



**Monroe Council Agenda
Regular Meeting of Council
August 11, 2026 – 6:30 PM
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

Roll Call

Approval of the Minutes

Council Minutes of July 28, 2026

Visitors

Roundabouts - Jessica Rybolt, The Kleingers Group

Committee Reports

Public Works Committee

Finance Committee

Administrative Liaison Committee

Technology Committee

Public Involvement Committee

Public Safety Committee

Old Business

New Business

Administrative Reports

Executive Session

Consider the purchase of property for public purposes, if premature disclosure of information would give an unfair competitive or bargaining advantage to a person whose personal, private interest is adverse to general public interest;

Consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance. Executive session is necessary to protect the interests of the applicant or possible use of public funds in connection with the project.

Adjournment



**Monroe Council Minutes
Regular Meeting of Council
July 28, 2026 – 6:30 p.m.
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

Mayor Funk opened the regular meeting of Council at 6:30 p.m. with the Presentation of the Colors and Pledge of Allegiance.

Roll Call

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

Approval of the Minutes

Mrs. McElfresh moved to approve the Council Minutes of July 14, 2026 work session and July 14, 2026 regular meeting; seconded by Mr. Graves. Voice vote. Motion carried.

Visitors

Ceremonial swearing-in of Firefighter/Paramedic Erik Dow, Firefighter/Paramedic Bradley Lawson, Firefighter/EMT Elijah Thacker, and Firefighter/EMT Caden Kolb.

Lindsey Kieres, Engineering Director at Goodhue Consulting, and Jon Wiley, Project Manager and Traffic Engineer at Woolpert, presented to Council regarding the Safe Streets for All (SS4A) Transportation Master Plan. Mrs. Kieres noted that Council recently approved a Resolution that supported Monroe's commitment to Safe Streets for All and provided a brief history of transportation in Monroe. Mr. Wiley explained that the goals for this initiative are zero fatalities on roadways in the City of Monroe, safe crossings for State Route 63, pedestrian accessibility/connectivity, and traffic calming in neighborhoods, including roundabouts. He also stated that the top crash locations in the City are all intersections along State Route 63. Mr. Wiley explained the use of various features to communicate to drivers, specifically trying to enforce the speed limits as opposed to changing them. He said that roundabouts are a tool and have reduced fatalities by 90%. Mr. Wiley did propose roundabouts for specific areas in the City, specifically at the intersection of Yankee Road and State Route 63.

Mr. Wiley stated that they plan to present the study to Council in January for approval and are requesting input at this stage. Ms. Cloyd asked about the Neighborhood Greenway identified on an Active Transportation Network map, Mr. Wiley replied that these reflect main streets inside of a subdivision, the Greenway is intended to narrow the feel of those streets to assist with slowing traffic. Mrs. McElfresh noted that the State Route 63 and Union Road intersection is not on the list of top crash sites, Mr. Wiley explained that although the volume is severe, it is not in the top 5. Mrs. Kieres stated that signalized intersections result in more rear-end accidents, and because Union Road is not signalized is perhaps why it is not as bad as some others. Mr. Hickman asked how drivers will get across Route 4 if the slip lane is



removed and thus are prohibited, Mr. Wiley answered that the roadway would facilitate U-turns. Ms. Cloyd asked if roundabouts would be applicable there, Mr. Wiley replied that a roundabout is definitely an option and his team has drawn that out. Ms. Cloyd stated that she knows the data regarding roundabouts and asked how they compare to the Michigan left practice. Mr. Wiley said that a roundabout is superior because all traffic is slowed and going the same direction. Ms. Cloyd requested that there is consideration for a legacy plan for the roads knowing that additional traffic is coming in the future. Mr. Wiley answered that they don't want a stretch of roundabouts down State Route 63, but imagines that they could be used in the identified special district in a shorter stretch to slow traffic. Paul Goodhue, City Engineer, supported the plans stating that drivers prefer a consistent traffic experience. Mrs. McElfresh noted that what's been presented feels more personal and changes the dynamic of driving down State Route 63, she shared examples of local municipalities with landscaping that is low planting and low maintenance but able to serve the same purpose as taller trees while still being aesthetically pleasing. Additionally, she shared that she likes the connectivity of walking paths, shared use paths, and sidewalks in the examples shown.

