



**Monroe Council Agenda
Regular Meeting of Council
June 9, 2026 – 6:30 PM
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

Roll Call

Approval of the Minutes

Council Minutes of May 26, 2026

Visitors

Committee Reports

Public Works Committee

Finance Committee

Administrative Liaison Committee

Technology Committee

Public Involvement Committee

Public Safety Committee

Old Business

Emergency Ordinance No. 2026-14. An Ordinance authorizing the City Manager to enter into a development agreement by and between the City of Monroe, Scannell Properties #787, LLC and Corridor 75 Park, LTD to facilitate construction of Project Clear, and declaring an emergency.

Sponsor: Gary Morton

Strategic Priority: Strategic Growth and Development

Background: The proposed Development Agreement establishes a public-private partnership between the City of Monroe, Scannell Properties #787, LLC (Developer), and Corridor 75 Park, LTD. (Seller) to facilitate construction of Project Clear, a proposed 390,000 square-foot food distribution facility with office space at 4850 Butler Warren County Line Road. The project is anticipated to create 93 new full-time equivalent jobs and retain 127 existing positions, generating approximately \$6.7 million in new annual payroll and retaining approximately \$9.1 million in annual payroll.

Key Components of the Agreement

Private Development

- Construction of a 390,000 SF food distribution facility.
- Estimated private investment: approximately \$124 million.



- Expected construction completion: September 20, 2027.

Public Infrastructure Improvements

Developer will construct, in coordination with the City and County, infrastructure improvements supporting the development, including:

- Extension of Gateway Boulevard
- New single-lane roundabout at Butler Warren Road/Mason Road
- Reconstruction of portions of Mason Road
- Construction of additional turn lanes
- Stormwater, utility, signage, and traffic control improvements
- County infrastructure improvements including culverts, sewers, and drainage work

Financial Commitments

City Responsibilities

- Design and engineering of City infrastructure improvements.
- Reimbursement to Developer for eligible public infrastructure costs up to a maximum of \$4.5 million, subject to available Tax Increment Financing (TIF) revenues. Bonds will be issued by the Butler County Finance Authority (BCFA) on the City's behalf for the project. Legislation authorizing an agreement with BCFA will be on a future agenda.
- No obligation to reimburse costs exceeding the established maximum.

Developer Responsibilities

- Construction of all public infrastructure improvements.
- Responsibility for project costs exceeding reimbursement limits.
- Compliance with prevailing wage requirements, insurance requirements, bonding, and maintenance obligations.

Economic Development Incentives

Subject to separate Council action and execution of a CRA Agreement, the City intends to provide:

- A 75% Community Reinvestment Area (CRA) tax abatement
- Duration: 15 years
- Applicable to improvements associated with the private project.

New Business

Emergency Ordinance No. 2026-15. An Ordinance authorizing the City of Monroe to enter into a Community Reinvestment Area Agreement with Scannell Properties #787, LLC and declaring an emergency.

Sponsor: Kacey Waggaman

Strategic Priority: Strategic Growth and Development

Background: As included in the development agreement between the City, Scannell and Corridor 75 Park, the City intends to grant a 75% abatement from real property taxes on any improvements



under the Community Reinvestment Area Act for the maximum period permitted by Ohio law (15 years) to support the Private Improvements to be constructed on the Property, approximately a \$124,000,000 investment. The Developer intends to complete the construction of a 390,000 square foot food distribution facility, including office space with its related site improvements. The Developer estimates that Occupant will create the equivalent of (i) 93 new full-time permanent job opportunities, and will retain (i) 127 full-time equivalent permanent employees in the City. The increase in the number of employees as a result of the Project is expected to result in an increase in permanent payroll of at least \$6,696,000 per year. The Project is expected to retain \$9,144,000 in permanent payroll per year.

While the CRA supports the private development, the private development also supports the public infrastructure project by funding the improvements and roundabout on Butler Warren Road as well as connect Butler Warren Rd to Gateway Blvd. \$2 million will be paid by Scannell, 5.7 acres of ROW will be permanently donated by Corridor 75 Park, and up to \$4.5 million will be paid from debt service proceeds secured by the future TIF revenues.

Ordinance No. 2026-16. An Ordinance approving a final plat for Section 5, Block E, in the Monroe Crossings Subdivision.

Sponsor: Kameryn Jones

Strategic Priority: Strategic Growth and Development

Background: Monroe Crossings II LLC has submitted an application for final plat for Monroe Crossings Section 5 Block E. The preliminary plat associated with this phase of the subdivision was approved by Planning Commission on October 20, 2020, which included 183 single-family lots, as well as new public streets and associated infrastructure.

