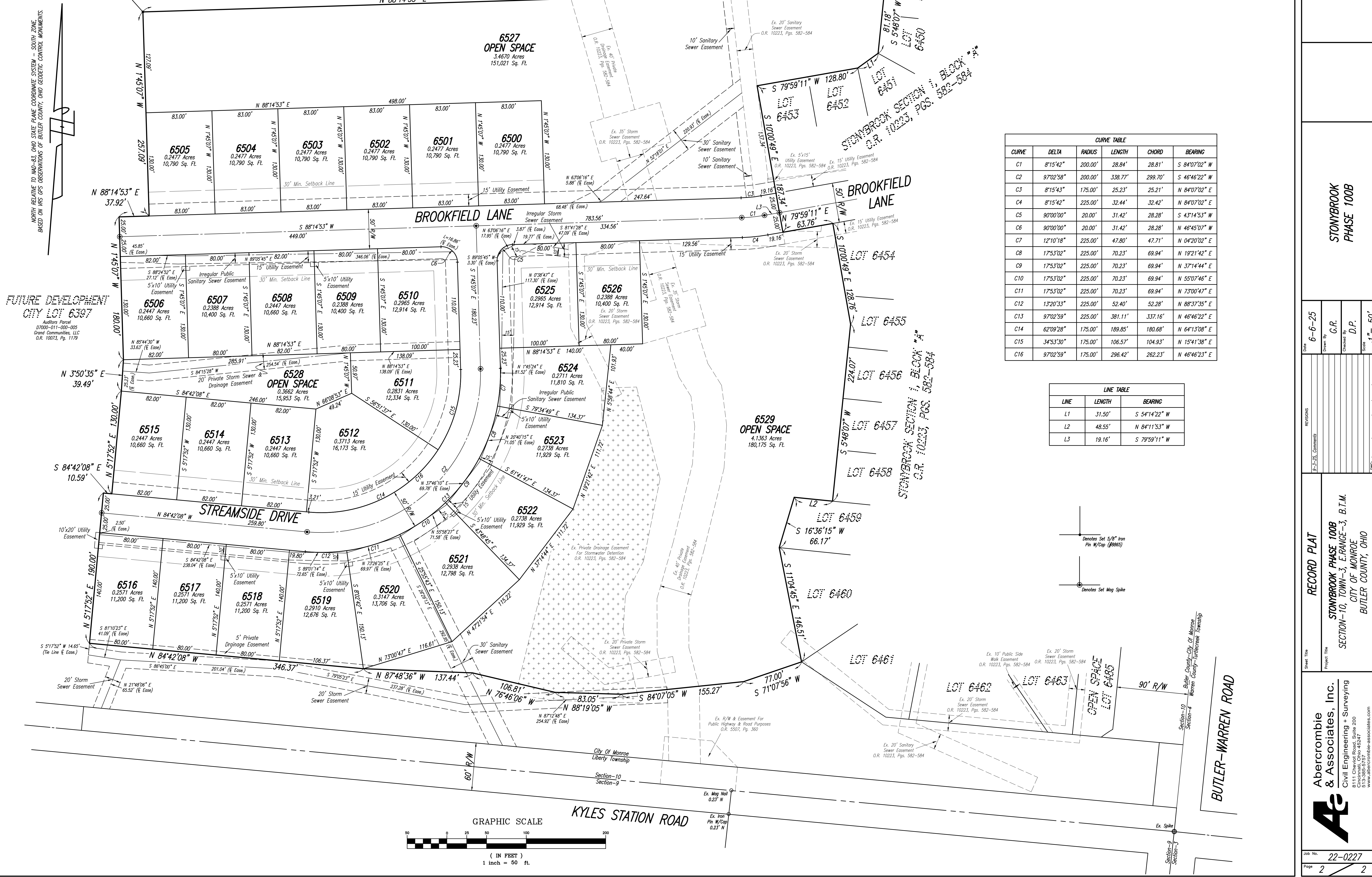
RECORD PLAT
STONYBROOK PHASE 100B
SECTION-10, TOWN-3, E.RANGE-3, B.T.M.
CITY OF MONROE
BUTLER COUNTY, OHIO

Abercrombie & Associates, Inc.
Civil Engineering + Surveying
8111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247
www.abercombie-associates.com

OWNER/DEVELOPER:
GRAND COMMUNITIES, LLC
3940 OLYMPIC BOULEVARD
SUITE 400
ERLANGER, KENTUCKY 41018
(859) 344-5941

Job No. 22-0227
Page 1 2

STONYBROOK SECTION 1, BLK. "B"
O.R. _____, PG. _____

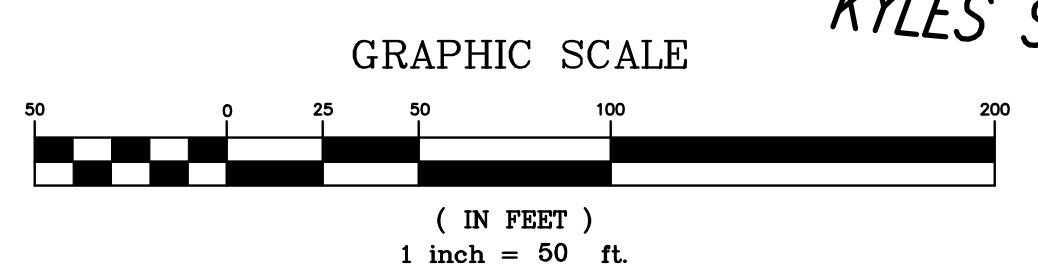
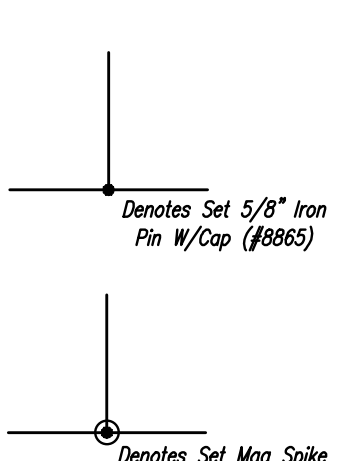


CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	81°5'42"	200.00'	28.84'	28.81'	S 84°07'02" W
C2	97°02'58"	200.00'	338.77'	299.70'	S 46°46'22" W
C3	81°5'43"	175.00'	25.23'	25.21'	N 84°07'02" E
C4	81°5'42"	225.00'	32.44'	32.42'	N 84°07'02" E
C5	90°00'00"	20.00'	31.42'	28.28'	S 43°14'53" W
C6	90°00'00"	20.00'	31.42'	28.28'	N 46°45'07" W
C7	12°10'18"	225.00'	47.80'	47.71'	N 04°20'02" E
C8	17°53'02"	225.00'	70.23'	69.94'	N 19°21'42" E
C9	17°53'02"	225.00'	70.23'	69.94'	N 37°14'44" E
C10	17°53'02"	225.00'	70.23'	69.94'	N 55°07'46" E
C11	17°53'02"	225.00'	70.23'	69.94'	N 73°00'47" E
C12	13°20'33"	225.00'	52.40'	52.28'	N 88°37'35" E
C13	97°02'59"	225.00'	381.11'	337.16'	N 46°46'22" E
C14	62°09'28"	175.00'	189.85'	180.68'	N 64°13'08" E
C15	34°53'30"	175.00'	106.57'	104.93'	N 15°41'38" E
C16	97°02'59"	175.00'	296.42'	262.23'	N 46°46'23" E

LINE TABLE

LINE	LENGTH	BEARING
L1	31.50'	S 54°14'22" W
L2	48.55'	N 84°11'53" W
L3	19.16'	S 79°59'11" W



NORTH RELATIVE TO NAD-83, OHIO STATE PLANE COORDINATE SYSTEM - SOUTH ZONE.
 BASED ON GPS OBSERVATIONS OF BUTLER COUNTY, OHIO GEODETIC CONTROL MONUMENTS.

FUTURE DEVELOPMENT
 CITY LOT 6387
 Auditor's Parcel
 D7000-011-000-005
 Grand Communities, LLC
 O.R. 10073, Pg. 1179

STONYBROOK PHASE 100B

6-6-25
 G.R.
 D.P.

RECORD PLAT
 STONYBROOK PHASE 100B
 SECTION-10, TOWN-3, RANGE-3, B.T.M.
 CITY OF MONROE
 BUTLER COUNTY, OHIO

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Job No. 22-0227
 Page 2

ORDINANCE NO. 2026-10

AN ORDINANCE TO AMEND THE LEASE AGREEMENT BETWEEN THE CITY OF MONROE AND MAJORS FARMS.

WHEREAS, the City is a charter municipality authorized by the Ohio Constitution to exercise all powers of local self-government; and

WHEREAS, section 7.01(A)(7) of the City’s Charter permits the City to “convey or lease or authorize the conveyance or lease of any lands of the City”; and

WHEREAS, the City Council of the City previously adopted Ordinance 2025-16 authorizing the City Manager to enter into a lease agreement with Majors Farms for the real property known as the Clark Boulevard Property; and

WHEREAS, the City Council of the City desires to amend the lease agreement with Majors Farms to extend the lease for one additional year.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MONROE, STATE OF OHIO, THAT:

SECTION 1: The City Manager is hereby authorized to enter into an amendment to the lease agreement between the City of Monroe and Majors Farms pursuant to the terms and conditions and as described in Exhibit A attached hereto and part a part hereof.

SECTION 2: This measure shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: _____

ATTEST:

APPROVED:

Clerk of Council

Mayor

First Reading: _____

EXHIBIT A

This First Amendment is made and entered into by and between the City of Monroe (the “City”) and Majors Farms. The City and Majors Farms are collectively referred to as the “Parties” and individually as a “Party.” This First Amendment shall be effective as of the date upon which the last Party executes this First Amendment, as evidenced by the dates set forth on the signature page of this First Amendment (the “Effective Date”). Any capitalized terms not otherwise defined herein shall have the same meaning in this First Amendment as defined in the Agreement.

WHEREAS, the Parties desire to extend the Lease Agreement for an additional year.

NOW, THEREFORE, in consideration of the mutual promises, covenants, and agreements contained here, the Parties agree to amend the Agreement in the following respects:

1. The Lease Agreement shall be extended for one additional year such that the Lease Agreement will expire on May 28, 2027.
2. Majors Farms shall pay the City a rent of \$1,500.00 for the lease payable on November 15, 2026.
3. All previously agreed upon terms contained in the First Amendment which do not conflict with the Lease Agreement outlined above are to remain in effect.

All previously agreed upon terms contained in the First Amendment which do not conflict with the Lease Agreement outlined above are to remain in effect.

CITY OF MONROE

MAJORS FARMS

Name: Larry Lester, City Manager

Name: _____

Dated: _____

Title: _____

Dated: _____

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.

WHEREAS, Section 715.01 of the Ohio Revised Code authorizes the City to purchase acquire property by purchase for any authorized municipal purpose; and

WHEREAS, McDonald’s Real Estate Company (the “Owner”) owns certain property identified on “Exhibit A” attached hereto (the “Property”); and

WHEREAS, the City of Monroe desires to acquire a portion of the Property for road widening purposes and for use as a public space; and

WHEREAS, the City desires to enter into an Excess Sales Contract with the Owner which contemplates splitting the Property and selling a portion to the City.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MONROE, STATE OF OHIO, THAT:

SECTION 1: The City Council hereby authorizes the City Manager or his designee to execute an Excess Sales Contract, in a form substantially similar to the Excess Sales Contract on file in the office of the Clerk of Council, on behalf of the City of Monroe as well as any ancillary documents related to the acquisition of the Property, on behalf of the City.

SECTION 2: Council further hereby authorizes and directs the City Manager, the Solicitor, the Fiscal Officer, the Clerk of Council, or other appropriate officers of the City to take any other actions as may be appropriate to implement this Ordinance.

SECTION 3: That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements including under Section 121.22 of the Ohio Revised Code.

SECTION 4: This measure shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: _____

ATTEST:

APPROVED:

Clerk of Council

Mayor

First Reading: _____

EXHIBIT A

Situated in Section 11, Town 3, Range 3, Between the Miamis, City of Monroe, Butler County, Ohio, and being part of Lot 6106 of the City of Monroe as recorded in Official Record 9228, Page 483, and conveyed to McDonald's Real Estate Company in Official Record 9272, Page 801 of the Butler County, Ohio Recorder's Office, and being more particularly described as follows:

Commencing at the Northeast corner of said Section 11, said corner also being in the center of Garver Road and the existing east line of Butler County, Ohio; thence, with said County line and said section line, South $06^{\circ}06'42''$ West, 198.27 feet; thence, departing said county line and said centerline, and through the existing right-of-way of Garver Road North $83^{\circ}53'18''$ West, 40.00 feet to the intersection of the existing west right-of-way line of Garver Road and the existing south right-of-way line of New Garver Road (60' R/W), also being the TRUE POINT OF BEGINNING;

thence, from the POINT OF BEGINNING, thus found, with the existing west right-of-way line of Garver Road, South $06^{\circ}06'42''$ West, 130.22 feet;

thence, departing said Garver Road, and through said Lot 6106, North $83^{\circ}24'18''$ West, 271.98 feet to the East line of a 1.6500 acre tract conveyed to Bajrang LLC in Official Record 9381, Page 1866 and Official Record 9381, Page 1868;

thence, with the East line of said 1.6500 acre tract, North $06^{\circ}35'42''$ East, 121.33 feet to the Northwest corner of said Lot 6106, said corner also being on the existing south right-of-way line of said New Garver Road;

thence, departing said 1.6500 acre tract, and with said south right-of-way line of New Garver Road, South $85^{\circ}17'07''$ East, 271.03 feet to the TRUE POINT OF BEGINNING.

Containing 0.7838 acres of land, more or less, and subject to all easements and rights-of-way of record.

Bearings are based on NAD83 (2011) Ohio State Plane Coordinates, South Zone (3402).

Prior Instrument Reference: Being a portion of the real estate conveyed to McDonald's Real Estate Company under General Warranty Deed recorded in the Official Records of Butler County, Ohio, in Book 9272, Page 801.

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.

WHEREAS, the City publicly advertised the project and requested Letters of Interest from qualified engineering firms for the engineering and 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; and

WHEREAS, after submissions were evaluated and scored based on the established criteria, Stantec was determined to have the highest overall rating.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MONROE, STATE OF OHIO, THAT:

SECTION 1: Council hereby accepts the proposal submitted by Stantec.

SECTION 2: The City Manager is hereby authorized to enter into an engineering services agreement by and between the City of Monroe and Stantec for engineering and environmental design services for the Great Miami River Trail.

SECTION 3: This measure shall take effect and be in full force from and after its passage pursuant to Section 7.08 (C) of the Charter.

PASSED: _____

ATTEST:

APPROVED:

Clerk of Council

Mayor



Stantec Consulting Services Inc.
10200 Alliance Road, Suite 300
Cincinnati OH 45242-4754

April 14, 2026

City of Monroe

Gary Morton, Public Works Director
1000 Holman Ave
Monroe, Ohio 45050
mortong@monroeohio.org

Reference: BUT-Monroe Riverside Trail; PID No. 124653

Attention: Lindsey S. Kieres, PE, PTOE, Goodhue Consulting,

Stantec Consulting Services Inc. (Stantec) has reviewed and complied with all of the ODOT comments provided on April 9, 2026 and is pleased to provide this revised proposal for engineering and environmental services on the approximately 1.8-mile connection of the Great Miami River Trail in the City of Monroe, extending from Monroe Bicentennial Commons north to the city limits.

Our cost proposal is based on the project RFQ issued February 2, 2026, the LPA Scope of Services and Stantec knowledge of the corridor from our previous work. The proposal does not include any bank stabilization efforts or permitting related to Dick's Creek. It also does not include any geotechnical slope stability analysis, preparing a floodplain permit or on-going services during construction. Total proposed cost for this effort is \$446,246. This includes \$9,538 of "if-authorized" funds for a PCN waterway permit.

Thank you for the opportunity to submit this cost proposal. If you have any questions or require additional information, please call me at (513) 619-6470.

Respectfully,

STANTEC CONSULTING SERVICES INC.

Steven N. Shadix PE, PS
Senior Principal
Phone: (513) 619-6470
Mobile: (513) 218-4895
Steve.Shadix@stantec.com

April 14, 2026

Reference: BUT-Monroe Riverside Trail; PID No. 124653

If _____ agrees with this proposal, _____
Client Name Client Name

shall authorize Stantec to perform the work by signing and returning a copy of this proposal per the attached Professional Services Agreement.

AUTHORIZATION:

By: _____

Printed
Name: _____

Date: _____

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C-R-S	BUT - Monroe Riverside Trail	PROPOSAL COST SUMMARY								Version: Feb 2017
Consultant:	Stantec Consulting Services Inc.									
Agreement No.	0			State Average Overhead Rate	160.84%					
Modification No.	0			Consultant Overhead Rate:	154.57%					
PID No.	124653			Cost of Money:	0.60%					
Proposal Date	3/20/2026; rev. 4/14/2026			Net Fee Percentage:	11%					
		Average Hourly Rate	Total Hours	Labor Costs	Overhead Costs	Cost of Money	Direct Costs	Subcon Costs	Net Fee	Total Cost
Task Description										
AUTHORIZED TASKS:										
1 - Planning Phase										
	TOTAL 1- Planning Phase	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2 - Preliminary Engineering Phase										
2.1 - Develop Preliminary Alternatives										
	TOTAL 2.1 - Develop Preliminary Alternatives	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2.2 - Perform Environmental Field Studies										
	2.2.A - Property Owner Notification	\$54.40	5	\$272	\$420	\$2	\$16	\$0	\$78	\$788
	2.2.B - Cultural Resources Scoping Request From	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2.2.C - Level 1 Ecological Survey Report	\$51.59	69	\$3,560	\$5,503	\$21	\$42	\$0	\$1,021	\$10,148
	2.2.D - Regulated Materials Review Screening	\$61.13	16	\$978	\$1,512	\$6	\$0	\$0	\$281	\$2,776
	2.2.E - Social and Economic Resources	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2.2.F - Section 4(f)/6(f) Determination	\$70.38	26	\$1,830	\$2,829	\$11	\$0	\$0	\$525	\$5,195
	2.2.G - Noise Analysis	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2.2.H - Noise Analysis - Public Involvement	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2.2.I - Phase I Cultural Resource History/Architecture Survey	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	TOTAL 2.2 - Perform Environmental Field Studies	\$57.24	116	\$6,640	\$10,263	\$40	\$58	\$0	\$1,905	\$18,907
2.3 - AER Design										
2.3.A - Field Survey and Aerial Mapping										
	2.3.A.A - Project Control, Benchmarks, and Reference Points	\$43.90	41	\$1,800	\$2,782	\$11	\$140	\$0	\$516	\$5,250
	2.3.A.C - Base Mapping (incl. field verify.)	\$43.05	126	\$5,424	\$8,384	\$33	\$105	\$0	\$1,556	\$15,502
2.3.B - Roadway										
	2.3.B.A - ORD Setup	\$60.50	24	\$1,452	\$2,244	\$9	\$0	\$0	\$417	\$4,122
	2.3.B.C - Horizontal Alignment and Vertical Profile Review	\$81.00	8	\$648	\$1,002	\$4	\$0	\$0	\$186	\$1,839
	2.3.B.F - Surface Model setup	\$61.50	16	\$984	\$1,521	\$6	\$0	\$0	\$282	\$2,793
2.3.C - Drainage										
2.3.D - Traffic Control										
2.3.E - Signals & ITS										
2.3.F - Maintenance of Traffic										
2.3.G - Utilities										
	2.3.G.A - Utility Coordination and Documentation	\$75.00	4	\$300	\$464	\$2	\$0	\$0	\$86	\$852
2.3.H - Miscellaneous										
	TOTAL 2.3 - AER Design	\$48.44	219	\$10,608	\$16,397	\$64	\$245	\$0	\$3,044	\$30,357
2.4 - Prepare Cost Estimates										
	TOTAL 2.4 - Prepare Cost Estimates	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2.5 - AER Submittal and Other Studies										
	TOTAL 2.5 - AER Submittal and Other Studies	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2.6 - Public Involvement/Coordination										
	2.6.A - Public Involvement / Coordination	\$72.00	2	\$144	\$223	\$1	\$0	\$0	\$41	\$409
	TOTAL 2.6 - Public Involvement/Coordination	\$72.00	2	\$144	\$223	\$1	\$0	\$0	\$41	\$409
2.7 - Stage 1 Design										
2.7.A - Roadway										
	2.7.A.A - Title Sheet	\$46.50	8	\$372	\$575	\$2	\$0	\$0	\$107	\$1,056
	2.7.A.B - Schematic Plan	\$42.10	60	\$2,526	\$3,904	\$15	\$0	\$0	\$725	\$7,170
	2.7.A.D - General Notes	\$45.17	6	\$271	\$419	\$2	\$0	\$0	\$78	\$769
	2.7.A.E - Typical Sections	\$61.00	18	\$1,098	\$1,697	\$7	\$0	\$0	\$315	\$3,117
	2.7.A.F - Cross Sections	\$54.84	378	\$20,728	\$32,039	\$124	\$0	\$0	\$5,947	\$58,839
	2.7.A.G - Plan and Profile - Mainline	\$51.53	456	\$23,498	\$36,321	\$141	\$0	\$0	\$6,742	\$66,702
	2.7.A.H - Plan and Profile - Crossroads	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2.7.A.I - Plan and Profile - Ramps	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2.7.A.J - Superelevation Table	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2.7.A.K - Intersection Details	\$59.33	12	\$712	\$1,101	\$4	\$0	\$0	\$204	\$2,021
	2.7.A.L - Curb Ramp Details	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