Ms. Cloyd asked if outside of ticket enforcement, if there are measures of how much traffic is recurring versus those passing through, to determine if drivers would be familiar enough to know to slow down, especially for crosswalks. Mr. Wiley stated that by partnering this with a Transportation Master Plan, it allows Council and staff to add some of these considerations. He said that they will have representatives at Monroe Night Out on August 6 to collect community input. Mr. Graves noted that the intersection at Yankee Road and State Route 63 tends to be very busy and wondered if a roundabout would be the right measure, specifically wondering if roundabouts would reduce accidents overall. Mr. Wiley replied that the proposed roundabout is expected to be a hybrid roundabout, which they've done in the past in front of schools without issues, and also said that drivers will have experience using roundabouts since there are many in Butler County. Mr. Goodhue stated that everyone wants safer roadways, but encouraged Council to think about how transportation should trend in the next 20-25 years, and provide that feedback to help create the City's first Transportation Master Plan.

Zach Rodenbarger of Bridge Development Group presented to Council regarding the proposed mixed residential development at Cornerstone Landing. Mr. Rodenbarger explained that the property's previous zoning allowed up to 20 units per acre, totaling approximately 1,660 potential residential units. Under the approved Planned Unit Development (PUD), the site would instead include a mix of housing types consisting of 129 single-family homes, 45 townhomes, 166 multiplex units, and 260 multifamily apartment units, for a total of 600 residential units. Mr. Rodenbarger stated that the proposed development emphasizes a diverse mix of housing while remaining mindful of impacts to schools and traffic. He noted that the project includes support for roadway improvements along State Route 63 and Main Street and is intended to align with the City's 2040 Comprehensive Plan. He explained that providing additional housing near downtown is expected to encourage reinvestment and continued preservation of Monroe's historic areas.

Mr. Rodenbarger explained that a Community Reinvestment Area (CRA) tax abatement for the 260-unit multifamily apartment complex and Tax Increment Financing (TIF) assistance for off-site roadway improvements and public infrastructure would be needed to support the project. He stated that the proposed CRA and TIF would provide significant financial benefits, including an estimated \$1.8 million in annual revenue for the school district and an estimated \$610,000 annual increase to the City's budget, while establishing a high standard for future development. Mr. Rodenbarger also highlighted project



amenities, including approximately 35% open green space, a 1.5-mile perimeter trail, housing options for residents at various stages of life, opportunities for senior downsizing, and enhanced connectivity to the downtown area.

Resident Linda Bailey addressed Council regarding concerns related to maintenance at Mound Cemetery and ongoing water drainage issues affecting her property. Mrs. Bailey provided a timeline of her communications with City staff and outlined her requests, including the removal of underbrush due to the presence of wildlife such as foxes and coyotes. She also discussed concerns involving a neighboring property's privacy fence, which she stated extends across a water easement at the corner of three residential properties. Mrs. Bailey requested assistance from City staff in resolving these matters and in applying for a variance for her long-standing fence. Mr. Lester responded that he would work directly with Mrs. Bailey on the variance application and would contact the Ohio Department of Natural Resources for guidance regarding the wildlife concerns.

Resident Kim Birchfield also addressed Council, noting that her property backs up to Mrs. Bailey's. Mrs. Birchfield expressed similar concerns regarding the overgrown underbrush and added that a dead pine tree requires attention. She also noted that sections of the cemetery fence are missing or severely rusted, creating a potential safety hazard for children and families in the area. Additionally, Mrs. Birchfield described significant erosion caused by flooding and expressed concern about the potential for a landslide. She requested assistance in addressing the erosion on her property and encouraged improvements in the City's customer service and responsiveness to resident concerns.