The final plat for Block E is 11.5 acres of the 105-acre section and will include the construction of 30 single-family lots, averaging 12,800 square feet, and 1 open space lot. The average lot width is 80 feet and density is 2.6 units per acre. Block E will extend the existing Blue Springs Drive (near the intersection with Bridgewater Lane) south, completing the loop between Section 5 and the established subdivision. After this plat, there will be one remaining block to complete this section of the Monroe Crossings subdivision.

Resolution No. 32-2026. A Resolution accepting the lowest and/or best quote submitted for City Building foundation repairs and authorizing the City Manager to enter into a contract by and between the City of Monroe and Aqua Proof, Inc.

Sponsor: Gary Morton

Strategic Priority: Well Managed Services and Infrastructure



Background: As stated in the 5/26/2026 administrative report, this project is to repair a leaking foundation wall. Two quotes were received; a third was requested, but no response was received. The first quote was for \$120,000.00. The second quote for the same scope of work was \$13,800.00. I am recommending moving forward with this repair. I am adding a \$5,000 contingency to this request to cover any unforeseen circumstances that may arise during the repair. We will likely not need all of that, if any, but I do not want to hold up the repair by going back to the council for more funding. The purchase order will be issued for \$13,800.00 to the vendor, with an additional \$5,000.00 approved if needed.

Resolution No. 33-2026. A Resolution authorizing the City Manager to enter into a collective bargaining agreement by and between the City of Monroe and the Ohio Patrolmen's Benevolent Association for the Police Sergeants.

Sponsor: Sarah Hunold

Strategic Priority: Good Governance

Background: Negotiations between the City of Monroe and the Ohio Patrolmen's Benevolent Association have been ongoing. As a result of said negotiations, the parties have reached an agreement.

Resolution No. 34-2026. A Resolution approving a Then-and-Now Certificate in the amount of \$41,330.27 to Majors Enterprises, Inc. for emergency water main repair services.

Sponsor: Zach McNutt

Strategic Priority: Well Managed Services and Infrastructure

Background: On May 6, 2026, the Fire Department was conducting routine hydrant fire flow testing along Wyndcrest Ct. when a catastrophic bolt failure occurred during hydrant operation. The sudden, uncontrolled closure of the hydrant created a severe water hammer event, resulting in six water main breaks along Wyndcrest Ct. and Austin Smith Blvd. — an unusually large number of simultaneous failures requiring an immediate and coordinated response.

Under normal circumstances, Water Department personnel can repair a single main break within 6 to 8 hours. With six breaks occurring simultaneously, completing all repairs solely with city staff would have required an estimated 36 to 48 consecutive hours of work. Requiring staff to work for that duration without rest would pose significant safety risks to employees and is neither reasonable nor responsible. Equally important, this timeline would have left residents without water service for up to two full days — an unacceptable situation given the serious public health, safety, and well-being concerns associated with an extended loss of water.

Given the scale and urgency of the situation, engaging a third-party contractor was not only justified but necessary. Majors Enterprises was selected based on several key factors: their close proximity to



the site allowed equipment and crew to mobilize quickly; they maintain an inventory of repair materials, eliminating delays associated with sourcing parts; and they have a well-established track record in water main installation and emergency repair work, including existing contracts with surrounding government agencies for similar services. Their involvement enabled repairs to be completed and water service to be restored to residents within 16 hours — significantly reducing both public impact and the burden on city staff.

Resolution No. 35-2026. A Resolution of the Council of the City of Monroe, Ohio, establishing the City's commitment to eliminating roadway fatalities and serious injuries by the year 2045, and authorizing the development of a comprehensive safety action plan consistent with the U.S. Department of Transportation's Safe Streets and Roads for All (SS4A) program.

Sponsor: Gary Morton

Strategic Priority: Good Governance

Background: Upon receiving federal funding through the Safe Streets 4 All (SS4A) Grant, the ordinance is a formal commitment by the City of Monroe to **eliminate all traffic deaths and serious injuries by 2045** through the adoption of the Vision Zero framework.

The resolution is motivated by several key findings:

- Traffic crashes are a leading cause of death and serious injury nationally and locally. Between 2022 and 2024, approximately 1,000 collisions occurred in Monroe, resulting in **3 fatalities, 33 serious injuries**, with 26% of crashes causing some form of injury.
- Vulnerable populations — including pedestrians, cyclists, young drivers, and the elderly — are disproportionately harmed.
- The city's existing Advance Monroe 2040 Comprehensive Plan already sets a goal for a safe, multi-modal transportation system.