C-R-S		BUT - Monroe Riverside Trail		PROPOSAL COST SUMMARY						Version: Feb 2017		
Consultant:	Stantec Consulting Services Inc.											
Agreement No.	0			State Average Overhead Rate		160.84%						
Modification No.	0			Consultant Overhead Rate:		154.57%						
PID No.	124653			Cost of Money:		0.60%						
Proposal Date	3/20/2026; rev. 4/14/2026			Net Fee Percentage:		11%						
				Average Hourly Rate	Total Hours	Labor Costs	Overhead Costs	Cost of Money	Direct Costs	Subcon Costs	Net Fee	Total Cost
Task Description												
2.7.A.M - Interchange Geometrics & Details				#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2.7.A.N - Driveway Details				#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2.7.A.O - Design Exception Request				#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2.7.A.P - Traffic Control Plan				\$55.00	8	\$440	\$680	\$3	\$0	\$0	\$126	\$1,249
2.7.A.Q - Limited Access Fencing Plan				#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2.7.B - Drainage												
2.7.B.A - Storm Sewer Profiles				\$49.75	12	\$597	\$923	\$4	\$0	\$0	\$171	\$1,695
2.7.B.B - Culvert Detail Sheet				\$47.00	80	\$3,760	\$5,812	\$23	\$0	\$0	\$1,079	\$10,673
2.7.B.C - Channel Relocation Details & Section Sheets				#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2.7.B.D - Drainage Calculations				\$53.50	48	\$2,568	\$3,969	\$15	\$0	\$0	\$737	\$7,290
2.7.B.E - BMP Design				\$52.71	48	\$2,530	\$3,911	\$15	\$0	\$0	\$726	\$7,182
2.7.C - Utilities												
2.7.C.A - Utility Coordination and Documentation				\$56.88	8	\$455	\$703	\$3	\$0	\$0	\$131	\$1,292
2.7.C.B - Description or proposed water and/or sewer work				#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2.7.C.C - Subsurface Utility Engineering (SUE)				#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2.7.C.D - Add Utilities to Plan/Profile Sheets				\$48.05	38	\$1,826	\$2,822	\$11	\$0	\$0	\$524	\$5,183
2.7.D - Geotechnical Services												
2.7.D.A - Geotechnical Services and Report				\$85.00	4	\$340	\$526	\$2	\$0	\$18,721	\$98	\$19,686
2.7.E - Retaining Wall Plans				#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2.7.F - Structures - Design Report												
2.7.G - Miscellaneous												
2.7.G.A - Perform Airway/Highway clearance analysis				#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2.7.G.B - Service Road Justification				#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2.7.G.C - Finalize Pavement Build up and subsurface drainage requirements				\$85.00	2	\$170	\$263	\$1	\$0	\$0	\$49	\$483
2.7.G.D - Prepare Pedestrian Overpass Justification				#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2.7.G.E - RR Coordination				#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2.7.G.F - ITS - Systems Engineering Analysis				#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2.7.H - Prepare C2 Cost Estimates and Update Milestones												
2.7.H.A - Roadway/Interchange Costs				\$54.08	24	\$1,298	\$2,006	\$8	\$0	\$0	\$372	\$3,685
2.7.H.B - Right of Way				#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2.7.H.C - Utility Costs				#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2.7.I - Lighting Plans				#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2.7.J - Maintenance of Traffic												
2.7.K - Signal Plans				#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL - 2.7 - Stage 1 Design				\$52.22	1210	\$63,189	\$97,671	\$379	\$0	\$18,721	\$18,130	\$198,091
2.8 - Project Management for Preliminary Engineering Phase												
2.8.A - Meetings				\$84.67	18	\$1,524	\$2,356	\$9	\$0	\$0	\$437	\$4,326
2.8.B - General Oversight				\$96.67	72	\$6,960	\$10,758	\$42	\$0	\$0	\$1,997	\$19,757
2.8.C - Project Set Up				\$95.00	10	\$950	\$1,468	\$6	\$0	\$0	\$273	\$2,697
TOTAL 2.8 - Project Management for Preliminary Engineering Phase				\$94.34	100	\$9,434	\$14,582	\$57	\$0	\$0	\$2,707	\$26,780
2.9 - Limited Review												
TOTAL 2.9 - Limited Review				#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total - 2 Preliminary Engineering Phase				\$54.65	1647	\$90,015	\$139,136	\$540	\$303	\$18,721	\$25,827	\$274,543
3 - Environmental Engineering Phase												
3.1 - Environmental Field Studies and Refined Impacts												
3.1.A - Phase I Cultural Archaeological				#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.1.B - Phase II Cultural Resource History/Architecture Survey				#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.1.C - Section 4 (f) Determination				#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.1.D - Regulated Materials Review Assessment				#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.1.E - Farmland Studies				#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.1.F - Indirect Effects and Cumulative Impacts (ICE) Analysis				#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.1.G - Address NEPA Specific Underserved Populations Concerns				#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.1.H - Relocation Assistance Program Conceptual Survey				#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.1.I - Biological Assessment for Federally Listed Species				#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.1.J - Not Used				#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.1.K - Determine Right of Way Encroachments				#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.1.L - Determine Potential Right of Way from Railway				#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

C-R-S	BUT - Monroe Riverside Trail	PROPOSAL COST SUMMARY								Version: Feb 2017
Consultant:	Stantec Consulting Services Inc.									
Agreement No.	0			State Average Overhead Rate	160.84%					
Modification No.	0			Consultant Overhead Rate:	154.57%					
PID No.	124653			Cost of Money:	0.60%					
Proposal Date	3/20/2026; rev. 4/14/2026			Net Fee Percentage:	11%					
Task Description	Average Hourly Rate	Total Hours	Labor Costs	Overhead Costs	Cost of Money	Direct Costs	Subcon Costs	Net Fee	Total Cost	
3.1.M- Waterway Permits										
3.1.M.A - Permit Determination Request	\$58.80	25	\$1,470	\$2,272	\$9	\$0	\$0	\$422	\$4,173	
3.1.N- Stream and Wetland Opportunities Inventory Report	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3.1.O- Regulated Materials Review Investigation	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3.1.P- Air Quality Analyses	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3.1.Q - Mussel Survey	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3.1.R – FIS Analysis, Revisions, and Coordination	\$63.67	18	\$1,146	\$1,771	\$7	\$0	\$0	\$329	\$3,253	
TOTAL 3.1 - Environmental Field Studies and Refined Impacts	\$60.84	43	\$2,616	\$4,044	\$16	\$0	\$0	\$751	\$7,426	
3.2 - Stage 1 Value Engineering										
TOTAL 3.2 - Stage 1 Value Engineering	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3.3 - Stage2										
3.3.A - Roadway										
3.3.A.A - Title Sheet	\$55.00	4	\$220	\$340	\$1	\$0	\$0	\$63	\$624	
3.3.A.B - Schematic	\$50.17	12	\$602	\$931	\$4	\$0	\$0	\$173	\$1,709	
3.3.A.D - General Notes	\$53.50	16	\$856	\$1,323	\$5	\$0	\$0	\$246	\$2,430	
3.3.A.E - Typical Sections	\$47.33	6	\$284	\$439	\$2	\$0	\$0	\$81	\$806	
3.3.A.F- Plan and Profile - Mainline	\$61.08	152	\$9,284	\$14,350	\$56	\$0	\$0	\$2,664	\$26,354	
3.3.A.G - Plan and Profile - Crossroads	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3.3.A.H - Plan and profile - Ramps	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3.3.A.I - Cross Sections	\$54.06	189	\$10,218	\$15,794	\$61	\$0	\$0	\$2,932	\$29,005	
3.3.A.J - Intersection Details	\$55.00	4	\$220	\$340	\$1	\$0	\$0	\$63	\$624	
3.3.A.K - Interchange Geometrics & Details	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3.3.A.L - Curb Ramp Details	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3.3.A.M – Limited Access Fencing Plan	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3.3.B - Drainage										
3.3.B.A - Storm Sewer Profiles	\$44.00	6	\$264	\$408	\$2	\$0	\$0	\$76	\$749	
3.3.B.B - Culvert Detail Sheets including headwall and wingwall details	\$41.80	80	\$3,344	\$5,169	\$20	\$0	\$0	\$959	\$9,492	
3.3.B.C - Channel Relocation Details	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3.3.B.D - Underdrain details	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3.3.B.E - BMP Details	\$43.20	10	\$432	\$668	\$3	\$0	\$0	\$124	\$1,226	
3.3.B.F - Temporary Drainage (MOT)										
3.3.C - Traffic Control										
3.3.C.A - Pavement Marking Plan	\$58.50	16	\$936	\$1,447	\$6	\$0	\$0	\$269	\$2,657	
3.3.C.B - Signing Plan	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3.3.D - Signals & ITS										
3.3.E - Maintenance of Traffic										
3.3.F - Lighting Plan										
3.3.G - Landscape Plan										
3.3.H - Noise Wall Details	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3.3.I - Bridge Plans (break out for each bridge separately)										
3.3.J - Utilities										
3.3.J.A - Utility Coordination and Documentation	\$78.00	8	\$624	\$965	\$4	\$0	\$0	\$179	\$1,771	
3.3.J.B - Water Works Plan	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3.3.J.C - Water Works Details & Notes	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3.3.J.D - Sanitary Sewer Plans	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3.3.K - Geotechnical Services										
TOTAL 3.3 - Stage2	\$54.24	503	\$27,284	\$42,173	\$164	\$0	\$0	\$7,828	\$77,449	
3.4 - Right of Way Plans										
TOTAL 3.4 - Right of Way Plans	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3.5 - Prepare Environmental Document										
3.5.A - Prepare Environmental Document	\$66.50	32	\$2,128	\$3,289	\$13	\$0	\$0	\$611	\$6,041	
TOTAL 3.5 - Prepare Environmental Document	\$66.50	32	\$2,128	\$3,289	\$13	\$0	\$0	\$611	\$6,041	
3.6 - Environmental Commitments and Plan Notes										
3.6.A - Environmental Commitment Plan Notes	\$73.50	2	\$147	\$227	\$1	\$0	\$0	\$42	\$417	
TOTAL 3.6 - Environmental Commitments and Plan Notes	\$73.50	2	\$147	\$227	\$1	\$0	\$0	\$42	\$417	
3.7 - Final Mitigation Plans Coordination										
TOTAL 3.7 - Final Mitigation Plans Coordination	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

C-R-S	BUT - Monroe Riverside Trail	PROPOSAL COST SUMMARY								Version: Feb 2017
Consultant:	Stantec Consulting Services Inc.									
Agreement No.	0			State Average Overhead Rate	160.84%					
Modification No.	0			Consultant Overhead Rate:	154.57%					
PID No.	124653			Cost of Money:	0.60%					
Proposal Date	3/20/2026; rev. 4/14/2026			Net Fee Percentage:	11%					
		Average Hourly Rate	Total Hours	Labor Costs	Overhead Costs	Cost of Money	Direct Costs	Subcon Costs	Net Fee	Total Cost
Task Description										
3.8 - Prepare Cost Estimates and Revise Milestone										
3.8.A - Roadway/Interchange Costs		\$59.00	20	\$1,180	\$1,824	\$7	\$0	\$0	\$339	\$3,350
3.8.B- Structures Costs		#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.8.C- Utility Costs		#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL 3.8 - Prepare Cost Estimates and Revise Milestone		\$59.00	20	\$1,180	\$1,824	\$7	\$0	\$0	\$339	\$3,350
3.9 - Project Management for Environmental Engineering Phase										
3.9.A - Meetings		\$84.67	12	\$1,016	\$1,570	\$6	\$0	\$0	\$292	\$2,884
3.9.B - General Oversight		\$96.67	48	\$4,640	\$7,172	\$28	\$0	\$0	\$1,331	\$13,171
TOTAL 3.9 - Project Management for Environmental Engineering Phase		\$94.27	60	\$5,656	\$8,742	\$34	\$0	\$0	\$1,623	\$16,055
3.10 - Limited Review										
TOTAL 3.10 - Limited Review		#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total - 3 Environmental Engineering Phase		\$59.11	660	\$39,011	\$60,299	\$234	\$0	\$0	\$11,193	\$110,738
4 - Final Engineering and R/W Phase										
4.1 - Right of Way Acquisition										
TOTAL 4.1 - Right of Way Acquisition		#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.2 - Stage 3 Detailed Design Plans										
4.2.A - Quantities and Notes										
4.2.A.A - Pavement Subsummary		\$59.50	12	\$714	\$1,104	\$4	\$0	\$0	\$205	\$2,027
4.2.A.B - Drainage Subsummary		\$58.50	6	\$351	\$543	\$2	\$0	\$0	\$101	\$996
4.2.A.C - Roadway Subsummary		\$58.00	18	\$1,044	\$1,614	\$6	\$0	\$0	\$300	\$2,964
4.2.A.D - Not used		#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.2.A.E - Maintenance of Traffic Subsummary		#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.2.A.F - Pavement Marking Subsummary		\$61.67	9	\$555	\$858	\$3	\$0	\$0	\$159	\$1,575
4.2.A.G - Signing Subsummary		\$61.67	9	\$555	\$858	\$3	\$0	\$0	\$159	\$1,575
4.2.A.H - Signal Subsummary		#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.2.A.I - Noise Wall Subsummary		#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.2.A.J - Retaining Wall Subsummary		#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.2.A.K - Lighting Subsummary		#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.2.A.L - Landscape Subsummary		#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.2.A.M - General Summary Sheet		\$61.67	36	\$2,220	\$3,431	\$13	\$0	\$0	\$637	\$6,302
4.2.A.N - Bridge Estimated Quantities Sheet		#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.2.A.O - Reinforcing Steel Schedule		#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.2.A.P - General Notes		\$55.88	8	\$447	\$691	\$3	\$0	\$0	\$128	\$1,269
4.2.A.Q - Driveway Subsummary or Driveway Details (if included on same sheet)		#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.2.A.R - Lighting Notes		#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.2.A.S - Bridge General Notes		#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.2.A.T - Fencing Plan Subsummary		#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.2.B - Traffic Signal Plans & ITS Plans										
4.2.C - Signing Plans										
4.2.D - Miscellaneous										
4.2.D.A - Obtain Railroad Agreement		#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.2.D.B - Prepare FAA Form 7460-1 for Airway/Highway Clearance		#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.2.D.C - Project Site Plan		\$58.50	16	\$936	\$1,447	\$6	\$0	\$0	\$269	\$2,657
4.2.D.D - Update Systems Engineering Analysis		#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.2.D.E - Baseline Construction Schedule		#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.2.D.F - Not used		#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.2.D.G - Title Sheet		\$64.13	8	\$513	\$793	\$3	\$0	\$0	\$147	\$1,456
4.2.E - Lighting Plans										
TOTAL 4.2 - Stage 3 Detailed Design Plans		\$60.12	122	\$7,335	\$11,338	\$44	\$0	\$0	\$2,105	\$20,821
4.3 - Prepare Cost Estimates and Revise Milestone										
4.3.A - Roadway/Interchange Costs		\$76.50	16	\$1,224	\$1,892	\$7	\$0	\$0	\$351	\$3,474
4.3.B- Right of Way		#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.3.C- Structures Costs		#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.3.D - Utility Costs		#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL 4.3 - Prepare Cost Estimates and Revise Milestone		\$76.50	16	\$1,224	\$1,892	\$7	\$0	\$0	\$351	\$3,474

C-R-S		BUT - Monroe Riverside Trail		PROPOSAL COST SUMMARY							Version: Feb 2017	
Consultant:	Stantec Consulting Services Inc.											
Agreement No.	0				State Average Overhead Rate	160.84%						
Modification No.	0				Consultant Overhead Rate:	154.57%						
PID No.	124653				Cost of Money:	0.60%						
Proposal Date	3/20/2026; rev. 4/14/2026				Net Fee Percentage:	11%						
Task Description			Average Hourly Rate	Total Hours	Labor Costs	Overhead Costs	Cost of Money	Direct Costs	Subcon Costs	Net Fee	Total Cost	
4.4 - Final Plan Package												
4.4.A - Submission of Final Tracings and Documentation			\$77.83	24	\$1,868	\$2,887	\$11	\$0	\$0	\$536	\$5,303	
4.4 - Final Plan Package			\$77.83	24	\$1,868	\$2,887	\$11	\$0	\$0	\$536	\$5,303	
4.5 - Project Management for Final Engineering and Right of Way Phase												
4.5.A - Meetings			\$91.00	20	\$1,820	\$2,813	\$11	\$0	\$0	\$522	\$5,166	
4.5.B - General Oversight			\$97.00	50	\$4,850	\$7,497	\$29	\$0	\$0	\$1,392	\$13,767	
TOTAL 4.5 - Project Management for Final Engineering and Right of Way Phase			\$95.29	70	\$6,670	\$10,310	\$40	\$0	\$0	\$1,914	\$18,934	
4.6 - Pre-Bid Activities												
4.6.A - Pre-Bid Questions			\$85.00	12	\$1,020	\$1,577	\$6	\$0	\$0	\$293	\$2,895	
TOTAL 4.6 - Pre-Bid Activities			\$85.00	12	\$1,020	\$1,577	\$6	\$0	\$0	\$293	\$2,895	
4.7 - Limited Review												
4.7 - Limited Review			#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TOTAL - Final Engineering Phase			\$74.25	244	\$18,117	\$28,003	\$109	\$0	\$0	\$5,198	\$51,427	
5 - Construction Phase												
TOTAL - Construction Phase			#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TOTAL AUTHORIZED PARTS			\$57.68	2551	\$147,143	\$227,439	\$883	\$303	\$18,721	\$42,219	\$436,708	
IF-AUTHORIZED TASKS:												
3.1.M - Waterway Permits												
3.1.M.B - Section 404/10 Pre-Construction Notification			\$51.69	65	\$3,360	\$5,194	\$20	\$0	\$0	\$964	\$9,538	
TOTAL - 3.1.M - Waterway Permits			\$51.69	65	\$3,360	\$5,194	\$20	\$0	\$0	\$964	\$9,538	
TOTAL IF-AUTHORIZED PARTS			\$51.69	65	\$3,360	\$5,194	\$20	\$0	\$0	\$964	\$9,538	
GRAND TOTAL			\$57.53	2,616	\$150,503	\$232,632	\$903	\$303	\$18,721	\$43,183	\$446,246	