Committee Reports

None.

Old Business

None.

New Business

Emergency Ordinance No. 2026-21. An Ordinance accepting the loan agreement between the Ohio Public Works Commission and the City of Monroe for the Union Road/Navigator Way emergency interconnect vault project, and declaring an emergency.

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

Mrs. McElfresh moved to suspend the rule requiring the reading of Emergency Ordinance No. 2026-21 on two separate days and authorize its adoption on the first reading; seconded by Mr. Brown. Voice vote: seven ayes. Motion carried.

Mrs. McElfresh moved to adopt Emergency Ordinance No. 2026-21; seconded by Mr. Graves. Roll call vote: seven ayes. Motion carried.



Ordinance No. 2026-22. An Ordinance amending and supplementing Ordinance No. 2026-06, otherwise known as the Permanent Appropriations Ordinance, to meet current expenses and other expenditures of the City of Monroe, during fiscal year ending December 31, 2026.

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

Mrs. McElfresh moved to adopt Ordinance No. 2026-22; seconded by Mr. Hickman. Roll call vote: seven ayes. Motion carried.

Resolution No. 45-2026. A Resolution authorizing the City Manager to enter into a public safety services and equipment agreement by and between the City of Monroe and Axon, Inc. for services and product upgrades to tasers, body worn cameras, in-car cameras, and data storage for the Police Department.

The Clerk of Council read Resolution No. 45-2026 by title only.

Mrs. McElfresh moved to adopt Resolution No. 45-2026; seconded by Ms. Cloyd. Roll call vote: seven ayes. Motion carried.

Resolution No. 46-2026. A Resolution accepting the lowest and/or best bid submitted for the construction of an emergency interconnect vault at Navigator Way and authorizing the City Manager to enter into a contract by and between the City of Monroe and KT Holden Construction, LLC.

The Clerk of Council read Resolution No. 46-2026 by title only.

Mrs. McElfresh moved to adopt Resolution No. 46-2026; seconded by Mr. Hickman. Roll call vote: seven ayes. Motion carried.

Resolution No. 47-2026. A Resolution authorizing the City Manager to enter into a road salt supply contract with Morton Salt, Inc. through the Southwest Ohio Purchasing for Government cooperative.

The Clerk of Council read Resolution No. 47-2026 by title only.

Mrs. McElfresh moved to adopt Resolution No. 47-2026; seconded by Mr. Brown. Roll call vote: seven ayes. Motion carried.

Consideration of Motion to accept the January, February, and March 2026 Finance Reports as submitted.

Mrs. McElfresh moved to accept the January, February, and March 2026 Finance Reports as submitted; seconded by Mr. Hagedorn. Voice vote. Motion carried.

Administrative Reports

Mr. Hickman requested an update for Council on resolution for the two residents that spoke at the meeting.



Executive Session

Mrs. McElfresh moved to enter into executive session to consider the purchase of property for public purposes, if premature disclosure of information would give an unfair competitive or bargaining advantage to a person whose personal, private interest is adverse to general public interest; and to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance. Executive session is necessary to protect the interests of the applicant or possible use of public funds in connection with the project; seconded by Mr. Graves. Roll call vote: seven ayes. Motion carried.

Council entered into executive session at 8:23 p.m.

Mr. Hickman moved to reconvene into regular session; seconded by Mr. Hagedorn. Voice vote: seven ayes. Motion carried.

Council reconvened into regular session at 10:21 p.m.

Adjournment

Mr. Brown moved to adjourn; seconded by Mr. Hagedorn. Voice vote: seven ayes. Motion carried.

The regular meeting of Council adjourned at 10:22 p.m.

Respectfully submitted,

Beth Combs
Clerk of Council