The resolution commits Monroe to the **Vision Zero approach**, which involves:

- Building leadership, collaboration, and accountability
- Data collection and trend analysis
- Equity and community engagement
- Managing speeds appropriately
- Developing a structured action plan with strategy selections and transparency

In short, the ordinance is the City of Monroe's official declaration that traffic deaths and serious injuries are preventable, unacceptable, and that the city will take a systematic, goal-driven approach to eliminating them within 20 years.

Resolution No. 36-2026. A Resolution accepting the lowest and/or best bid submitted for the construction of the Ohio Department of Transportation pedestrian crossing project and authorizing



the City Manager to enter into a contract by and between the City of Monroe and Majors Enterprises, Inc.

Sponsor: Zach McNutt

Strategic Priority: Good Governance

Background:

A resolution accepting the lowest and/or best bid submitted for the construction of sidewalks and ADA curb ramps and authorizing the City Manager to enter into a contract by and between the City of Monroe and Majors Enterprises, Inc.

Project Scope

The City applied for and was awarded a Pedestrian Systematic Safety Grant from the Ohio Department of Transportation (ODOT). The locations being improved through this project are:

- Britton Lane & Seminary Dr./Pebblestone Dr
- Britton Lane & Northwestern Ave./Cornerstone Dr.
- Britton Lane Sidewalk;
- Main Street & William Groth Dr./Police Station
- Main St. (Downtown area)

Once completed, this project will add sidewalk and ADA curb ramp crossings at the locations listed above, improving pedestrian safety and increasing walkability within the City of Monroe.

The total project amount is \$912,506, and 84% or \$767,000 is being funded by the grant for the following amounts throughout 2025 and 2026: Preliminary Engineering/Environmental (\$87,656); Detailed Design (\$63,830); Right-of-Way Services/Acquisition (\$4,000);

Construction (\$696,737); Construction Engineering (\$60,283). **\$619,056** of the project costs remains for 2026, with 90% or **\$492,861.32 covered by the grant.**

Bidding

Sealed Bids for the construction of this project were opened on May 29, 2026. Three bids were received, and the bids are as follows:

	Base Bid			Alternate		
Bidder	Majors	Ford	Adleta	Majors	Ford	Adleta
Base Bid	\$547,623.74	\$551,064.00	\$672,883.55	\$547,623.74	\$551,064.00	\$672,883.55



Alternate (Net)	0	0	0	\$20,800.00	\$4,800.00	\$7,283.20
Total	\$547,623.74	\$551,064.00	\$672,883.55	\$568,423.74	\$555,864.00	\$680,166.75

Majors Enterprise submitted the apparent low bid for the Base Bid. The Base Bid was prepared in accordance with ODOT's Engineering Standards, which represent the minimum requirements eligible for grant funding.

However, the City of Monroe's Engineering Standards are more stringent than ODOT's. Specifically, Monroe Engineering Standard 600-14 requires the use of Reinforced Concrete Storm Pipe within the public right-of-way – a material requirement that goes beyond what ODOT mandates. ODOT's standards permit the use of alternative pipe materials that the City of Monroe expressly prohibits within its right-of-way.

Because grant funding can only reimburse costs tied to ODOT-eligible work, the additional cost of upgrading to Reinforced Concrete Storm Pipe – as required by the City – is not a reimbursable expense. To clearly separate these costs, an Alternate Bid was required to capture the price difference attributable solely to the City of Monroe's higher material standard. That additional cost will be the sole financial responsibility of the City of Monroe and will not be covered by grant funding. When an alternate is bid for a State Funded project, ODOT requires that the low base bidder be awarded regardless of the alternate bid price.

The total estimated cost to construct this project, including a 10% owner's contingency, is **\$625,266.11**.

Of that total, the City of Monroe's local funding match of 10% plus contingency is not expected to exceed **\$132,404.79**. This local share accounts for any project costs that are ineligible for grant reimbursement, including costs tied to Monroe's higher material standards as outlined above. The remaining balance is anticipated to be covered by grant funding, subject to the final determination of eligible expenses.

Resolution No. 37-2026. A Resolution approving an addendum to the City Manager Employment Agreement between the City of Monroe and Larry Lester.

Sponsor: Larry Lester

Strategic Priority: Good Governance

Background: On May 12, 2026, Council approved a motion directing the Law Director to prepare an addendum extending the City Manager's contract for an additional two years under the current terms and conditions.



Consideration of Motion to request a hearing for the issuance of C1 and C2 liquor permits to Wawa located at 190 Hamilton Lebanon Road.

Sponsor: Larry Lester

Strategic Priority: Good Governance

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

Permit C-1 authorizes for the carryout sale of beer only in original, sealed containers.

Permit C-2 authorizes for the carryout sale of wine and prepared mixed beverages in original, sealed containers.

Administrative Reports

Roundabout Design Standards

Professional Maintenance Agreements for Water Main Repairs

Adjournment