C-R-S		BUT - Monroe Riverside Trail												PROPOSAL LABOR SUMMARY	
Consultant:	Stantec Consulting Services Inc.														
Agreement No.	0														
Modification No.	0														
PID No.	124653														
Proposal Date	3/20/2026; rev. 4/14/2026														
Task Description	No. of Units	Project Exec	Project Manager	Sr Roadway Engineer	Engineer II	Engineer I	Sr. Technician	Technician	Surveyor	Env. Scientist/ Graphic Designer	Env. Mgr. / Planner	Field Survey	Total		
		\$105.00	\$95.00	\$87.00	\$75.00	\$52.00	\$42.00	\$35.00	\$72.00	\$50.00	\$72.00	\$40.00	Hours	Cost	
AUTHORIZED TASKS:															
1 - Planning Phase															
TOTAL 1- Planning Phase															
	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
2 - Preliminary Engineering Phase															
2.1 - Develop Preliminary Alternatives															
TOTAL 2.1 - Develop Preliminary Alternatives															
	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
2.2 - Perform Environmental Field Studies															
2.2.A - Property Owner Notification			1					3			1		5	\$272	
2.2.B – Cultural Resources Scoping Request From													0	\$0	
2.2.C - Level 1 Ecological Survey Report										64	5		69	\$3,560	
2.2.D - Regulated Materials Review Screening			2							10	4		16	\$978	
2.2.E - Social and Economic Resources													0	\$0	
2.2.F - Section 4(f)/6(f) Determination			2							4	20		26	\$1,830	
2.2.G - Noise Analysis													0	\$0	
2.2.H - Noise Analysis - Public Involvement													0	\$0	
2.2.I – Phase I Cultural Resource History/Architecture Survey													0	\$0	
TOTAL 2.2 - Perform Environmental Field Studies															
	0	5	0	0	0	0	0	3	0	78	0	0	116	\$6,640	
2.3 - AER Design															
2.3.A - Field Survey and Aerial Mapping															
2.3.A.A - Project Control, Benchmarks, and Reference Points	4								5			36	41	\$1,800	
2.3.A.C - Base Mapping (incl. field verify.)	1.8					16			6			104	126	\$5,424	
2.3.B - Roadway															
2.3.B.A - ORD Setup				4	8		12						24	\$1,452	
2.3.B.C - Horizontal Alignment and Vertical Profile Review				4	4								8	\$648	
2.3.B.F - Surface Model setup				4	4		8						16	\$984	
2.3.C - Drainage															
2.3.D - Traffic Control															
2.3.E - Signals & ITS															
2.3.F - Maintenance of Traffic															
2.3.G - Utilities															
2.3.G.A - Utility Coordination and Documentation					4								4	\$300	
2.3.H - Miscellaneous															
TOTAL 2.3 - AER Design															
	0	0	12	20	16	20	0	11	0	0	0	140	219	\$10,608	
2.4 - Prepare Cost Estimates															
TOTAL 2.4 - Prepare Cost Estimates															
	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0	
2.5 - AER Submittal and Other Studies															
TOTAL 2.5 - AER Submittal and Other Studies															
	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0	

C-R-S		BUT - Monroe Riverside Trail												PROPOSAL LABOR SUMMARY	
Consultant:		Stantec Consulting Services Inc.													
Agreement No.		0													
Modification No.		0													
PID No.		124653													
Proposal Date		3/20/2026; rev. 4/14/2026													
Task Description		No. of Units	Project Exec	Project Manager	Sr Roadway Engineer	Engineer II	Engineer I	Sr. Technician	Technician	Surveyor	Env. Scientist/ Graphic Designer	Env. Mgr. / Planner	Field Survey	Total Hours	Total Cost
2.6 - Public Involvement/Coordination															
2.6.A - Public Involvement / Coordination												2		2	\$144
TOTAL 2.6 - Public Involvement/Coordination		0	0	0	0	0	0	0	0	0	0	2	0	2	\$144
2.7 - Stage 1 Design															
2.7.A - Roadway															
2.7.A.A - Title Sheet		1			1	1			6					8	\$372
2.7.A.B - Schematic Plan		3				6	6	12	36					60	\$2,526
2.7.A.D - General Notes		1				1		3	2					6	\$271
2.7.A.E - Typical Sections		3			2	4	12							18	\$1,098
2.7.A.F - Cross Sections		189		2	24	40	250	40	22					378	\$20,728
2.7.A.G - Plan and Profile - Mainline		19		2	24	40	240	70	80					456	\$23,498
2.7.A.H - Plan and Profile - Crossroads														0	\$0
2.7.A.I - Plan and Profile - Ramps														0	\$0
2.7.A.J - Superelevation Table														0	\$0
2.7.A.K - Intersection Details		1			1	6			5					12	\$712
2.7.A.L - Curb Ramp Details														0	\$0
2.7.A.M - Interchange Geometrics & Details														0	\$0
2.7.A.N - Driveway Details														0	\$0
2.7.A.O - Design Exception Request														0	\$0
2.7.A.P - Traffic Control Plan		1				4			4					8	\$440
2.7.A.Q - Limited Access Fencing Plan														0	\$0
2.7.B - Drainage															
2.7.B.A - Storm Sewer Profiles		10			1	2	1	4	4					12	\$597
2.7.B.B - Culvert Detail Sheet		4			8	8		32	32					80	\$3,760
2.7.B.C - Channel Relocation Details & Section Sheets														0	\$0
2.7.B.D - Drainage Calculations					4	4	24	16						48	\$2,568
2.7.B.E - BMP Design					2	8	16	22						48	\$2,530
2.7.C - Utilities															
2.7.C.A - Utility Coordination and Documentation				1		2		5						8	\$455
2.7.C.B - Description or proposed water and/or sewer work														0	\$0
2.7.C.C - Subsurface Utility Engineering (SUE)														0	\$0
2.7.C.D - Add Utilities to Plan/Profile Sheets				2		8		8	20					38	\$1,826
2.7.D - Geotechnical Services															
2.7.D.A - Geotechnical Services and Report				2		2								4	\$340
2.7.E - Retaining Wall Plans														0	\$0
2.7.F - Structures - Design Report															
2.7.G - Miscellaneous															
2.7.G.A - Perform Airway/Highway clearance analysis														0	\$0
2.7.G.B - Service Road Justification														0	\$0
2.7.G.C - Finalize Pavement Build up and subsurface drainage requirements				1		1								2	\$170
2.7.G.D - Prepare Pedestrian Overpass Justification														0	\$0
2.7.G.E - RR Coordination														0	\$0
2.7.G.F - ITS - Systems Engineering Analysis														0	\$0
2.7.H - Prepare C2 Cost Estimates and Update Milestones															
2.7.H.A - Roadway/Interchange Costs					4	4	2	8	6					24	\$1,298
2.7.H.B - Right of Way														0	\$0
2.7.H.C - Utility Costs														0	\$0
2.7.I - Lighting Plans														0	\$0
2.7.J - Maintenance of Traffic														0	\$0

C-R-S		BUT - Monroe Riverside Trail												PROPOSAL LABOR SUMMARY	
Consultant:	Stantec Consulting Services Inc.														
Agreement No.	0														
Modification No.	0														
PID No.	124653														
Proposal Date	3/20/2026; rev. 4/14/2026														
Task Description	No. of Units	Project Exec	Project Manager	Sr Roadway Engineer	Engineer II	Engineer I	Sr. Technician	Technician	Surveyor	Env. Scientist/ Graphic Designer	Env. Mgr. / Planner	Field Survey	Total		
		\$105.00	\$95.00	\$87.00	\$75.00	\$52.00	\$42.00	\$35.00	\$72.00	\$50.00	\$72.00	\$40.00	Hours	Cost	
2.7.K - Signal Plans													0	\$0	
TOTAL - 2.7 - Stage 1 Design		0	10	71	141	551	220	217	0	0	0	0	1210	\$63,189	
2.8 - Project Management for Preliminary Engineering Phase															
2.8.A - Meetings			6	6							6		18	\$1,524	
2.8.B - General Oversight		12	60										72	\$6,960	
2.8.C - Project Set Up			10										10	\$950	
TOTAL 2.8 - Project Management for Preliminary Engineering Phase		12	76	6	0	0	0	0	0	0	6	0	100	\$9,434	
2.9 - Limited Review															
TOTAL 2.9 - Limited Review		0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Total - 2 Preliminary Engineering Phase		12	91	89	161	567	240	220	11	78	23	140	1647	\$90,015	
3 - Environmental Engineering Phase															
3.1 - Environmental Field Studies and Refined Impacts															
3.1.A - Phase I Cultural Archaeological													0	\$0	
3.1.B - Phase II Cultural Resource History/Architecture Survey													0	\$0	
3.1.C - Section 4 (f) Determination													0	\$0	
3.1.D - Regulated Materials Review Assessment													0	\$0	
3.1.E - Farmland Studies													0	\$0	
3.1.F - Indirect Effects and Cumulative Impacts (ICE) Analysis													0	\$0	
3.1.G - Address NEPA Specific Underserved Populations Concerns													0	\$0	
3.1.H - Relocation Assistance Program Conceptual Survey													0	\$0	
3.1.I - Biological Assessment for Federally Listed Species													0	\$0	
3.1.J - Not Used													0	\$0	
3.1.K - Determine Right of Way Encroachments													0	\$0	
3.1.L - Determine Potential Right of Way from Railway													0	\$0	
3.1.M- Waterway Permits															
3.1.M.A - Permit Determination Request										15	10		25	\$1,470	
3.1.N- Stream and Wetland Opportunities Inventory Report													0	\$0	
3.1.O- Regulated Materials Review Investigation													0	\$0	
3.1.P- Air Quality Analyses													0	\$0	
3.1.Q - Mussel Survey													0	\$0	
3.1.R - FIS Analysis, Revisions, and Coordination				6		12							18	\$1,146	
TOTAL 3.1 - Environmental Field Studies and Refined Impacts		0	0	6	0	12	0	0	0	15	10	0	43	\$2,616	
3.2 - Stage 1 Value Engineering															
TOTAL 3.2 - Stage 1 Value Engineering		0	0	0	0	0	0	0	0	0	0	0	0	\$0	
3.3 - Stage2															
3.3.A - Roadway															
3.3.A.A - Title Sheet	1				2			2					4	\$220	
3.3.A.B - Schematic	3				2	6		4					12	\$602	
3.3.A.D - General Notes	2				4	8		4					16	\$856	
3.3.A.E - Typical Sections	3				1	2		3					6	\$284	
3.3.A.F- Plan and Profile - Mainline	19		4	12	52	60		24					152	\$9,284	
3.3.A.G - Plan and Profile - Crossroads													0	\$0	

C-R-S		BUT - Monroe Riverside Trail												PROPOSAL LABOR SUMMARY	
Consultant:	Stantec Consulting Services Inc.														
Agreement No.	0														
Modification No.	0														
PID No.	124653														
Proposal Date	3/20/2026; rev. 4/14/2026														
Task Description	No. of Units	Project Exec	Project Manager	Sr Roadway Engineer	Engineer II	Engineer I	Sr. Technician	Technician	Surveyor	Env. Scientist/ Graphic Designer	Env. Mgr. / Planner	Field Survey	Total		
		\$105.00	\$95.00	\$87.00	\$75.00	\$52.00	\$42.00	\$35.00	\$72.00	\$50.00	\$72.00	\$40.00	Hours	Cost	
3.3.A.H - Plan and profile - Ramps													0	\$0	
3.3.A.I - Cross Sections	189			8	40	81	30	30					189	\$10,218	
3.3.A.J - Intersection Details	1				2			2					4	\$220	
3.3.A.K - Interchange Geometrics & Details													0	\$0	
3.3.A.L - Curb Ramp Details													0	\$0	
3.3.A.M - Limited Access Fencing Plan													0	\$0	
3.3.B - Drainage															
3.3.B.A - Storm Sewer Profiles	10				1		2	3					6	\$264	
3.3.B.B - Culvert Detail Sheets including headwall and wingwall details	4				8		32	40					80	\$3,344	
3.3.B.C - Channel Relocation Details													0	\$0	
3.3.B.D - Underdrain details													0	\$0	
3.3.B.E - BMP Details					1		6	3					10	\$432	
3.3.B.F - Temporary Drainage (MOT)															
3.3.C - Traffic Control															
3.3.C.A - Pavement Marking Plan	2				8		8						16	\$936	
3.3.C.B - Signing Plan													0	\$0	
3.3.D - Signals & ITS															
3.3.E - Maintenance of Traffic															
3.3.F - Lighting Plan															
3.3.G - Landscape Plan															
3.3.H - Noise Wall Details													0	\$0	
3.3.I - Bridge Plans (break out for each bridge separately)															
3.3.J - Utilities															
3.3.J.A - Utility Coordination and Documentation				2	6								8	\$624	
3.3.J.B - Water Works Plan													0	\$0	
3.3.J.C - Water Works Details & Notes													0	\$0	
3.3.J.D - Sanitary Sewer Plans													0	\$0	
3.3.K - Geotechnical Services															
TOTAL 3.3 - Stage2		0	4	22	127	157	78	115	0	0	0	0	503	\$27,284	
3.4 - Right of Way Plans															
TOTAL 3.4 - Right of Way Plans		0	0	0	0	0	0	0	0	0	0	0	0	\$0	
3.5 - Prepare Environmental Document															
3.5.A - Prepare Environmental Document										8	24		32	\$2,128	
TOTAL 3.5 - Prepare Environmental Document		0	0	0	0	0	0	0	0	8	24	0	32	\$2,128	
3.6 - Environmental Commitments and Plan Notes															
3.6.A - Environmental Commitment Plan Notes					1	0	0	0	0	0	1	0	2	\$147	
TOTAL 3.6 - Environmental Commitments and Plan Notes		0	0	0	1	0	0	0	0	0	1	0	2	\$147	
3.7 - Final Mitigation Plans Coordination															
TOTAL 3.7 - Final Mitigation Plans Coordination		0	0	0	0	0	0	0	0	0	0	0	0	\$0	
3.8 - Prepare Cost Estimates and Revise Milestone															
3.8.A - Roadway/Interchange Costs				2	8		8	2					20	\$1,180	
3.8.B- Structures Costs													0	\$0	
3.8.C- Utility Costs													0	\$0	
TOTAL 3.8 - Prepare Cost Estimates and Revise Milestone		0	0	2	8	0	8	2	0	0	0	0	20	\$1,180	

C-R-S		BUT - Monroe Riverside Trail												PROPOSAL LABOR SUMMARY	
Consultant:	Stantec Consulting Services Inc.														
Agreement No.	0														
Modification No.	0														
PID No.	124653														
Proposal Date	3/20/2026; rev. 4/14/2026														
Task Description	No. of Units	Project Exec	Project Manager	Sr Roadway Engineer	Engineer II	Engineer I	Sr. Technician	Technician	Surveyor	Env. Scientist/ Graphic Designer	Env. Mgr. / Planner	Field Survey	Total		
		\$105.00	\$95.00	\$87.00	\$75.00	\$52.00	\$42.00	\$35.00	\$72.00	\$50.00	\$72.00	\$40.00	Hours	Cost	
3.9 - Project Management for Environmental Engineering Phase															
3.9.A - Meetings			4	4							4		12	\$1,016	
3.9.B - General Oversight		8	40										48	\$4,640	
TOTAL 3.9 - Project Management for Environmental Engineering Phase		8	44	4	0	0	0	0	0	0	4	0	60	\$5,656	
3.10 - Limited Review															
TOTAL 3.10 - Limited Review		0	0	0	0	0	0	0	0	0	0	0	0	\$0	
Total - 3 Environmental Engineering Phase		8	48	34	136	169	86	117	0	23	39	0	660	\$39,011	
4 - Final Engineering and R/W Phase															
4.1 - Right of Way Acquisition															
TOTAL 4.1 - Right of Way Acquisition		0	0	0	0	0	0	0	0	0	0	0	0	\$0	
4.2 - Stage 3 Detailed Design Plans															
4.2.A - Quantities and Notes															
4.2.A.A - Pavement Subsummary	1			1	5		6						12	\$714	
4.2.A.B - Drainage Subsummary	1				3		3						6	\$351	
4.2.A.C - Roadway Subsummary	1			2	6		10						18	\$1,044	
4.2.A.D - Not used													0	\$0	
4.2.A.E - Maintenance of Traffic Subsummary													0	\$0	
4.2.A.F - Pavement Marking Subsummary	0.5			1	4		4						9	\$555	
4.2.A.G - Signing Subsummary	0.5			1	4		4						9	\$555	
4.2.A.H - Signal Subsummary													0	\$0	
4.2.A.I - Noise Wall Subsummary													0	\$0	
4.2.A.J - Retaining Wall Subsummary													0	\$0	
4.2.A.K - Lighting Subsummary													0	\$0	
4.2.A.L - Landscape Subsummary													0	\$0	
4.2.A.M - General Summary Sheet	2			4	16		16						36	\$2,220	
4.2.A.N - Bridge Estimated Quantities Sheet													0	\$0	
4.2.A.O - Reinforcing Steel Schedule													0	\$0	
4.2.A.P - General Notes	2			1	2		5						8	\$447	
4.2.A.Q - Driveway Subsummary or Driveway Details (if included on same sheet)													0	\$0	
4.2.A.R - Lighting Notes													0	\$0	
4.2.A.S - Bridge General Notes													0	\$0	
4.2.A.T - Fencing Plan Subsummary													0	\$0	
4.2.B - Traffic Signal Plans & ITS Plans															
4.2.C - Signing Plans															
4.2.D - Miscellaneous															
4.2.D.A - Obtain Railroad Agreement													0	\$0	
4.2.D.B - Prepare FAA Form 7460-1 for Airway/Highway Clearance													0	\$0	
4.2.D.C - Project Site Plan	2				8		8						16	\$936	
4.2.D.D - Update Systems Engineering Analysis													0	\$0	
4.2.D.E - Baseline Construction Schedule													0	\$0	
4.2.D.F - Not used													0	\$0	
4.2.D.G - Title Sheet	1			1	4		3						8	\$513	

C-R-S		BUT - Monroe Riverside Trail												PROPOSAL LABOR SUMMARY	
Consultant:	Stantec Consulting Services Inc.														
Agreement No.	0														
Modification No.	0														
PID No.	124653														
Proposal Date	3/20/2026; rev. 4/14/2026														
Task Description	No. of Units	Project Exec	Project Manager	Sr Roadway Engineer	Engineer II	Engineer I	Sr. Technician	Technician	Surveyor	Env. Scientist/ Graphic Designer	Env. Mgr. / Planner	Field Survey	Total		
		\$105.00	\$95.00	\$87.00	\$75.00	\$52.00	\$42.00	\$35.00	\$72.00	\$50.00	\$72.00	\$40.00	Hours	Cost	
4.2.E - Lighting Plans															
TOTAL 4.2 - Stage 3 Detailed Design Plans		0	0	11	52	0	59	0	0	0	0	0	122	\$7,335	
4.3 - Prepare Cost Estimates and Revise Milestone															
4.3.A - Roadway/Interchange Costs				2	14								16	\$1,224	
4.3.B - Right of Way													0	\$0	
4.3.C - Structures Costs													0	\$0	
4.3.D - Utility Costs													0	\$0	
TOTAL 4.3 - Prepare Cost Estimates and Revise Milestone		0	0	2	14	0	0	0	0	0	0	0	16	\$1,224	
4.4 - Final Plan Package															
4.4.A - Submission of Final Tracings and Documentation	95		8		12	4							24	\$1,868	
4.4 - Final Plan Package		0	8	0	12	4	0	0	0	0	0	0	24	\$1,868	
4.5 - Project Management for Final Engineering and Right of Way Phase															
4.5.A - Meetings			10	10									20	\$1,820	
4.5.B - General Oversight		10	40										50	\$4,850	
TOTAL 4.5 - Project Management for Final Engineering and Right of Way Phase		10	50	10	0	0	0	0	0	0	0	0	70	\$6,670	
4.6 - Pre-Bid Activities															
4.6.A - Pre-Bid Questions			6		6								12	\$1,020	
TOTAL 4.6 - Pre-Bid Activities		0	6	0	6	0	0	0	0	0	0	0	12	\$1,020	
4.7 - Limited Review															
4.7 - Limited Review		0	0	0	0	0	0	0	0	0	0	0	0	\$0	
TOTAL - Final Engineering Phase		10	64	23	84	4	59	0	0	0	0	0	244	\$18,117	
5 - Construction Phase															
TOTAL - Construction Phase		0	0	0	0	0	0	0	0	0	0	0	0	\$0	
TOTAL AUTHORIZED PARTS		30	203	146	381	740	385	337	11	101	62	140	2551	\$147,143	
IF-AUTHORIZED TASKS:															
3.1.M - Waterway Permits															
3.1.M.B - Section 404/10 Pre-Construction Notification										60	5		65	\$3,360	
TOTAL - 3.1.M - Waterway Permits		0	0	0	0	0	0	0	0	60	5	0	65	\$3,360	
TOTAL IF-AUTHORIZED PARTS		0	0	0	0	0	0	0	0	60	5	0	65	\$3,360	
GRAND TOTAL		30	203	146	381	740	385	337	11	161	67	140	2616	\$150,503	

C-R-S		BUT - Monroe Riverside Trail		DIRECT COSTS							Version: Feb 2017	
Consultant:		Stantec Consulting Services Inc.										
Agreement No.		0										
Modification No.		0										
PID No.		124653										
Proposal Date		3/20/2026; rev. 4/14/2026										
Task Description		Unit Cost:	Mileage	Survey Supplies	Postage	Printing (8.5"x11")	Printing (Mylar)	Recording Fees	Exhibit Boards	Traffic Control	Direct Cost 9	Total
AUTHORIZED TASKS:												
1 - Planning Phase												
TOTAL 1- Planning Phase			0	0	0	0	0	0	0	0	0	\$0
2 - Preliminary Engineering Phase												
2.1 - Develop Preliminary Alternatives												
TOTAL 2.1 - Develop Preliminary Alternatives			0	0	0	0	0	0	0	0	0	\$0.00
2.2 - Perform Environmental Field Studies												
2.2.A - Property Owner Notification					17	17						\$16.32
2.2.B - Cultural Resources Scoping Request From												\$0.00
2.2.C - Level 1 Ecological Survey Report		60										\$42.00
2.2.D - Regulated Materials Review Screening												\$0.00
2.2.E - Social and Economic Resources												\$0.00
2.2.F - Section 4(f)/6(f) Determination												\$0.00
2.2.G - Noise Analysis												\$0.00
2.2.H - Noise Analysis - Public Involvement												\$0.00
2.2.I - Phase I Cultural Resource History/Architecture Survey												\$0.00
TOTAL 2.2 - Perform Environmental Field Studies		60	0	17	17	0	0	0	0	0	0	\$58.32
2.3 - AER Design												
2.3.A - Field Survey and Aerial Mapping												
2.3.A.A - Project Control, Benchmarks, and Reference Points		200										\$140.00
2.3.A.C - Base Mapping (incl. field verify.)		150										\$105.00
2.3.B - Roadway												
2.3.B.A - ORD Setup												\$0.00
2.3.B.C - Horizontal Alignment and Vertical Profile Review												\$0.00
2.3.B.F - Surface Model setup												\$0.00
2.3.C - Drainage												
2.3.D - Traffic Control												
2.3.E - Signals & ITS												
2.3.F - Maintenance of Traffic												
2.3.G - Utilities												
2.3.G.A - Utility Coordination and Documentation												\$0.00
2.3.H - Miscellaneous												
TOTAL 2.3 - AER Design		350	0	0	0	0	0	0	0	0	0	\$245.00
2.4 - Prepare Cost Estimates												
TOTAL 2.4 - Prepare Cost Estimates		0	0	0	0	0	0	0	0	0	0	\$0.00
2.5 - AER Submittal and Other Studies												
TOTAL 2.5 - AER Submittal and Other Studies		0	0	0	0	0	0	0	0	0	0	\$0.00
2.6 - Public Involvement/Coordination												
2.6.A - Public Involvement / Coordination												\$0.00
TOTAL 2.6 - Public Involvement/Coordination		0	0	0	0	0	0	0	0	0	0	\$0.00
2.7 - Stage 1 Design												
2.7.A - Roadway												
2.7.A.A - Title Sheet												\$0.00
2.7.A.B - Schematic Plan												\$0.00
2.7.A.D - General Notes												\$0.00
2.7.A.E - Typical Sections												\$0.00
2.7.A.F - Cross Sections												\$0.00
2.7.A.G - Plan and Profile - Mainline												\$0.00
2.7.A.H - Plan and Profile - Crossroads												\$0.00
2.7.A.I - Plan and Profile - Ramps												\$0.00
2.7.A.J - Superelevation Table												\$0.00
2.7.A.K - Intersection Details												\$0.00

C-R-S		BUT - Monroe Riverside Trail		DIRECT COSTS							Version: Feb 2017		
Consultant:	Stantec Consulting Services Inc.												
Agreement No.	0												
Modification No.	0												
PID No.	124653												
Proposal Date	3/20/2026; rev. 4/14/2026												
				Mileage	Survey Supplies	Postage	Printing (8.5"x11")	Printing (Mylar)	Recording Fees	Exhibit Boards	Traffic Control	Direct Cost 9	Total
Task Description		Unit Cost:	\$0.70	\$10.00	\$0.78	\$0.18	\$6.50	\$100.00	\$100.00	\$800.00			
2.7.A.L - Curb Ramp Details													\$0.00
2.7.A.M - Interchange Geometrics & Details													\$0.00
2.7.A.N - Driveway Details													\$0.00
2.7.A.O - Design Exception Request													\$0.00
2.7.A.P - Traffic Control Plan													\$0.00
2.7.A.Q - Limited Access Fencing Plan													\$0.00
2.7.B - Drainage													
2.7.B.A - Storm Sewer Profiles													\$0.00
2.7.B.B - Culvert Detail Sheet													\$0.00
2.7.B.C - Channel Relocation Details & Section Sheets													\$0.00
2.7.B.D - Drainage Calculations													\$0.00
2.7.B.E - BMP Design													\$0.00
2.7.C - Utilities													
2.7.C.A - Utility Coordination and Documentation													\$0.00
2.7.C.B - Description of proposed water and/or sewer work													\$0.00
2.7.C.C - Subsurface Utility Engineering (SUE)													\$0.00
2.7.C.D - Add Utilities to Plan/Profile Sheets													\$0.00
2.7.D - Geotechnical Services													
2.7.D.A - Geotechnical Services and Report													\$0.00
2.7.E - Retaining Wall Plans													\$0.00
2.7.F - Structures - Design Report													\$0.00
2.7.G - Miscellaneous													
2.7.G.A - Perform Airway/Highway clearance analysis													\$0.00
2.7.G.B - Service Road Justification													\$0.00
2.7.G.C - Finalize Pavement Build up and subsurface drainage requirements													\$0.00
2.7.G.D - Prepare Pedestrian Overpass Justification													\$0.00
2.7.G.E - RR Coordination													\$0.00
2.7.G.F - ITS - Systems Engineering Analysis													\$0.00
2.7.H - Prepare C2 Cost Estimates and Update Milestones													
2.7.H.A - Roadway/Interchange Costs													\$0.00
2.7.H.B - Right of Way													\$0.00
2.7.H.C - Utility Costs													\$0.00
2.7.I - Lighting Plans													\$0.00
2.7.J - Maintenance of Traffic													\$0.00
2.7.K - Signal Plans													\$0.00
TOTAL - 2.7 - Stage 1 Design			0	0	0	0	0	0	0	0	0	0	\$0.00
2.8 - Project Management for Preliminary Engineering Phase													
2.8.A - Meetings													\$0.00
2.8.B - General Oversight													\$0.00
2.8.C - Project Set Up													\$0.00
TOTAL 2.8 - Project Management for Preliminary Engineering Phase			0	0	0	0	0	0	0	0	0	0	\$0.00
2.9 - Limited Review													
TOTAL 2.9 - Limited Review			0	0	0	0	0	0	0	0	0	0	\$0.00
Total - 2 Preliminary Engineering Phase			410	0	17	17	0	0	0	0	0	0	\$303
3 - Environmental Engineering Phase													
3.1 - Environmental Field Studies and Refined Impacts													
3.1.A - Phase I Cultural Archaeological													\$0.00
3.1.B - Phase II Cultural Resource History/Architecture Survey													\$0.00
3.1.C - Section 4 (f) Determination													\$0.00
3.1.D - Regulated Materials Review Assessment													\$0.00
3.1.E - Farmland Studies													\$0.00
3.1.F - Indirect Effects and Cumulative Impacts (ICE) Analysis													\$0.00
3.1.G - Address NEPA Specific Underserved Populations Concerns													\$0.00
3.1.H - Relocation Assistance Program Conceptual Survey													\$0.00
3.1.I - Biological Assessment for Federally Listed Species													\$0.00
3.1.J - Not Used													\$0.00

C-R-S		BUT - Monroe Riverside Trail		DIRECT COSTS								Version: Feb 2017	
Consultant:		Stantec Consulting Services Inc.											
Agreement No.		0											
Modification No.		0											
PID No.		124653											
Proposal Date		3/20/2026; rev. 4/14/2026											
Task Description		Unit Cost:	Mileage	Survey Supplies	Postage	Printing (8.5"x11")	Printing (Mylar)	Recording Fees	Exhibit Boards	Traffic Control	Direct Cost 9	Total	
3.1.K- Determine Right of Way Encroachments												\$0.00	
3.1.L - Determine Potential Right of Way from Railway												\$0.00	
3.1.M- Waterway Permits													
3.1.M.A - Permit Determination Request												\$0.00	
3.1.N- Stream and Wetland Opportunities Inventory Report												\$0.00	
3.1.O- Regulated Materials Review Investigation												\$0.00	
3.1.P- Air Quality Analyses												\$0.00	
3.1.Q - Mussel Survey												\$0.00	
3.1.R – FIS Analysis, Revisions, and Coordination												\$0.00	
TOTAL 3.1 - Environmental Field Studies and Refined Impacts			0	0	0	0	0	0	0	0	0	\$0.00	
3.2 - Stage 1 Value Engineering													
TOTAL 3.2 - Stage 1 Value Engineering			0	0	0	0	0	0	0	0	0	\$0.00	
3.3 - Stage2													
3.3.A - Roadway													
3.3.A.A - Title Sheet												\$0.00	
3.3.A.B - Schematic												\$0.00	
3.3.A.D - General Notes												\$0.00	
3.3.A.E - Typical Sections												\$0.00	
3.3.A.F- Plan and Profile - Mainline												\$0.00	
3.3.A.G - Plan and Profile - Crossroads												\$0.00	
3.3.A.H - Plan and profile - Ramps												\$0.00	
3.3.A.I - Cross Sections												\$0.00	
3.3.A.J - Intersection Details												\$0.00	
3.3.A.K - Interchange Geometrics & Details												\$0.00	
3.3.A.L - Curb Ramp Details												\$0.00	
3.3.A.M – Limited Access Fencing Plan												\$0.00	
3.3.B - Drainage													
3.3.B.A - Storm Sewer Profiles												\$0.00	
3.3.B.B - Culvert Detail Sheets including headwall and wingwall details												\$0.00	
3.3.B.C - Channel Relocation Details												\$0.00	
3.3.B.D - Underdrain details												\$0.00	
3.3.B.E - BMP Details												\$0.00	
3.3.B.F - Temporary Drainage (MOT)												\$0.00	
3.3.C - Traffic Control													
3.3.C.A - Pavement Marking Plan												\$0.00	
3.3.C.B - Signing Plan												\$0.00	
3.3.D - Signals & ITS													
3.3.E - Maintenance of Traffic													
3.3.F - Lighting Plan													
3.3.G - Landscape Plan													
3.3.H - Noise Wall Details												\$0.00	
3.3.I - Bridge Plans (break out for each bridge separately)													
3.3.J - Utilities													
3.3.J.A - Utility Coordination and Documentation												\$0.00	
3.3.J.B - Water Works Plan												\$0.00	
3.3.J.C - Water Works Details & Notes												\$0.00	
3.3.J.D - Sanitary Sewer Plans												\$0.00	
3.3.K - Geotechnical Services													
TOTAL 3.3 - Stage2			0	0	0	0	0	0	0	0	0	\$0.00	
3.4 - Right of Way Plans													
TOTAL 3.4 - Right of Way Plans			0	0	0	0	0	0	0	0	0	\$0.00	
3.5 - Prepare Environmental Document													
3.5.A - Prepare Environmental Document												\$0.00	
TOTAL 3.5 - Prepare Environmental Document			0	0	0	0	0	0	0	0	0	\$0.00	
3.6 - Environmental Commitments and Plan Notes													
3.6.A - Environmental Commitment Plan Notes												\$0.00	
TOTAL 3.6 - Environmental Commitments and Plan Notes			0	0	0	0	0	0	0	0	0	\$0.00	
3.7 - Final Mitigation Plans Coordination													
TOTAL 3.7 - Final Mitigation Plans Coordination			0	0	0	0	0	0	0	0	0	\$0.00	

C-R-S		BUT - Monroe Riverside Trail		DIRECT COSTS							Version: Feb 2017	
Consultant:		Stantec Consulting Services Inc.										
Agreement No.		0										
Modification No.		0										
PID No.		124653										
Proposal Date		3/20/2026; rev. 4/14/2026										
Task Description		Unit Cost:	Mileage	Survey Supplies	Postage	Printing (8.5"x11")	Printing (Mylar)	Recording Fees	Exhibit Boards	Traffic Control	Direct Cost 9	Total
3.8 - Prepare Cost Estimates and Revise Milestone												
3.8.A - Roadway/Interchange Costs												\$0.00
3.8.B- Structures Costs												\$0.00
3.8.C- Utility Costs												\$0.00
TOTAL 3.8 - Prepare Cost Estimates and Revise Milestone			0	0	0	0	0	0	0	0	0	\$0.00
3.9 - Project Management for Environmental Engineering Phase												
3.9.A - Meetings												\$0.00
3.9.B - General Oversight												\$0.00
TOTAL 3.9 - Project Management for Environmental Engineering Phase			0	0	0	0	0	0	0	0	0	\$0.00
3.10 - Limited Review												
TOTAL 3.10 - Limited Review			0	0	0	0	0	0	0	0	0	\$0.00
Total - 3 Environmental Engineering Phase			0	0	0	0	0	0	0	0	0	\$0
4 - Final Engineering and R/W Phase												
4.1 - Right of Way Acquisition												
TOTAL 4.1 - Right of Way Acquisition			0	0	0	0	0	0	0	0	0	\$0.00
4.2 - Stage 3 Detailed Design Plans												
4.2.A - Quantities and Notes												
4.2.A.A - Pavement Subsummary												\$0.00
4.2.A.B - Drainage Subsummary												\$0.00
4.2.A.C - Roadway Subsummary												\$0.00
4.2.A.D - Not used												\$0.00
4.2.A.E - Maintenance of Traffic Subsummary												\$0.00
4.2.A.F - Pavement Marking Subsummary												\$0.00
4.2.A.G - Signing Subsummary												\$0.00
4.2.A.H - Signal Subsummary												\$0.00
4.2.A.I - Noise Wall Subsummary												\$0.00
4.2.A.J - Retaining Wall Subsummary												\$0.00
4.2.A.K - Lighting Subsummary												\$0.00
4.2.A.L - Landscape Subsummary												\$0.00
4.2.A.M - General Summary Sheet												\$0.00
4.2.A.N - Bridge Estimated Quantities Sheet												\$0.00
4.2.A.O - Reinforcing Steel Schedule												\$0.00
4.2.A.P - General Notes												\$0.00
4.2.A.Q - Driveway Subsummary or Driveway Details (if included on same sheet)												\$0.00
4.2.A.R - Lighting Notes												\$0.00
4.2.A.S - Bridge General Notes												\$0.00
4.2.A.T - Fencing Plan Subsummary												\$0.00
4.2.B - Traffic Signal Plans & ITS Plans												
4.2.C - Signing Plans												
4.2.D - Miscellaneous												
4.2.D.A - Obtain Railroad Agreement												\$0.00
4.2.D.B - Prepare FAA Form 7460-1 for Airway/Highway Clearance												\$0.00
4.2.D.C - Project Site Plan												\$0.00
4.2.D.D - Update Systems Engineering Analysis												\$0.00
4.2.D.E - Baseline Construction Schedule												\$0.00
4.2.D.F - Not used												\$0.00
4.2.D.G - Title Sheet												\$0.00
4.2.E - Lighting Plans												\$0.00
TOTAL 4.2 - Stage 3 Detailed Design Plans			0	0	0	0	0	0	0	0	0	\$0.00
4.3 - Prepare Cost Estimates and Revise Milestone												
4.3.A - Roadway/Interchange Costs												\$0.00
4.3.B- Right of Way												\$0.00
4.3.C- Structures Costs												\$0.00

C-R-S		BUT - Monroe Riverside Trail		DIRECT COSTS							Version: Feb 2017	
Consultant:		Stantec Consulting Services Inc.										
Agreement No.		0										
Modification No.		0										
PID No.		124653										
Proposal Date		3/20/2026; rev. 4/14/2026										
Task Description		Unit Cost:	Mileage	Survey Supplies	Postage	Printing (8.5"x11")	Printing (Mylar)	Recording Fees	Exhibit Boards	Traffic Control	Direct Cost 9	Total
4.3.D - Utility Costs												\$0.00
TOTAL 4.3 - Prepare Cost Estimates and Revise Milestone			0	0	0	0	0	0	0	0	0	\$0.00
4.4 - Final Plan Package												
4.4.A - Submission of Final Tracings and Documentation												\$0.00
4.4 - Final Plan Package			0	0	0	0	0	0	0	0	0	\$0.00
4.5 - Project Management for Final Engineering and Right of Way Phase												
4.5.A - Meetings												\$0.00
4.5.B - General Oversight												\$0.00
TOTAL 4.5 - Project Management for Final Engineering and Right of Way Phase			0	0	0	0	0	0	0	0	0	\$0.00
4.6 - Pre-Bid Activities												
4.6.A - Pre-Bid Questions												\$0.00
TOTAL 4.6 - Pre-Bid Activities			0	0	0	0	0	0	0	0	0	\$0.00
4.7 - Limited Review												
4.7 - Limited Review			0	0	0	0	0	0	0	0	0	\$0.00
TOTAL - Final Engineering Phase			0	0	0	0	0	0	0	0	0	\$0
5 - Construction Phase												
TOTAL - Construction Phase			0	0	0	0	0	0	0	0	0	\$0
TOTAL AUTHORIZED PARTS			410	0	17	17	0	0	0	0	0	\$303
IF-AUTHORIZED TASKS:												
3.1.M - Waterway Permits												
3.1.M.B - Section 404/10 Pre-Construction Notification												\$0.00
TOTAL - 3.1.M - Waterway Permits			0	0	0	0	0	0	0	0	0	\$0.00
TOTAL IF-AUTHORIZED PARTS			0	0	0	0	0	0	0	0	0	\$0
GRAND TOTAL			410	0	17	17	0	0	0	0	0	\$303

Reference: BUT-Monroe Riverside Trail; PID No. 124653

PROJECT NARRATIVE

This project includes preparation of construction contract plans and environmental clearance for the Monroe Riverside Trail in Butler County, with a project length of approximately 1.8 miles. The project limits start at the Bicentennial Commons Park Loop to the northern city limits along the Great Miami River. The Bicentennial Commons Park Loop Trail (PID 124651) is currently under design and planned for construction in the summer of 2026. This project will begin from the Loop Trail and proceed north to a planned trail connection being constructed by MetroParks of Butler County. As part of this project, a portion of US Bike Route 25 will be relocated from State Route 4 to this new alignment along the river, serving as a segment of the Great Miami River Trail (GMRT).

LISTING OF SUBCONSULTANTS

None required.

PROJECT SCHEDULE

The schedule is assumed to follow the milestones outlined in the RFQ and Ellis:

<u>Milestone</u>	<u>Date</u>
Authorize Design Consultant	5/1/2026
Stage 1 Plans - Submitted	10/15/2026
Stage 2 Plans - Submitted	2/15/2027
Environmental Document Approved	3/15/2027
Stage 3 Plans - Submitted	7/15/2027
Final Tracings - Submitted	10/4/2027
Plan Package Received in C.O.	6/1/2028
Sale	8/1/2028
Award	10/1/2028
Begin Construction	3/1/2029

APPENDIX A
Proposal Documents

Task Narratives
Geotechnical Proposal

C-R-S		BUT - Monroe Riverside Trail								
Consultant:	Stantec Consulting Services Inc.									
Agreement No.	0									
Modification No.	0									
PID No.	124653									
Proposal Date	3/20/2026; rev. 4/14/2026									
Task Description		In Scope	Consultant	ODOT	If-Authorized	Stantec Narrative				
1 - Planning Phase		No								
2 - Preliminary Engineering Phase		Yes								
2.1 - Develop Preliminary Alternatives		No								
2.2 - Perform Environmental Field Studies		Yes								
2.2.A - Property Owner Notification		Yes	X			Stantec will prepare a combined Property Owner Notification and Right-of-Entry Letter to obtain property access for field work, and to serve as public involvement for the project. Mailing list will include adjacent property owners, EMS, police, fire, and schools, and will communicate the proposed detour. Assumes City of Monroe will provide letterhead for the letters and Stantec will mail the letters.				
2.2.B – Cultural Resources Scoping Request Form		Yes		X		ODOT D8 will prepare a Cultural Resources Scoping Request Checklist which will be uploaded to EnviroNet file in accordance with ODOT's 2021 Cultural Resources Manual.				
2.2.C - Level 1 Ecological Survey Report		Yes	X			A Level 1 Ecological Survey Report (ESR) will be prepared in accordance with ODOT Ecological Manual guidance and entered on the Ecological Tab on EnviroNet. The ESR will include ecological resource information for ODOT, U.S. Fish and Wildlife Service (USFWS), and Ohio Department of Natural Resources (ODNR) review. Stream assessment forms (Ohio EPA Primary Headwater Habitat Evaluation Index [HHEI] and Qualitative Habitat Evaluation Index [QHEI] Forms) will be completed for each of the streams in the project area. In addition, Wetland Determination Data forms and Ohio Rapid Assessment Method (ORAM) forms will be completed for wetlands in the project area. A photo log also will be compiled to document ecological resources. Based on ODOT's Consultant Fee Estimation Guidance dated July 2025, the project is a High Level of effort due to the size of the project area and number of potential resources. The field data forms and mapping collected in 2020 will be confirmed and updated where necessary based on site conditions, reducing the overall effort. Upon completion, the Level 1 ESR will be reviewed by ODOT. Once all ODOT comments are addressed, ODOT will coordinate the ESR with the resource agencies.				
2.2.D - Regulated Materials Review Screening		Yes	X			Stantec will prepare a Regulated Materials Review (RMR) Screening. Based on our knowledge of the project area and the previous RMR Screening for this project completed in 2019, a low-level of effort is anticipated in accordance with ODOT's 2025 Fee Guidance.				
2.2.E - Social and Economic Resources		No								
2.2.F - 4(f) determinations		Yes	X			The Section 4(f)/6(f) Determination Request Form for Recreational Properties prepared for the project in 2020 will be updated and submitted to ODOT-OES for review. Updated mapping, Official With Jurisdiction (OWJ) Consultation and Concurrence coordination, project description, and mitigation measures will be prepared for inclusion on the updated form.				
2.2.G - Noise Analysis		No								
2.2.H - Noise Analysis - Public Involvement		No								
2.2.I – Phase I Cultural Resource History/Architecture Survey		No								
2.3 - AER Design		Yes								
2.3.A - Field Survey and Aerial Mapping		Yes								
2.3.A.A - Project Control, Benchmarks, and Reference Points		Yes	X			Assumed hours to recon and locate 10 iron pins. Hours included to establish 6 control points and 4 temporary points along Dick's Creek for stream cross sections. Hours estimated are 5 labor days, plus travel.				
2.3.A.B - Monumentation recovery		No								
2.3.A.C - Base Mapping (incl. field verify.)		Yes	X			Assumed hours for 17 check sections that are 50 feet wide along the Monroe Trails. Assumed 500 foot intervals along 8,600 feet of trail. Hours included to verify surface model. Hours are estimated assuming the field survey is conducted primarily in corridor where trees were cleared previously. Assumed low effort of 7 hrs / 0.1 mile x 1.8 miles, with travel and office work.				
2.3.A.D - Drainage Survey (stream cross sections)		No								
2.3.A.E - Bridge Survey		No								
2.3.A.F - Establish property lines, tax id, & ownerships on base map		No								
2.3.A.G - Property Owner Notification		No								
2.3.B - Roadway		Yes								
2.3.B.A - ORD Setup		Yes	X			Estimated hours to set up project in Bentley OpenRoads Designer and convert existing cad files to that standard application. Assumed medium effort of 24 hours.				
2.3.B.C - Horizontal Alignment and Vertical Profile Review		Yes	X			Estimated hours to review previous cad drawings and submittals of proposed alignment and profile. Assumed low effort at 8 hrs.				
2.3.B.F - Surface Model Setup		Yes	X			Estimated hours to review and investigate previous basemapping and recreate proposed surface model. Assumed low effort at 16 hrs.				
2.3.C - Drainage		No								
2.3.D - Traffic Control		No								

C-R-S		BUT - Monroe Riverside Trail				
Consultant:	Stantec Consulting Services Inc.					
Agreement No.	0					
Modification No.	0					
PID No.	124653					
Proposal Date	3/20/2026; rev. 4/14/2026					
Task Description	In Scope	Consultant	ODOT	If-Authorized	Stantec Narrative	
2.3.E - Signals & ITS	No					
2.3.F - Maintenance of Traffic	No					
2.3.G - Utilities	Yes					
2.3.G.A - Utility Coordination and Documentation	Yes	X			OUPS request and documentation. Assumed low effort of 4 hrs.	
2.3.G.B - Subsurface Utility Engineering	No					
2.3.H - Miscellaneous	No					
2.4 - Prepare Cost Estimates	No					
2.5 - AER Submittal and Other Studies	No					
2.6 - Public Involvement/Coordination	Yes					
2.6.A - Public Involvement / Coordination	Yes	X			Stantec will prepare the Property Owner Notification Letters (PONLs). Hours for the PONLs are included in 2.2.A. Stantec will also update the Public Involvement Summary prepared in 2020. The PONLs and Public Involvement Summary will be uploaded to the project file on EnviroNet.	
2.7 - Stage 1 Design	Yes					
2.7.A - Roadway	Yes					
2.7.A.A - Title Sheet	Yes	X			Assumed 1 sheet at medium rate. 1 x 8 hrs.	
2.7.A.B - Schematic Plan	Yes	X			Assumed 3 sheets at low rate. 3 x 20 hrs.	
2.7.A.D - General Notes	Yes	X			Assumed 1 sheet at medium rate. 1 x 6 hrs.	
2.7.A.E - Typical Sections	Yes	X			Assumed 3 Typical Sections at low rate. 3 x 6 hrs.	
2.7.A.F - Cross Sections	Yes	X			Assumed 9,420 feet at 50 foot interval. 189(9,420/50) x 2 hrs.	
2.7.A.G - Plan and Profile - Mainline	Yes	X			Assumed 9,420 feet at 500 feet per sheet. 19 x 24 hrs.	
2.7.A.H - Plan and Profile - Crossroads	No					
2.7.A.I - Plan and Profile - Ramps	No					
2.7.A.J - Superelevation Table	No					
2.7.A.K - Intersection Details	Yes	X			Assumed 1 intersection detail sheets at medium rate. 1 x 12 hrs.	
2.7.A.L - Curb Ramp Details	No					
2.7.A.M - Interchange Geometrics & Details	No					
2.7.A.N - Driveway Details	No					
2.7.A.O -Design Exception Request	No					
2.7.A.P - Traffic Control Plan	Yes	X			Assumed only one sheet for intersections at low rate. 1 x 8 hrs.	
2.7.A.Q - Limited Access Fencing Plan	No					
2.7.B - Drainage	Yes					
2.7.B.A - Storm Sewer Profiles	Yes	X			Assumed 1 storm system of 10 stations at low. 10 x 0.50 hrs.	
2.7.B.B - Culvert Detail Sheet	Yes	X			Assumed 4 proposed culverts at low. 4 x 20 hrs.	
2.7.B.C - Channel Relocation Details & Section Sheets	No					
2.7.B.D - Drainage Calculations	Yes	X			Assume 4 culverts. Assume 5000' of project length will require ditches. Assume 1 storm sewer systems.	
2.7.B.E - BMP Design	Yes	X			Assume that storm water will be designed to sheet flow outside of the right of way where possible and vegetated filter strips/enhanced bankful width ditches will be used	
2.7.C - Utilities	Yes					
2.7.C.A - Utility Coordination and Documentation	Yes	X			Assume utility owners will be contacted and Stage 1 Plans will be sent for verification of utility locations. A utility conflict matrix will be developed and distributed to Monroe along with all utility correspondence.	
2.7.C.B - Description or proposed water and/or sewer work	No					
2.7.C.C - Subsurface Utility Engineering (SUE)	No					
2.7.C.D - Add Utilities to Plan/Profile Sheets	Yes	X			Assume that all utility locations received to date will be added to 19 plan and profile sheets.	
2.7.D - Geotechnical Services	Yes					
2.7.D.A - Geotechnical Services and Report	Yes	X			Geotech work to meet current SGE guidance utilizing Terracon report dated 7/1/2019. See Geotechnical Exploration Proposal for more information.	
2.7.E - Retaining Wall Plans	No					
2.7.F - Structures - Design Report	No					
2.7.F.A - Bridge Design Report	No				Assumed no culverts larger than a standard round pipe.	
2.7.F.B - Final Structure Site Plan	No					
2.7.F.C - Supplemental Site Plan for Railroad Crossing	No					
2.7.G - Miscellaneous	Yes					
2.7.G.A - Perform Airway/Highway clearance analysis	No					
2.7.G.B - Service Road Justification	No					
2.7.G.C - Finalize Pavement Build up and subsurface drainage requirements	Yes	X			Assume pavement buildup will be based on other trail plans in the area. Pavement buildup will be confirmed during Stage 1 plan development.	
2.7.G.D - Prepare Pedestrian Overpass Justification	No					
2.7.G.E - RR Coordination	No					
2.7.G.F - ITS - Systems Engineering Analysis	No					
2.7.H - Prepare C2 Cost Estimates and Update Milestones	Yes					

C-R-S		BUT - Monroe Riverside Trail				
Consultant:	Stantec Consulting Services Inc.					
Agreement No.	0					
Modification No.	0					
PID No.	124653					
Proposal Date	3/20/2026; rev. 4/14/2026					
Task Description	In Scope	Consultant	ODOT	If-Authorized	Stantec Narrative	
2.7.H.A - Roadway/Interchange Costs	Yes	X			Assume a cost estimate will be provided at Stage 1 submission.	
2.7.H.B - Right of Way	No					
2.7.H.C - Utility Costs	No					
2.7.I - Lighting Plans	No					
2.7.J - Maintenance of Traffic	No					
2.7.K - Signal Plans	No					
2.8 - Project Management for Preliminary Engineering Phase	Yes					
2.8.A - Meetings	Yes	X			Assume one virtual meeting will be held with Monroe/ODOT every month. Assume 3 Stantec staff to attend.	
2.8.B - General Oversight	Yes	X			Assumed 6 months at low rate. 6 x 12 hrs.	
2.8.C - Project Set Up	Yes	X			Assumed low. 10 hrs.	
2.9 - Limited Review	No					
3 - Environmental Engineering Phase	Yes					
3.1 - Environmental Field Studies and Refined Impacts	Yes					
3.1.A - Phase I Cultural Archaeological	No					
3.1.B - Phase II Cultural Resource History/Architecture Survey	No					
3.1.C - Section 4 (f) Determination	No					
3.1.D - Phase I Environmental Site Assessment	No					
3.1.E - Farmland Studies	No					
3.1.F - Secondary and Cumulative Review	No					
3.1.G - Address NEPA Specific Environmental Justice Issues	No					
3.1.H - Relocation Assistance Program Conceptual Survey	No					
3.1.I - Biological Assessment for Federally Listed Species	No					
3.1.J Not Used	No					
3.1.K- Determine Right of Way Encroachments	No					
3.1.L - Determine Potential Right of Way from Railway	No					
3.1.M - Waterway Permits	Yes					
3.1.M.A - Permit Determination Request	Yes	X			There are several potentially jurisdictional features in the project area. Stantec will prepare a Permit Determination Request (PDR) form and attachments following ODOT's "Permit Determination Request Instructions," dated January 2025. This form is submitted to ODOT-OES so that they may determine the appropriate level of permitting.	
3.1.M.B - Section 404/10 Pre-Construction Notification	Yes	X		X	If authorized (based on the results of the PDR review), Stantec will prepare a waterway permit application (U.S. Army Corps of Engineers Pre-Construction Notification - also referred to as a "PCN" in accordance with ODOT's Waterway Permits Manual. It is assumed that the project can be permitted using a Nationwide Permit with Pre-Construction (PCN) . The permit application will be submitted to ODOT through EnviroNet for review by ODOT's Waterway Permits Unit. Stantec will address all comments and submit the final application to OES for agency coordination and review. It is anticipated that the level of effort required to prepare the PDR and PCN will be a Medium Level of effort per ODOT's 2025 Fee Guidance (due to the estimated number of potentially jurisdictional waters in the study area identified in the 2022 PDR).	
3.1.N- Stream and Wetland Opportunities Inventory Report	No					
3.1.O- Phase II Environmental Site Assessment	No					
3.1.P- Air Quality Analyses	No					
3.1.Q - Mussel Survey	No					
3.1.R – FIS Analysis, Revisions, and Coordination	Yes	X				
3.2 - Stage 1 Value Engineering	No					
3.3 - Stage2	Yes					
3.3.A - Roadway	Yes					
3.3.A.A - Title Sheet	Yes	X			Assumed updates to title sheet at low rate. 4 hrs.	
3.3.A.B - Schematic	Yes	X			Assumed updates on 3 sheets at low rate. 3 x 4 hrs.	
3.3.A.D - General Notes	Yes	X			Assumed 2 sheets at low rate. 2 x 8 hrs.	
3.3.A.E - Typical Sections	Yes	X			Assumed 3 Typical Sections at low rate. 3 x 2 hrs.	
3.3.A.F- Plan and Profile - Mainline	Yes	X			Assumed 9,420 feet at 500 feet per sheet. 19 x 8 hrs.	
3.3.A.G - Plan and Profile - Crossroads	No					
3.3.A.H - Plan and profile - Ramps	No					
3.3.A.I - Cross Sections	Yes	X			Assumed 9,420 feet at 50 foot interval. 189(9,420/50) x 1 hrs.	
3.3.A.J - Intersection Details	Yes	X			Assumed 1 intersection detail sheet at low rate. 1 x 4 hrs.	
3.3.A.K- Interchange Geometrics & Details	No					
3.3.A.L- Curb Ramp Details	No					
3.3.A.M – Limited Access Fencing Plan	No					
3.3.B - Drainage	Yes					
3.3.B.A - Storm Sewer Profiles	Yes	X			Assumed 1 storm system of 10 stations at low. 10 x 0.25 hrs.	

C-R-S		BUT - Monroe Riverside Trail				
Consultant:	Stantec Consulting Services Inc.					
Agreement No.	0					
Modification No.	0					
PID No.	124653					
Proposal Date	3/20/2026; rev. 4/14/2026					
Task Description	In Scope	Consultant	ODOT	If-Authorized	Stantec Narrative	
3.3.B.B - Culvert Detail Sheets including headwall and wingwall details	Yes	X			Assumed 4 proposed culverts at low. 4 x 20 hrs.	
3.3.B.C - Channel Relocation Details	No					
3.3.B.D - Underdrain details	No				Assume that underdrains will not be installed for the proposed shared-use path.	
3.3.B.E - BMP Details	Yes	X			Same assumptions as 2.7.B.E	
3.3.B.F - Temporary Drainage (MOT)	No					
3.3.C - Traffic Control	Yes					
3.3.C.A - Pavement Marking Plan	Yes	X			Assume one sheet each for south intersection and north terminus to cover signing and marking at low rate. 2 x 8 hrs.	
3.3.C.B - Signing Plan	No				Covered in 3.3.C.A.	
3.3.D - Signals & ITS	No					
3.3.E - Maintenance of Traffic	No					
3.3.F - Lighting Plan	No					
3.3.G - Landscape Plan	No					
3.3.H - Noise Wall Details	No					
3.3.I - Bridge Plans (break out for each bridge separately)	No					
3.3.I.A Bridge Plans	No					
3.3.I.B Structure Rating	No					
3.3.J - Utilities	Yes					
3.3.J.A - Utility Coordination and Documentation	Yes	X			Assume utility owners will be contacted and Stage 2 Plans will be sent to determine solutions to identified conflicts. A utility conflict matrix will be developed and distributed to Monroe along with all utility correspondence.	
3.3.J.B - Water Works Plan	No					
3.3.J.C - Water Works Details & Notes	No					
3.3.J.D - Sanitary Sewer Plans	No					
3.3.K - Geotechnical Services	No					
3.4 - Right of Way Plans	No					
3.5 - Prepare Environmental Document	Yes					
3.5.A - Prepare Environmental Document	Yes	X			Stantec will prepare a Level C2 Categorical Exclusion (CE) for the National Environmental Policy Act (NEPA) clearance using ODOT's EnviroNet website. This task includes basic data collection and review, including source water protection area mapping, well water mapping, etc. In addition, summary text and exhibits necessary for documenting project details and potential impacts will be prepared for all sections of the CE form including floodplains, waterways/wetlands, endangered species, Section 4(f)/6(f), cultural resources, air quality, noise, hazardous materials, public involvement, and environmental commitments. No detailed environmental studies are included in this task. Based on the project type and location, it is assumed that the level of effort required for this task will be "Low Level" as described in ODOT's 2025 Fee Guidance. Upon completion, the draft CE will be converted from EnviroNet format to PDF format and submitted to the City of Monroe for review. Following review and approval, the CE document will be submitted for ODOT review electronically via EnviroNet.	
3.6 - Environmental Commitments and Plan Notes	Yes					
3.6.A - Environmental Commitment Plan Notes	Yes	X			Stantec will prepare any environmental commitment plan notes required for inclusion in the project plans. These notes will follow OES Environmental Commitments Guidance standard language, as applicable.	
3.7 - Final Mitigation Plans Coordination	No					
3.8 - Prepare Cost Estimates and Revise Milestone	Yes					
3.8.A - Roadway/Interchange Costs	Yes	X			Assume a cost estimate will be provided at Stage 2 submission.	
3.8.B- Structures Costs	No					
3.8.C- Utility Costs	No					
3.9 - Project Management for Environmental Engineering Phase	Yes					
3.9.A - Meetings	Yes	X			Assume one virtual meeting will be held with Monroe/ODOT every month. Assume 3 Stantec staff to attend.	
3.9.B - General Oversight	Yes	X			Assume 4 month duration at low rate. 4 x 12 hrs.	
3.10 - Limited Review	No					
4 - Final Engineering and R/W Phase	Yes					
4.1 - Right of Way Acquisition	No					
4.2 - Stage 3 Detailed Design Plans	Yes					
4.2.A - Quantities and Notes	Yes					
4.2.A.A - Pavement Subsummary	Yes	X			Assume one pavement subsummary sheet. Assume low effort 1 sheet x 12 hrs.	
4.2.A.B - Drainage Subsummary	Yes	X			Assume one drainage subsummary sheet. Assume low effort of 1 sheet x 6 hrs.	
4.2.A.C - Roadway Subsummary	Yes	X			Assume one full roadway subsummary sheet. Assume low effort of 1 sheet x 18 hrs.	
4.2.A.D - Not used	No					



OHIO DEPARTMENT OF TRANSPORTATION
OFFICE OF GEOTECHNICAL ENGINEERING

PROPOSAL
for the
GEOTECHNICAL EXPLORATION

Monroe GMRT

Review existing geotechnical data and planned profile and cross sections for 1.8-mile long segment. Perform sulfate content testing from new hand-excavated test pits. Prepare technical memo providing updated subgrade stabilization. Prepare geotechnical profile sheets. If slope stability analysis is needed, a modification will be necessary.

Stantec Consulting Services Inc.

Prepared By: **Eric M. Kistner, PE**

Date prepared: **April 13, 2026**

Eric M. Kistner, PE
Stantec Consulting Services Inc.
10200 Alliance Road
Cincinnati, Ohio 45242
513-842-8213
Eric.Kistner@stantec.com

GEOTECHNICAL EXPLORATION PROPOSAL										COST SUMMARY	
C/R/S :	Monroe GMRT				Overhead Percentage =		154.57%				
PID NO.:	0				ODOT Statewide Percentage for Net Fee =		160.84%				
CONSULTANT:	Stantec Consulting Services Inc.				Net Fee Percentage =		11.00%				
DATE:	April 13, 2026				Cost of Money =		0.60%				
Task	Hourly Rate	Total Hours	Direct Labor Costs	Overhead Costs	Cost of Money	Other Direct Costs	Subcon. Costs	Net Fee	Total Cost	Percent of Total Cost*	
RECONNAISSANCE AND PLANNING											
Office Reconnaissance	\$51.20	10	\$512	\$791	\$3			\$147	\$1,453		
Field Reconnaissance	\$40.47	19	\$769	\$1,189	\$5			\$221	\$2,184		
Exploration Plan	\$49.86	7	\$349	\$539	\$2	\$1,116	\$0	\$100	\$2,106		
Subtotal	\$45.28	36	\$1,630	\$2,519	\$10	\$1,116	\$0	\$468	\$5,743	31%	
	Avg. Rate										
FIELD COORDINATION											
Field Coordination	\$0.00	0	\$0	\$0	\$0	\$0		\$0	\$0	0%	
Logging (if drilling is subcontracted)	\$0.00	0	\$0	\$0	\$0	\$0		\$0	\$0	0%	
Subtotal	\$0.00	0	\$0	\$0	\$0	\$0		\$0	\$0		
	Avg. Rate										
FIELD EXPLORATION											
Subtotal							\$0		\$0	0%	
LABORATORY TESTING											
Subtotal							\$0		\$1,488	8%	
GEOTECHNICAL EXPLORATION REPORT											
Subgrade and Roadway	\$41.31	98	\$4,048	\$6,257	\$24	\$0	\$0	\$1,161	\$11,490		
Bridge	\$0.00	0	\$0	\$0	\$0		\$0	\$0	\$0		
Other Structures (describe)	\$0.00	0	\$0	\$0	\$0		\$0	\$0	\$0		
Geohazard (describe)	\$0.00	0	\$0	\$0	\$0		\$0	\$0	\$0		
Stage 2 Plan Review	\$0.00	0	\$0	\$0	\$0		\$0	\$0	\$0		
Final Plan Review	\$0.00	0	\$0	\$0	\$0		\$0	\$0	\$0		
Subtotal	\$41.31	98	\$4,048	\$6,257	\$24	\$0	\$0	\$1,161	\$11,490	61%	
	Avg. Rate										
GRAND TOTAL ALL PARTS	Total	134	\$5,678	\$8,776	\$34	\$1,116	\$0	\$1,629	\$18,721	Cost per foot*	
	Avg. Rate									#DIV/0!	

*Percent of total cost and cost per foot do not include sub-contracted traffic maintenance costs presented in the Proposal Field sheet

GEOTECHNICAL EXPLORATION PROPOSAL		LABOR HOURS															
C/R/S :	Monroe GMRT	HOURLY RATES															
PID NO.:	0	Personnel Category															
CONSULTANT:	Stantec Consulting Services Inc.	Salary Rate															
DATE:	April 13, 2026	Manager, P.E.	\$83.00	Project Engineer, P.E.	\$63.00	Staff Engineer	\$40.00	CADD Technician	\$35.00	Field Supervisor	\$40.00	Technician	\$30.00	Geologist	\$30.00	Secretary	\$25.00
HOURS BY PERSONNEL CATEGORY																	
Task	Manager	Project Engineer	Staff Engineer	CADD Technician	Field Supervisor	Technician	Geologist	Secretary	Total Hours	Labor Costs							
RECONNAISSANCE AND PLANNING																	
Office Reconnaissance	2	2	4	0	0	2	0	0	10	\$512							
Field Reconnaissance	1	2	8	0	0	8	0	0	19	\$769							
Exploration Plan	1	2	2	0	0	2	0	0	7	\$349							
Subtotal	4	6	14	0	0	12	0	0	36	\$1,630							
FIELD COORDINATION																	
Field Coordination	0	0	0	0	0	0	0	0	0	\$0							
Logging (if drilling is subcontracted)	0	0	0	0	0	0	0	0	0	\$0							
Subtotal	0	0	0	0	0	0	0	0	0	\$0							
GEOTECHNICAL EXPLORATION REPORT																	
Subgrade and Roadway	4	12	18	64	0	0	0	0	98	\$4,048							
Bridge	0	0	0	0	0	0	0	0	0	\$0							
Other Structures (describe)	0	0	0	0	0	0	0	0	0	\$0							
Geohazard (describe)	0	0	0	0	0	0	0	0	0	\$0							
Stage 2 Plan Review	0	0	0	0	0	0	0	0	0	\$0							
Final Plan Review	0	0	0	0	0	0	0	0	0	\$0							
Subtotal	4	12	18	64	0	0	0	0	98	\$4,048							
LABOR TOTAL ALL PARTS	Total	8	18	32	64	0	12	0	134	\$5,678							

GEOTECHNICAL EXPLORATION PROPOSAL FIELD EXPLORATION

C/R/S : **Monroe GMRT**
 PID NO.: **0**
 CONSULTANT: **Stantec Consulting Services Inc.**
 DATE: **April 13, 2026**

Task	Quantity	Unit	Unit Cost	Cost	Task Description
Mobilization/Demobilization	1	lump		\$0	Getting the necessary equipment and personnel to and from the project site. Includes crew travel time and mileage to and from the site, at the start and upon completion.
Subtotal				\$0	
Traffic Maintenance					Describe each traffic control set-up, as referenced in the Ohio Manual of Uniform Traffic Control Devices, by the Typical Application No. Includes all flaggers, law enforcement, per diem, mileage, and equipment and personnel to set-up, maintain, and tear down traffic control zones
Typical Application No.		days		\$0	
Typical Application No.		days		\$0	
Railroad Traffic Control		days		\$0	
Subtotal				\$0	
Subsurface Exploration					Includes all necessary equipment, materials, and personnel to move equipment and crew between borings, set-up, drill, sample, supply water, perform visual descriptions of rock samples, prepare field logs, backfill borehole, and contain, preserve and transport samples. All drilling footage measured from the ground surface or the bottom of the body of water, as applicable.
Hand Sampling					
Method Description		feet		\$0	Includes all equipment and personnel to excavate, sample, log and backfill each hand sampling method
Method Description		feet		\$0	
Test Pits					
		each		\$0	Includes all equipment and personnel to excavate, sample, log and backfill test pit
Pavement/Bridge Deck Coring					
Core Diameter		in.			Includes all equipment, personnel, and material to core and patch pavement/bridge deck and either handle or dispose of core.
Core Diameter		each		\$0	
Core Diameter		in.			
Core Diameter		each		\$0	
Truck/ATV/Trailer Mounted Rotary Drilling					
Number of Drill Rig Days		days			Includes all methods of rotary drilling on land, except skid rig
Total Soil Footage (ft)	0		0 ft/day		
Total Rock Footage (ft)	0		0 ft/day		
No Sampling		feet		\$0	
5-ft SPT		feet		\$0	
2.5-ft SPT		feet		\$0	
Continuous SPT		feet		\$0	
Undisturbed Samples		each		\$0	Includes press, preservation, transport, and extraction, minimum 50% recovery
Rock Coring		feet		\$0	
Permanent Borehole Sealing		feet		\$0	
Skid Drilling					
Number of Drill Rig Days		days			
Total Soil Footage (ft)	0		0 ft/day		
Total Rock Footage (ft)	0		0 ft/day		
No Sampling		feet		\$0	
5-ft SPT		feet		\$0	
2.5-ft SPT		feet		\$0	
Continuous SPT		feet		\$0	
Undisturbed Samples		each		\$0	Includes press, preservation, transport, and extraction, minimum 50% recovery
Rock Coring		feet		\$0	
Permanent Borehole Sealing		feet		\$0	
Barge Drilling					
Number of Drill Rig Days		days			
Total Soil Footage (ft)	0		0 ft/day		
Total Rock Footage (ft)	0		0 ft/day		
5-ft SPT		feet		\$0	
2.5-ft SPT		feet		\$0	
Continuous SPT		feet		\$0	
Undisturbed Samples		each		\$0	Includes press, preservation, transport, and extraction, minimum 50% recovery
Rock Coring		feet		\$0	
Permanent Borehole Sealing		feet		\$0	
Barge		days		\$0	Includes all costs associated with barge drilling access (permits, spuds, safety equipment, boats, tugs, etc.)
Other Exploratory Methods					
Method Description		days		\$0	CPT, DCP, Geophysical, etc. Propose a daily rate to include all costs associated with performing the described exploratory method.
Method Description		days		\$0	
In-situ Testing					
Test:		days		\$0	Includes all mobilization/demobilization, equipment, material, labor, travel, per diem, calibration, and data reduction
Test:		days		\$0	
Installation/Reading of Geotechnical Instruments					
Open Standpipe Piezometer		feet		\$0	Excludes cost of drilling - present above. Includes all material and labor for installation
Monitoring Well		feet		\$0	
Inclinometer		feet		\$0	
Misc (describe)				\$0	pneumatic or vibrating wire piezometers, strain gages, extensometers, TDR cable, etc.
Instrument Readings		each		\$0	
Instrument Readings		trips		\$0	Includes all equipment, material, labor, travel, per diem, calibration, and data reduction
Subtotal				\$0	
Direct Costs					
Drill Crew Meals and Lodging				\$0	
Other (describe)				\$0	
Subtotal				\$0	
FIELD EXPLORATION TOTAL ALL PARTS			Total	\$0	

GEOTECHNICAL EXPLORATION PROPOSAL LABORATORY TESTING

C/R/S : **Monroe GMRT**

PID NO.: **0**

CONSULTANT: **Stantec Consulting Services Inc.**

DATE: **April 13, 2026**

	Test	Test Method		Quantity	Unit	Unit Cost	Cost	Remarks
		AASHTO	ASTM					
Soil Testing								
	Complete Classification	Multiple	Multiple	0	each	\$211	\$0	Includes Visual Description per SGE Section 602, T265, T88, T89, T90
	Water Content Test and Visual Description	T265	D2216	0	each	\$17	\$0	Visual Description per SGE Section 602
	Particle Size Analysis - Sieve Only	T88	D422	0	each	\$91	\$0	As modified per SGE Section 603.3
	Particle Size Analysis - Sieve and 2-hour Hydrometer	T88	D422	0	each	\$120	\$0	As modified per SGE Section 603.3
	Liquid Limit Test	T89	D4318	0	each	\$47	\$0	As modified per SGE Section 603.3
	Plastic Limit Test	T90	D4318	0	each	\$46	\$0	As modified per SGE Section 603.3
	Organic Content by Loss on Ignition	T267	D2974	0	each	\$64	\$0	
	Soil Unconfined Compression Test	T208	D2166	0	each	\$96	\$0	
	Unconsolidated-Undrained Triaxial Compression Test	T296	D2850	0	1 point	\$205	\$0	
	Consolidated-Undrained Triaxial Compression Test (with pore pressure measurement)	T297	D4767	0	3 points	\$1,094	\$0	
	One-Dimensional Consolidation Test	T216	D2435	0	each	\$620	\$0	
	Specific Gravity Test	T100	D854	0	each	\$81	\$0	
	Direct Shear Test	T236	D3080	0	3 points	\$615	\$0	
	Sulfate Content in Soils, Colorimetric Method	ODOT S1122	NA	12	each	\$124	\$1,488	
	Misc. (identify test)			0			\$0	Identify the test and test method for any tests not listed above
	Misc. (identify test)			0			\$0	Identify the test and test method for any tests not listed above
Subtotal							\$1,488	
Rock Testing								
	Uniaxial Compressive Strength of Intact Rock Specimens	NA	D7012, Method C	0	each	\$117	\$0	
	Slake Durability of Shales and Similar Weak Rocks	NA	D4644	0	each	\$258	\$0	
	Determination of the Point Load Strength Index of Rock	NA	D5731	0	each	\$80	\$0	
	Elastic Moduli of Intact Rock Specimens in Uniaxial Compression	NA	D7012, Method D	0	each	\$295	\$0	
	Misc. (identify test)			0			\$0	Identify the test and test method for any tests not listed above
	Misc. (identify test)			0			\$0	Identify the test and test method for any tests not listed above
	Misc. (identify test)			0			\$0	Identify the test and test method for any tests not listed above
Subtotal							\$0	
LABORATORY TESTING TOTAL ALL PARTS						Total	\$1,488	

GEOTECHNICAL EXPLORATION PROPOSAL

DIRECT COSTS

C/R/S : **Monroe GMRT**
 PID NO.: **0**
 CONSULTANT: **Stantec Consulting Services Inc.**
 DATE: **April 13, 2026**

Task	Quantity	Unit	Unit Cost	Cost
RECONNAISSANCE AND PLANNING				
Mileage	200	miles	\$0.58	\$116.00
ATV/UTV Rental	1	lump	\$1,000.00	\$1,000.00
(describe)	0		\$0.00	\$0.00
Subtotal				\$1,116.00
FIELD COORDINATION				
Field Coordination				
Meals and Lodging	0	day	\$0.00	\$0.00
Mileage	0	mile	\$0.58	\$0.00
Permits	0	each	\$0.00	\$0.00
Dozer and Operator (site access and restoration)	0	hour	\$0.00	\$0.00
Site Restoration (not including Dozer)	0	site	\$0.00	\$0.00
Railroad Permits	0	each	\$0.00	\$0.00
				\$0.00
				\$0.00
Subtotal				\$0.00
Logging (If drilling is subcontracted)				
Meals and Lodging	0	day	\$0.00	\$0.00
Mileage	0	mile	\$0.58	\$0.00
				\$0.00
Subtotal				\$0.00
Subtotal				\$0.00
GEOTECHNICAL EXPLORATION REPORT				
				\$0.00
				\$0.00
Subtotal				\$0.00
DIRECT COSTS TOTAL ALL PARTS			Total	\$1,116.00

APPENDIX B
Scope Documents

RFQ and
LPA Scope of Services

02-02-26 Posting Date
BUT-Monroe Riverside Trail
PID No. 124653
City of Monroe
Response Due Date: 02-27-26

Communications Restrictions

Please note the following policy concerning communication between Consultants and the City of Monroe during the announcement and selection process:

During the time period between advertisement and the announcement of final consultant selection, communication with consultants (or their agents) shall be limited as follows:

Communications which are strictly prohibited:

Any discussions or marketing activities related to this specific project.

Allowable communications include:

Technical or scope of services questions specific to the project or RFP requirements.

Interested parties may ask questions concerning the project details, and these requests must be submitted via email to engineering@monroeohio.gov no later than 12:00 PM on February 13, 2026.

Project Description

The services include preparation of construction contract plans and environmental clearance for the Monroe Riverside Trail in Butler County, with a project length of approximately 1.8 miles. The project limits start at the Bicentennial Commons Park Loop to the northern city limits along the Great Miami River. The Bicentennial Commons Park Loop Trail (PID 124651) is currently under design and planned for construction in the summer of 2026. This project will begin from the Loop Trail and proceed north to a planned trail connection being constructed by MetroParks of Butler County. As part of this project, a portion of US Bike Route 25 will be relocated from State Route 4 to a new alignment along the river.

The northern end of the trail along Dick's Creek includes stream bank stabilization. The Miami Conservancy District (MCD) is partnering with a third-party consultant to complete the stream bank stabilization design. The Monroe Riverside project will need to plan for coordination with MCD.

Estimated Construction Cost: \$2,993,046.00

Prequalification Requirements

Prequalification requirements for this agreement are listed below. For all prequalification categories other than FINANCIAL MANAGEMENT SYSTEM EVALUATION the requirement may be met by the prime consultant or a subconsultant.

Also, please note that only individuals (not firms) are prequalified for right of way acquisition services. In instances where prequalification for these services is required, a prequalified individual, either employed by the prime consultant or a subconsultant, must be named in order to meet the requirement.

For agreements that require prequalification in FINANCIAL MANAGEMENT SYSTEM EVALUATION, the prime consultant and **all subconsultants that provide engineering and design related services** must be prequalified in this category. Engineering and Design Related Services are defined as follows:

Program management, construction management, feasibility studies, preliminary engineering, design engineering, surveying, mapping, or architectural related services with respect to a highway construction project subject to 23 U.S.C. 112(a) as defined in 23 U.S.C. 112(b)(2)(A); and

Professional services of an architectural or engineering nature, as defined by State law (ORC 5526), which are required to or may logically or justifiably be performed or approved by a person licensed, registered, or certified to provide the services with respect to a highway construction project to 23 U.S.C. 112(a) and defined in 40 U.S.C. 1102(2).

DESIGN SERVICES:

Bicycle Facilities & Enhancement Design;
Non-Complex Roadway Design;

ENVIRONMENTAL SERVICES:

Environmental Document Prep - CE;
Environmental Document Prep - Section 4(f);
Ecological Surveys;
Stream and Wetland Mitigation;
Waterway Permits;
Noise Analysis & Abatement Design;
Qualitative Air Quality Analyses;
Regulated Materials Review;
Public Involvement - C1 and C2 Level CE;

FINANCIAL MANAGEMENT SYSTEM EVALUATION

Compliant with Federal Requirements (Prime consultant and subconsultants that provide engineering and design related services must meet this prequalification requirement)

Selection Subfactors

Experience in coordination with nearby or adjacent projects that could affect the success of this project.

Experience in the design of bike paths on old canal beds and/or near stabilized stream banks.

History working with the City of Monroe, ODOT, Miami Conservancy District and/or MetroParks of Butler County.

Contract Type and Payment Method

Refer to the ODOT's Manual for Administration of Contracts for Professional Services, Volume 1: Consultant Contract Administration, Sections 4.3.A and 4.3.B for guidance concerning the appropriate contract type and payment method. Based on this guidance, contract type and payment method will be determined during the scope of services and negotiation process.

Estimated Date of Authorization

It is anticipated that the selected Consultant will be authorized to proceed by April 2026.

Completion Schedule

The following milestone dates for this project are provided as currently shown in Ellis:

Milestone	Date
Authorize Design Consultant	4/15/2026
Stage 1 Plans - Submitted	10/15/2026
Stage 2 Plans - Submitted	2/15/2027
Environmental Document Approved	3/15/2027
Stage 3 Plans - Submitted	7/15/2027
Final Tracings - Submitted	10/4/2027
Plan Package Received in C.O.	6/1/2028
Sale	8/1/2028
Award	10/1/2028
Begin Construction	3/1/2029

Suspended or Debarred Firms

Firms included on the current Federal list of firms suspended or debarred are not eligible for selection.

Terms and Conditions

The Department's *Specifications for Consulting Services 2016 Edition* will be included in all agreements selected under this request for letters of interest.

Compliance with Title VI of the Civil Rights Act of 1964

The City of Monroe, in accordance with Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, all bidders will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability, low-income status, or limited English proficiency in consideration for an award.

Selection Procedures

The City of Monroe will directly select a consultant based on the Letter of Interest (LoI). The

requirements for the Lol and the Programmatic Consultant Selection Rating Form that will be used to select the consultant are shown below.

Firms interested in being considered for selection should respond by submitting one (1) electronic PDF copy of the Letter of Interest to both of the following email addresses **by 12:00 PM on the response due date** listed above.

**Gary Morton, Director of Public Works
City of Monroe
mortong@monroeohio.gov AND engineering@monroeohio.gov**

Responses received after 12:00 PM on the response due date will not be considered.

Scope of Services

The Scope of Services document is included below.

Requirements for Letters of Interest, Programmatic Selection Process

A. Instructions for Preparing and Submitting a Letter of Interest

1. Provide the information requested in the Letter of Interest Content (Item B below), in the same order listed, in a letter signed by an officer of the firm. Do not send additional forms, resumes, brochures, or other material.
2. Letters of Interest shall be limited to ten (10) 8½" x 11" single sided pages plus two (2) pages for the Project Approach (Item B.5 below).
3. Please adhere to the following requirements in preparing the letters of interest:
 - a. Please use a minimum font size of 12-point and maintain margins of 1" on all four sides.
 - b. Page numbers must be centered at the bottom of each page.
 - c. Use 8½" x 11" paper only.

B. Letter of Interest Content

1. List the types of services for which your firm is currently prequalified by the Ohio Department of Transportation.
2. List significant subconsultants, their current prequalification categories and the percentage of work to be performed by each subconsultant.
3. List the Project Manager and other key staff members, including key subconsultant staff. Include project engineers for important disciplines and staff members that will be responsible for the work, and the project responsibility of each.

Address the experience of the key staff members on similar projects, and the staff qualifications relative to the selection subfactors noted.

4. Describe the capacity of your staff and their ability to perform the work in a timely

manner, relative to present workload, and the availability of the assigned staff.

5. Provide a description of your Project Approach, not to exceed two pages. Confirm that the firm has visited the site and address your firm's: 1) Technical approach; 2) Understanding of the project; 3) Qualifications for the project; 4) Knowledge and experience concerning relevant ODOT and local standards, procedures and guidance documents; 5) Innovative ideas; 6) Project specific plan for ensuring increased quality, reduced project delivery time and reduced project costs.

Items 1 thru 4 must be included within the 10-page body of the Lol. Remaining space within the ten (10) pages may be utilized to provide personnel resumes or additional information concerning general qualifications.

Consultant Selection Rating Form for Programmatic Selections

Project: BUT-Monroe Riverside Trail
 PID: 124653
 Project Type: Shared Use Path
 District: 8
 Selection Committee Members:
 Firm Name:

Category	Total Value	Scoring Criteria	Score
Management & Team			
Project Manager	25	See Note 1, Exhibit 1	
Strength/Experience of Assigned Staff including Subconsultants	20	See Note 2, Exhibit 1	
Firm's Current Workload/ Availability of Personnel	10	See Note 4, Exhibit 1	
Consultant's Past Performance	20	See Note 3, Exhibit 1	
Project Approach	25		
Total	100		

Exhibit 1 - Consultant Selection Rating Form Notes

1. The proposed project manager for each consultant shall be ranked, with the highest ranked project manager receiving the greatest number of points, and lower ranked project managers receiving commensurately lower scores. The rankings and scores should be based on each project manager's experience on similar projects and past performance for the LPA and other agencies. The selection committee may contact ODOT and outside agencies if necessary. Any subfactors identified should be weighed heavily in the differential scoring.

Differential scoring should consider the relative importance of the project manager's role in the success of a given project. The project manager's role in a simple project may be less important than for a complex project, and differential scoring should reflect this, with higher differentials assigned to projects that require a larger role for the project manager.

2. The experience and strength of the assigned staff, including subconsultant staff, should be ranked and scored as noted for Number 1 above, with higher differential scores assigned on more difficult projects. Any subfactors identified in the project notification should be weighed heavily in the differential scoring.

As above, other agencies may be contacted.

3. The consultants' past performance on similar projects shall be ranked and scored on a relative, differential scoring type basis, with the highest ranked consultant receiving a commensurately greater number of points. The selection team should consider ODOT CES performance ratings if available, and consult other agencies as appropriate. The use of CES ratings shall place emphasis on the specific type of services requested.

The differential scoring should consider the complexity of the project and any subfactors identified in the project notification.

4. The consultant's workload and availability of qualified personnel, equipment and facilities shall be ranked and scored on a relative, differential scoring type basis. The scoring shall consider quantifiable concerns regarding the ability of a firm (or firms) rated higher in other categories to complete the work with staff members named in the letter of interest.

SCOPE OF SERVICES

A. Project Identification

County	BUT	Route	Monroe Riverside	Section	Trail
Project sponsor / Maintenance responsibility:			City of Monroe		
Local Let	X	ODOT Let			
Scope field review:	09/02/2025	Scope meeting:	09/02/2025		
Highway Functional Classification	N/A				
PID	124653				
Fiscal Year	2029 (construction contract)	Proposed Sale Date	Q2 2029		

B. Design Standard

AASHTO/ODOT (Multimodal Design Guide)/City of Monroe
--

C. Project Description

Description of Proposed Improvements:	
Construction of a 1.8-mile multi-use path from the Bicentennial Commons Park loop to the northern City limits, including stream bank stabilization along Dicks Creek on the northern end of the project. This project will relocate a portion of US Bike Route 25 from SR 4 to a new alignment along the river.	

Prior studies / plan (identify):	
Estimated Project Length: (begin pavement to end pavement including bridge)	9,417'
Work Length: (including project length & approach work)	9,417'

Alignment:	Existing		Relocated /New	X
Profile:	Existing		New	X

Logical Termini: (w/explanation)	Bicentennial Commons Park loop to city of Monroe northern corporation limit

D. Typical Sections

Existing:

Width:	Pavement	N/A	Graded Shoulder	N/A	Treated Shoulder	N/A
R/W	N/A					
Bridge:	face to face of rails	N/A	or toe to toe of parapets		N/A	
Curbs	Yes		No	X		
Curb ramps	Yes		No	X		
Sidewalks	Yes		No	X	Comment	
Guardrail	Yes		No	X	Type	

Proposed:

Width:	Pavement	11'	Graded Shoulder	2'	Treated Shoulder	
Bridge	N/A					
Median:	Yes		No	X	Type	
Curbs:	Yes		No	X	Type	
Curb ramps:	Yes		No	X		
Sidewalks	Yes	X	No		Comment	SUP path
Guardrail	Yes		No	X	Type	

Supplemental Information

ADT	N/A	Design ADT	N/A
DHV	N/A	Certified Traffic	N/A
T24	NA		
Design Speed	18 mph	Legal Speed	N/A
Comments:	City may select a different or higher design speed. List the design speed on the title sheet with all plan submissions.		

E. Right-of-Way

Right-of-Way Plan:	Yes		No	X
Approximate Number of Parcels:	0			
Known relocations:	Yes		No	X
Railroad Involvement:	Yes		No	X
Railroad Name:	N/A			
Encroachments:	None			
Airway Highway Clearance:	Yes	X	No	Remarks
Airport Name	TBD			
Comments:	City/Prequalified Consultant to determine if there are any airports or helipads within 20,000 horizontal feet of the project work limits. Plan notes may be required.			

Note: Provide a footprint of proposed and existing right of way limits as soon as available to District Env. Coordinator and District Real Estate Administrator.

Caution: Environmental needs to be clear prior to the beginning of right of way acquisition. A Local, utilizing their own monies, assumes many risks by proceeding with acquisition prior to environmental being cleared. These risks include purchasing r/w that may never be used for the project and purchasing a site that contains the need for a hazardous waste cleanup.

F. Utilities

Aerial:

Phone	Yes	X	No		Name of Company	Altafiber, AT&T
Cablevision	Yes	X	No		Name of Company	Altafiber, AT&T
Power	Yes	X	No		Name of Company	Duke

Buried:

Phone	Yes	X	No		Name of Company	Altafiber, AT&T	
Cablevision	Yes	X	No		Name of Company	Altafiber, AT&T	
Power	Yes	X	No		Name of Company	Duke	
Gas	Yes	X	No		Name of Company	Duke	
Pipelines:	Yes	X	No		Name of Company	BP Oil	
Water	Yes	X	No		Private	Public	X
Sanitary Sewer	Yes	X	No		Private	Public	X

Storm Sewer	Yes	X	No		Private		Public	X
Other								
Comments	Utilities to be verified by design consultant							

G. Structure Requirements - (N/A)

H. Design Exception(s) required

Yes		No	X	Explain	
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I. Traffic Control

Signing:	Yes	X	No		Remarks	Meet Multi-modal Design Guide
Striping:	Yes	X	No		Remarks	Meet Multi-modal Design Guide
Lighting:	Yes		No	X	Remarks	
Signals:	Yes		No	X	Remarks	
RPM's:	Yes		No	X	Remarks	

J. Maintenance of Traffic

Detour	N/A	Part Width	N/A
Remarks :	Plan notes will be required to ensure access to the playground/park remains open during construction.		

K. Driveways

Yes		No	X	Type	
-----	--	----	---	------	--

L. Project Funding

Project Cost Estimate	\$3,480,836				
Quantity splits needed in plans to differentiate funding participation:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	X
Comments :					
Coordination with Concurrent Projects Required:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	X
Comments :					

Cost Estimates:

	Total Federal Funds/Percent Split		Total Local Funds/Percent Split	
		Split		
PE ENVIRONMENTAL	<u>\$292,673.70</u>	<u>90%</u>	<u>\$32,519.30</u>	<u>10%</u>
PE DETAILED DESIGN	<u>\$146,337.30</u>	<u>90%</u>	<u>\$16,259.70</u>	<u>10%</u>
RIGHT OF WAY	<u>\$0</u>		<u>\$0</u>	
CONSTRUCTION	<u>\$568,136.70</u>	<u>19%</u>	<u>\$2,424,909.3</u>	<u>81%</u>
CONST	<u>\$0</u>	<u>0%</u>	<u>\$209,513</u>	<u>100%</u>
TOTAL	<u>\$1,007,147.7</u>	<u>27%</u>	<u>\$2,683,201.3</u>	<u>73%</u>

ODOT Safety funds (4HJ7) are capped at \$1,107,862 across all phases of the project.

M. Cost Recovery

Does the LPA intend to recover any Direct Labor Costs associated with this project?	Yes		No	X
Does the LPA intend to recover any Fringe and Overhead Costs associated with this project?	Yes		No	X
<p>What Cost Recovery method does the LPA intend to utilize?</p> <p><input checked="" type="checkbox"/> 1. No cost recovery of LPA's project direct labor, fringe benefits, or overhead costs.</p> <p><input type="checkbox"/> 2. Direct Labor plus indirect costs determined using the Federal De Minimis Indirect Cost Rate^a</p> <p><input type="checkbox"/> 3. Direct Labor plus Approved Fringe Benefit Costs (fringe benefits only)^b, plus indirect costs calculated using the Federal 10% De Minimis Indirect Cost Rate.</p> <p><input type="checkbox"/> 4. Direct labor, plus fringe benefits costs calculated using the LPA's ODOT approved Fringe Benefits Rate, plus indirect costs calculated using the LPA's ODOT approved Indirect Cost Rate.</p>				
Does the LPA currently have a timekeeping system in place?	Yes		No	X
<p>If so, does that system track both payroll and project hours concurrently?</p> <p>Yes No</p>				
<p>If different systems, how does the LPA reconcile project hours to payroll?</p>				
<p>How often are payroll records prepared?</p>				

^a The De Minimis Indirect Cost Rate is 10 percent of modified total direct costs (MTDC) per 2 CFR §200.414. Regardless of whether the LPA prepares a CAP or uses the 10-percent de minimis rate, LPAs are required to maintain Federally-compliant time-tracking systems. Accordingly, LPAs are permitted to bill for labor costs and associated indirect costs only if such costs are accumulated, tracked, and allocated in accordance with such systems. Before an LPA is eligible to elect the de minimis rate on any project, the LPA's time-tracking system and methods for tracking other project costs must be reviewed and approved by the ODOT Office of External Audits. To obtain this approval, LPAs will be required to complete an Internal Control Questionnaire (ICQ), and LPAs with compliant time-tracking systems will be granted approval (be prequalified) to apply the de minimis rate.

^b Annually, the LPA shall submit an updated rate for review and approval by the ODOT Office of External Audits.

For employees working on multiple activities, does the LPA track daily time by activity/project on the time sheets? <i>(only tracking hours worked on Federal projects is non-compliant. All activity hours must be shown)</i>	Yes		No	
Does the LPA ensure that timecards are signed by the employee?	Yes		No	

N. Environmental

Scope of the Proposed Action /Involvement with Resources:				
These are actions and/or items the District Environmental Staff deems necessary to address as part of the LPA project environmental documentation. This form is not all inclusive, and more items may be required upon initiation of agency coordination and field studies.				
	Not required	Required	Responsibility	Comments
Tentative CE Level C2		X	Monroe	C2
Purpose and Need Statement	X			
Section 106 Scoping Request Form		X	ODOT	
Cultural Resource Phase I	X			
Cultural Resource Phase II	X			
Cultural Resource Mitigation	X			
Cultural Resource Section 4(f)	X			
Data Recover Plan-Documentation for Consultation	X			
Section 4(f)/6(f)-Park/Recreation		X	Monroe	If-authorized (work occurring within park boundaries)
Recreational Boating		X	Monroe	If-authorized (work affects boat traffic)
Level 1 Ecological Survey Report		X	Monroe	

Level 2 Ecological Survey Report	X			
Wetland Survey		X	Monroe	
Section 9/Section 10 Stream		X	Monroe	If-authorized (backflow from the Great Miami)
404 NWP-Army Corps of Engineers		X	Monroe	If-authorized (impacts to wetlands/streams)
404 PCN-Army Corps of Engineers		X	Monroe	If-authorized (depends on impacts)
404 Individual Permit-Army Corps of Engineers	X			
401 OEPA Certification Application		X	Monroe	If-authorized (depends on impacts)
Coast Guard Coordination	X			
ODNR Coastal Zone	X			
Scenic River	X			
Farmland Screening or FCIR		X	Monroe	Document that project meets ODOT farmland MOU
Public Involvement		X	Monroe	Letters to nearby properties and local stakeholders including fire/EMS; place flyers in the park
Public Meeting	X			
RMR Screening		X	Monroe	
RMR Assessment/Investigation		X	Monroe	If-authorized
Drinking Water Resources		X	Monroe	Mapping/plan notes
Flood Plain/Flood Way		X	Monroe	Mapping/plan notes
Community Impacts	X			
Noise Study		X	Monroe	Flowcharts
Air Quality Analysis		X	Monroe	Flowcharts

Asbestos Inspection Required:	Yes		No	X
Comment:	ODOT D08 staff can assist with scoping the environmental consultant. Contact Erin Smith and Ken Padgett.			

Any Known Environmental Concerns (ex. historic properties on National Register, wetlands, underground storage tanks, stream relocation):

Section 408 CWP on Dicks Creek but should be far enough away, abandoned landfill north of project, within Greater Miami SSA, possible wetland(s) would need permit if impacting, if in-stream work in Dicks Creek (bank stabilization) will need waterway permit and mussel Recon (Group 1) and mitigation would likely be needed.
--

O. Roles / Responsibilities

Construction plan development:	City (ODOT Prequalified Consultant)
Proposal/Specification Development:	City
LPA Agreement:	ODOT/City
Form and preliminary legislation:	ODOT/City
Advertising and award of contract:	City
Construction inspection:	City/ODOT Prequalified Consultant
R/W plan development:	N/A

R/W acquisition / appraisals:	N/A
Utility Coordination / Relocation:	City/ODOT Prequalified Consultant

P. Field Review

Date:	09/02/2025
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REPRESENTATIVES PRESENT:

ODOT: Tami Brehm, Casey Carriere, Andrea Henderson, Tom Mazza, John Otis, Ken Padgett, Teri Scanlon, Erin Smith, James Zeller

City of Monroe: Paul Goodhue, Constance Kepner, Lindsey Kieres

OTHER NOTES/COMMENTS:

Drainage:

- Culvert/Storm Sewer, Ditch, and BMP calculations will need to be submitted.
 - BMP for multi-use trails through open field/woods/park property with greater than 1 acre of Project EDA: If a project adds any new impervious area in new permanent right of way, then that project is considered New Construction for BMP purposes. When calculating the treatment percentage for New Construction projects, it is important to draw a distinction between city road right-of-way and city property. For portions of the new trail within a road right-of-way, we consider that area 100% impervious for "Aix". If the city property is through a park or other natural area, then that area would not be considered 100% impervious. Only the existing paved area within the limits would be considered impervious through a city park for "Aix". For these situations, the Treatment Percentage is often 100%. This can make meeting the treatment requirements difficult, so the following information is provided to assist with BMP design:
 - Determine areas that sheet flow outside the park boundary, as this will reduce the Project EDA (See L&D Volume 2, Section 1112.1)
 - Utilize Narrow Vegetated Filter Strips per L&D volume 2, Section 1113.2.1 (only if there is no roadway, aka no curb or other roadway improvements)
 - Investigate using Ohio EPA's runoff reduction method to provide post-construction treatment
 - Coordinate with the District early in design as BMP can impact Right of Way
 - For Local Let Projects, coordination with Ohio EPA will also be needed if the project is unable to meet BMP requirements using L&D Volume 2
- Hydraulics for Dick's Creek may be needed for the bank stabilization fix at the North end of the project

- A floodplain permit is required from the Local Floodplain Coordinator since this is Local Let.

Note: ODOT District 8 is no longer completing a detailed review of Drainage reports for non-ODOT owned assets. We would only complete a cursory review to ensure federal requirements, such as floodplain coordination and BMP, are met.



















































Geotechnical:

- Treat the 827' of stabilization as a geohazard and investigate per the SGE.
- Follow ODOT GDM for embankment stability requirements. Utilize ODOT GDM stabilization methods.
- Follow SGE for subgrade borings on shared use path. Submit with the stage 1 plan submission.

Traffic:

- Develop a plan for the northern terminus of the trail. Warning signs and/or pavement markings will be required to alert trail users of the trail ending.

Q. Schedule

Milestone 	Date 	Completed	SFY (Qtr)
 Field Review	 09/02/2025	✓	2026 (Q1)
 LPA Scope of Services Document	 09/02/2025	✓	2026 (Q1)
 Authorized Design Consultant	 01/12/2026	—	2026 (Q3)
 Stage 1 Plans - Submitted	 06/02/2026	—	2026 (Q4)
 NEPA Start Date	 06/08/2026	—	2026 (Q4)
 Stage 1 Plans - Complete	 07/17/2026	—	2027 (Q1)
 Environmental Document Submitted	 08/03/2026	—	2027 (Q1)
 Stage 2 Plans - Submitted	 11/02/2026	—	2027 (Q2)
 Stage 2 Plans - Complete	 12/18/2026	—	2027 (Q2)
 Environmental Document Approved	 01/11/2027	—	2027 (Q3)
 Stage 3 Plans - Submitted	 05/03/2027	—	2027 (Q4)
 Stage 3 Plans - Complete	 06/18/2027	—	2027 (Q4)
 Final Tracings - Submitted	 10/04/2027	—	2028 (Q2)
 Final Tracings - Complete	 11/12/2027	—	2028 (Q2)
 Utility Note Complete	 05/01/2028	—	2028 (Q4)
 Local R/W Certification	 05/01/2028	—	2028 (Q4)
 Local Let PS&E Package to District	 05/01/2028	—	2028 (Q4)
 District R/W Certification	 05/15/2028	—	2028 (Q4)
 Plan Package Submitted to C.O.	 06/01/2028	—	2028 (Q4)
 Plan Package Received in C.O.	 06/01/2028	—	2028 (Q4)
 Sale	 08/01/2028	—	2029 (Q1)
 Award	 10/01/2028	—	2029 (Q2)
 Begin Construction	 03/01/2029	—	2029 (Q3)
 End Construction	 11/01/2029	—	2030 (Q2)

The map illustrates the division of projects.



Monroe Trails Great Miami River



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.

WHEREAS, the Memorandum of Understanding establishes and maintains the existence of a Warren County Tactical Response Unit as a task force under Ohio law.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MONROE, STATE OF OHIO, THAT:

SECTION 1: The City Manager is hereby authorized 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 require a law enforcement response. The terms and conditions of said Memorandum of Understanding are set forth on “Exhibit A” attached hereto and made a part hereof.

SECTION 2: This measure shall take effect and be in full force from and after its passage pursuant to Section 7.08 (C) of the Charter.

PASSED: _____

ATTEST:

APPROVED:

Clerk of Council

Mayor

**TASK FORCE
MEMORANDUM OF UNDERSTANDING
WARREN COUNTY TACTICAL RESPONSE UNIT**

Pursuant to Ohio Revised Code sections 311.07, 505.43, and 737.04 Ohio counties, municipal corporations, townships and villages (“political subdivisions”) are authorized to enter into an agreement with other such political subdivisions to form a task force upon any terms that are agreed to by them if the contract is first authorized by the respective legislative bodies for the participating political subdivisions. In accordance with said Ohio laws, the undersigned political subdivision agrees as follows:

I. Purpose

The purpose of this agreement is to establish and maintain the existence of a task force (See, “Task Force” below) to provide tactical response in specialized situations requiring a law enforcement response. Said Task Force shall be created to obtain additional law enforcement assistance and protection and for the purpose of protection of life, limb, and property and the reduction of crime and subversive activities.

II. Definitions

For the purpose of this agreement, the following terms are defined as follows:

Participating political subdivisions: A political subdivision that commits itself to this task force agreement by adopting an ordinance or resolution authorizing participation in the task force with other participating political subdivisions for rendering and receiving assistance in the event of a request for Task Force services in accordance with Task Force assignments as developed by the leadership law enforcement agencies of the participating political subdivisions and adopted by the Policy Board.

Political subdivision: A county, municipal corporation, township, or village having a recognized full-time law enforcement agency or support agency as designated by the Board.

Majority: Signifies the greater number of votes.

Task Force: Personnel and equipment assembled for the purpose of assisting member political subdivisions and neighboring political subdivisions in obtaining further law enforcement responses to better protect the lives, persons, and property of Ohio citizens. The Task Force established hereby shall also be known as the Warren County Tactical Response Unit.

Task Force Commander: The Task Force Commander shall be selected by the Policy Board for a specific period and receive a performance review at least annually. The Policy Board may, with a majority vote of board members present remove, suspend, or renew the Task Force Commander for a specific period. The Task Force Commander shall be responsible for team training, equipment maintenance, mobilization, and tactical direction of the task force.

Quorum: The minimum number of voting members that must attend a meeting of an organization for that meeting to be regularly constituted. For these purposes a quorum is defined as the majority of law enforcement leadership of the participating political subdivision i.e. the Policy Board.

III. Agreement to Effectuate Task Force Services

The county sheriff or governing body of each participating municipal corporation, township, or village are authorized on behalf of that political subdivision to enter and from time to time to alter and amend on the advice of the political subdivision's law enforcement leadership an agreement with other political subdivisions for Task Force services.

IV. Authority and Command

In the provision of Task Force services, the Task Force Commander shall assume full responsibility and command for operations. Task Force members shall be responsible to the Task Force Commander and shall operate under his/her direction and control. Supervision of Task Force members shall be by the Task Force Commander. While performing all duties, investigations, and enforcement under the authority of the Task Force, the Task Force members are directly accountable to the Task Force Commander, as if the Task Force Commander was that member's supervisor from his/her participating agency.

V. Governance of Task Force

The operation of the Task Force shall be governed by a Policy Board ("the Board") consisting of law enforcement leadership of the participating political subdivisions. All Board members shall serve without compensation. The Board shall meet at such times and places as agreed upon by Board members. All Board decisions must be made in a quorum and approved by majority vote. The policy and procedures for the Board shall be addressed in the Warren County Tactical Response Unit Policy and Procedure Manual.

The Board shall designate a Lead Agency of the Task Force, which is responsible for conducting business meetings, calling for and tracking votes, and calling for

emergency votes if required. This Lead Agency shall be the agency of the current Chairperson of the Warren County Chief's Association.

The Board shall be responsible for the creation and maintenance of a policy and procedure manual for the Task Force. The Board shall review and update said policies and procedures as needed or at least every three years.

The Board, all participating political subdivisions, and legal counsel from the Lead Agency of the Task Force shall be required to review all policies and procedures for consistency. Any conflicts which may arise between the participating political subdivisions' policies and procedures, and the policies and procedures of the Task Force shall be reviewed and resolved by the Board, the participating political subdivision, and legal counsel for the lead agency.

The Board shall meet no less than quarterly each calendar year. Board members are expected to attend a minimum of 50% of the meetings. Each member of the Board shall have one (1) vote and a majority vote of a quorum of the members is needed to be present to conduct business. Should an emergency vote be needed as determined by the Lead Agency, this may take place through email.

VI. Membership

Before any political subdivision may become a member of the Task Force, its membership shall be approved by the Policy Board. Membership shall be limited to the Ohio law enforcement agencies as defined by Ohio statutes, or governmental agencies which support *Article I. Purpose*, as deemed necessary by the Board. Applicants shall become members upon approval of the Board and execution of this agreement.

When considering membership, the Board shall consider all factors including:

1. Agency capabilities of providing or being resources to the task force communities.
2. Geographic proximity to other task force agencies.

VII. Responsibility for Conduct

It is the intention of the Policy Board to ensure there is no contradiction or conflict in policies and procedures, rules, regulations, directives or general orders between member agencies and the Task Force; however, should a conflict arise, it is agreed the assigned Task Force officer will bring this to the attention of their home agency supervisor, Chief, Sheriff or designee and a Task Force supervisor as soon as

practically possible. In any event, and when in doubt, the officer will follow their employing agency's policy, procedure, rule, regulation, directive or general order.

Any officer of a participating political subdivision, whether said officer is responding to a request for Task Force services from a requesting political subdivision, or the officer is part of the Task Force, shall be deemed to be acting within the scope of the officer's employment with the participating political subdivision with whom the officer is employed, while traveling to, traveling from, and while acting in the territory of another participating political subdivision, as well as during all training conducted pursuant to this agreement or referenced herein.

In addition to the requirements set forth in this agreement and the accompanying policy and procedures manual for the task force, each officer or employee participating in the Task Force shall remain subject to and adhere to the standards of conduct, personnel rules, regulations, laws, and policies of their respective employing unit, in addition to complying with the policies and procedures of the Task Force.

VIII. Privileges and Immunities

The participating political subdivisions intend for all responding agencies and their personnel to enjoy the fullest privileges and immunities available to the officers of the requesting law enforcement agency pursuant to Chapter 2744 of the Ohio Revised Code.

IX. Confidentiality

Any information gathered and/or report(s) generated by the Task Force during its investigation that is maintained by the Task Force, a prosecutor, the attorney general, or a special prosecutor is deemed a confidential law enforcement investigatory record for purposes of Ohio Revised Code 149.43. This determination does not, however, affect or limit the right of discovery granted under the Ohio Revised Code, the Rules of Criminal Procedure, and/or the Rules of Juvenile Procedure. The Task Force Commander shall periodically inform the agency heads of participating agencies on the status of the investigation. Information relating to the status of the Task Force investigation shall only be provided to the agency head or his designee.

X. Compensation

Each participating agency shall continue to provide the same salaries, insurance, workers' compensation, retirement, and other fringe benefits to its personnel while responding to a request for assistance and/or deployment under this agreement as those employees would receive while on duty in their employing political subdivision or governmental unit.

Further, personnel shall be entitled to all the workers' compensation rights and benefits of Chapter 4123 of the Revised Code to the same extent as while performing service within their employing political subdivision or governmental unit.

XI. Funding

The Warren County Sheriff's Office shall act as the fiscal agent for the Task Force. Expenditures by each participating political subdivision shall be subject to each subdivision's budgetary process and to the availability of funds and resources pursuant to applicable laws, regulations, and policies.

Each participating law enforcement agency who supplies a member shall, by July 1 of every calendar year, pay to the fiscal agent the sum of \$250.00 per active member, or equivalent, to be used for approved team expenses.

XII. Liability

No participating political subdivision or any of its personnel, employees, officers, or agents shall be liable in damages to another participating political subdivision, or its personnel, employees, officers, or agents, or its inhabitants, or its contractual obligation, or any person to whom service is being provided, for failure to answer any request for service, or for response time for answering a request of service, or for failure or inadequacy of equipment, or for the negligence, misfeasance or nonfeasance of its employees, or for any other cause related to the rendering of Task Force services.

XIII. Express Reservations

The Task Force does not directly or indirectly employ any personnel assigned to it. The Task Force does not establish employer-employee relationships with personnel assigned to the Task Force from participating political subdivisions. Participating political subdivisions do not waive any available defenses and/or limitations on liability. No participating political subdivision shall be considered to be an agent of any other participating political subdivision.

XIV. Termination

Any participating political subdivision may withdraw from the Task Force agreement by notifying the Board in writing, whereupon the withdrawing political subdivision will terminate participation ninety (90) days from the date of the written notice.

Further, any participating political subdivision who fails to meet their obligations in accordance with this agreement and/or the policies and procedures of the Task Force may have their membership terminated by a majority vote of the Board.

XV. Adoption

This agreement shall be in full force and in effect with the signing of this agreement by the sheriff or legislative body of each participating political subdivision.

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Name of Political Subdivision

Representative from Legislative Body of
Political Subdivision

Chief of Police / Sheriff

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.

WHEREAS, Corridor 75 Park LTD, together with its permitted successors and assigns (the “Land Owner”), is the fee owner of a certain parcel of real property located within the City of Monroe, Ohio (the “City”), as identified more particularly as Exhibit A attached hereto (the “Nonperforming Parcel” as further defined herein); and

WHEREAS, the City, in partnership with the Land Owner and its affiliate Hills Communities Inc., has prepared a strategy fostering the development of an area of the City more commonly known as the “Project Clear” project in order to cause the new construction of a commercial development within the City; and

WHEREAS, the City desires for the Land Owner to construct the Project upon what is currently vacant real property within the City and, pursuant to the terms of the Project Documents, anticipates that certain “public infrastructure improvements” must be constructed in order to support the economic viability of the Project; and

WHEREAS, pursuant to Ohio Revised Code Section 5709.40, this Council approved Ordinance No. 2004-26 on August 10, 2004 (the “Original TIF Ordinance”) authorizing an exemption from real property taxation equal to Seventy-Five Percent (75%) of the “improvements” (as defined by the Original TIF Ordinance) to parcels of real property (identified by one or more Exhibits to the Original TIF Ordinance) in the City for a period of thirty (30) years (the “Original TIF Exemption”); and

WHEREAS, under the terms of the Original TIF Ordinance and one or more Exhibits attached thereto, this Council authorized the Original TIF Exemption with respect to each of the parcels of real property that currently comprise the Nonperforming Parcel; and

WHEREAS, to encourage the construction and completion of the Project and the “public infrastructure improvements” identified by the Project Documents, this Council now desires to provide appropriate development incentives to support the timely and sustainable development of the Project upon the Nonperforming Parcel, including an alternative tax increment financing exemption from real property taxation on the increase in the assessed value of the Nonperforming Parcel pursuant to Ohio Revised Code Section 5709.40(C) (the “New TIF Exemption”), as may be authorized pursuant to one or more subsequent ordinances approved by this Council (the “New TIF Ordinance”); and

WHEREAS, this Council now desires to terminate the Original TIF Exemption with respect to the Nonperforming Parcel by amending the Original TIF Ordinance; and

WHEREAS, this Council further desires to declare that the Nonperforming Parcel is a “nonperforming parcel” pursuant to Ohio Revised Code Section 5709.40(A)(9), such that, after the passage of this Ordinance, the Nonperforming Parcel shall no longer be exempted from taxation pursuant to Ohio Revised Code Section 5709.40 and the Original TIF Ordinance, and may be included within a subsequent ordinance authorizing a New TIF Exemption pursuant to Ohio Revised Code Section 5709.40(C).

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MONROE, STATE OF OHIO, THAT:

SECTION 1: The Original TIF Ordinance is hereby amended as follows: Ordinance No. 2004 26, approved by this Council on August 10, 2004 is hereby amended to terminate the Original TIF Exemption, solely with respect to the Nonperforming Parcel.

SECTION 2: Pursuant to the conditions set forth under Ohio Revised Code Section 5709.40(A)(9), this Council declares the Nonperforming Parcel to be a “nonperforming parcel” as a result of the following circumstances:

- (i) The Nonperforming Parcel is a parcel of real property that is, or was, exempted from real property taxation pursuant to Ohio Revised Code Section 5709.40 and the Original TIF Ordinance; and
- (ii) Pursuant to Section 5 of the Original TIF Ordinance, all owners of the Nonperforming Parcel were required to make service payments in lieu of real property taxes in accordance with Ohio Revised Code Section 5709.42 during the term of the Original TIF Exemption; and
- (iii) As evidenced by Exhibit B attached hereto, the City has not received from, and no service payments in lieu of real property taxes have been remitted by, the Butler County Treasurer with respect to the Nonperforming Parcel since the inception of the Original TIF Exemption under the Original TIF Ordinance.

SECTION 3: It is the intention of this Council that notwithstanding anything to the contrary in this Ordinance:

- (i) The Original TIF Exemption authorized by the Original TIF Ordinance shall not apply to the Nonperforming Parcel on and after the tax lien date of January 1, 2026 with respect to tax year 2026 real property taxes payable in calendar year 2027.
- (ii) Except as expressly provided in this Ordinance, this Council does not intend by this Ordinance to cause any other amendments to the Original TIF Ordinance or the Original TIF Exemption. This Ordinance shall not in any manner affect any of the

parcels of real property subject to the Original TIF Ordinance and the Original TIF Exemption except for the Nonperforming Parcel.

SECTION 4: The City Manager, the Director of the Development Department, the Clerk of this Council, their designees, and other appropriate officers of the City are authorized and directed to execute any agreements, certificates, and other documents, as may be in their discretion necessary or appropriate in order to carry out the intent of this Ordinance, including, but not limited to, the filing of this Ordinance with the Butler County Auditor and the Ohio Department of Development. Pursuant to Ohio Revised Code Section 5709.916(E), it is the intention of this Council that the termination and replacement of the Original TIF Exemption with respect to the Nonperforming Parcel will be further implemented by the approval of a New TIF Ordinance authorizing a New TIF Exemption with respect to the Nonperforming Parcel pursuant to Ohio Revised Code Section 5709.40(C).

SECTION 5: This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Ohio Revised Code Section 121.22.

SECTION 6: This measure is hereby declared to be an emergency necessary for the immediate preservation of the public peace, health, safety and welfare and further for the reason that the Original TIF Exemption with respect to the parcels of real property comprising the Project Site must be terminated in calendar year 2026 for tax year 2026 in order to allow the timely construction and completion of the Project and the authorization of a New TIF Exemption. Therefore, this measure shall take effect and be in full force from and after its passage.

PASSED: _____

ATTEST:

APPROVED:

Clerk of Council

Mayor

Exhibit A

Description of the Nonperforming Parcel

The Nonperforming Parcel consists of the parcel of real property identified in the records of the Butler County Auditor as having the permanent parcel identification number D7000011000001, as of the date of the passage of the Ordinance to which this Exhibit A is attached. The Nonperforming Parcel shall consist of, and the authorizations of the Ordinance to which this Exhibit A is attached shall apply to, the Nonperforming Parcel, as such Nonperforming Parcel may be further sub-divided, combined, re-combined, re-numbered, or re-platted from time to time by the Land Owner, any future owner or owners, the City, or the Butler County Auditor.

For the avoidance of doubt, the Nonperforming Parcel is outlined in red below:



For the avoidance of doubt, a legal description identifying the Nonperforming Parcel is attached hereto, as follows:

[See Legal Description Attached]

Exhibit B

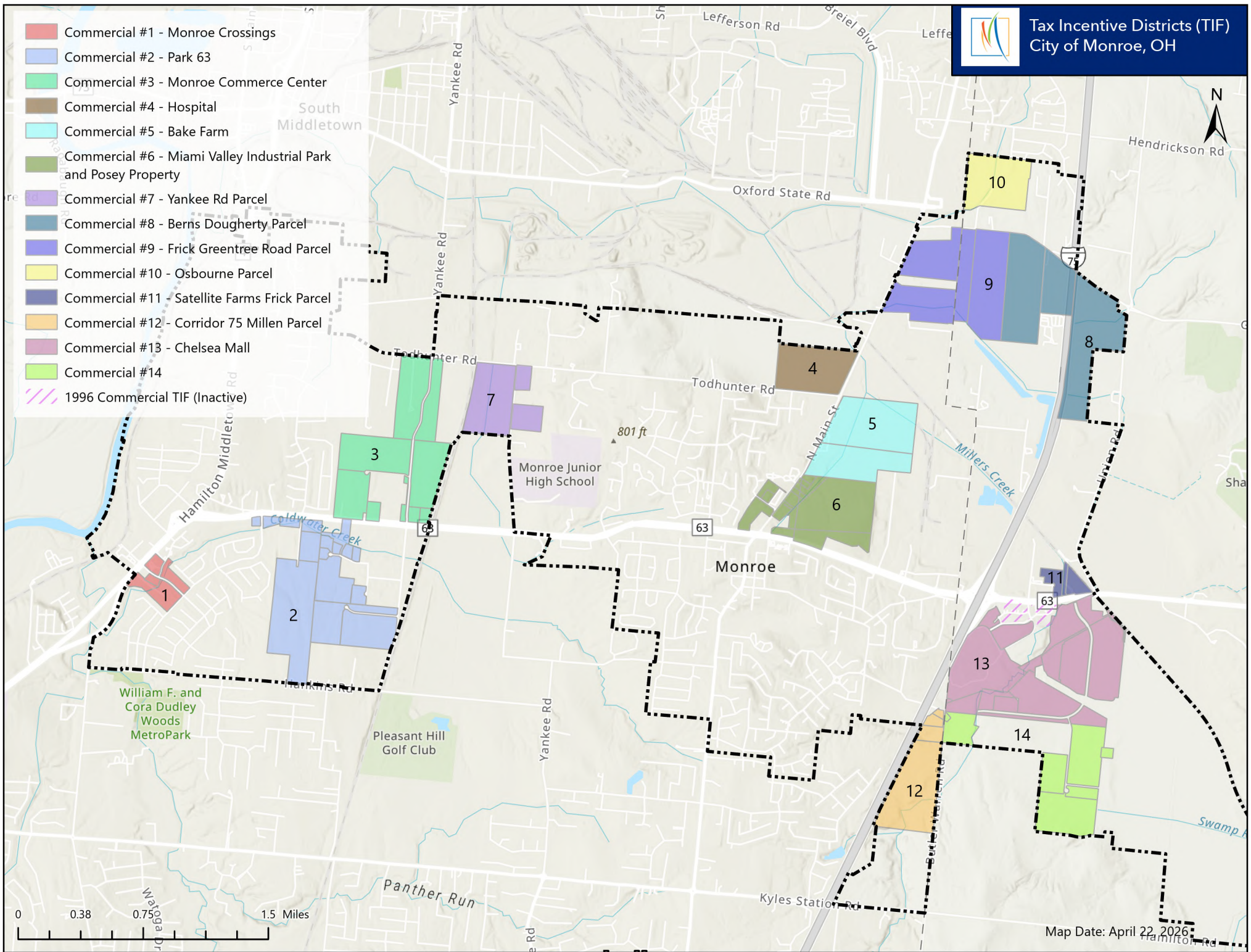
Nonperforming Parcel Service Payment In Lieu of Taxes History

Pursuant to the conditions set forth under Ohio Revised Code Section 5709.40(A)(9), this Council may declare the Nonperforming Parcel to be a “nonperforming parcel.”

The Nonperforming Parcel, parcel identification number D7000011000001, was subject to the Original TIF Exemption pursuant to the Original TIF Ordinance. The Director of Finance of the City hereby certifies that the City has not received from, and no service payments in lieu of real property taxes have been remitted to or from, the Butler County Treasurer with respect to the Nonperforming Parcel, nor any parcel preceding the re-plat of the Nonperforming Parcel, since the inception of the Original TIF Exemption under the Original TIF Ordinance, as follows:

Nonperforming Parcel No.	Tax Year	Payment In Lieu of Tax Paid
D7000011000001	2005	\$0.00
D7000011000001	2006	\$0.00
D7000011000001	2007	\$0.00
D7000011000001	2008	\$0.00
D7000011000001	2009	\$0.00
D7000011000001	2010	\$0.00
D7000011000001	2011	\$0.00
D7000011000001	2012	\$0.00
D7000011000001	2013	\$0.00
D7000011000001	2014	\$0.00
D7000011000001	2015	\$0.00
D7000011000001	2016	\$0.00
D7000011000001	2017	\$0.00
D7000011000001	2018	\$0.00
D7000011000001	2019	\$0.00
D7000011000001	2020	\$0.00
D7000011000001	2021	\$0.00
D7000011000001	2022	\$0.00
D7000011000001	2023	\$0.00
D7000011000001	2024	\$0.00

- Commercial #1 - Monroe Crossings
- Commercial #2 - Park 63
- Commercial #3 - Monroe Commerce Center
- Commercial #4 - Hospital
- Commercial #5 - Bake Farm
- Commercial #6 - Miami Valley Industrial Park and Posey Property
- Commercial #7 - Yankee Rd Parcel
- Commercial #8 - Berns Dougherty Parcel
- Commercial #9 - Frick Greentree Road Parcel
- Commercial #10 - Osbourne Parcel
- Commercial #11 - Satellite Farms Frick Parcel
- Commercial #12 - Corridor 75 Millen Parcel
- Commercial #13 - Chelsea Mall
- Commercial #14
- 1996 Commercial TIF (Inactive)



Map Date: April 22, 2026