



**Monroe Council Agenda
Regular Meeting of Council
March 28, 2023 – 6:30 PM
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

Roll Call

Approval of the Minutes

Council Minutes of March 14, 2023

Visitors

Committee Reports

Public Works Committee
Finance Committee
Administrative Liaison Committee
Technology Committee
Public Involvement Committee
Public Safety Committee

Old Business

New Business

Resolution No. 23-2023. A Resolution approving a Then-and-Now Certificate in the amount of \$32,500.00 to Clearcreek Coating, LTD

Strategic Priority: Well Managed Services and Infrastructure

Background: The City received a proposal dated 9/22/2022 from Clearcreek Coatings, LTD for the replacement of the existing expansion joint with a new expansion joint and replacement of existing foam insulation with new 12"x2" urethane pipe insulation. Purchase Order 20220309 in the amount of \$14,000 was created on 11/18/2022 in order to complete this work. After this work began, it was discovered that the expansion fill tube was in critical need of replacement. Due to the criticality of the failed equipment, the City Manager authorized the emergency repair. Please refer to supplementary report 23-05 for previous information provided with pictures of the pipe.

Resolution No. 24-2023. A Resolution determining the bid submitted by Majors Enterprises Inc. for the Mason Road Water Main Replacement Project to be the lowest and/or best bid and authorizing the City Manager to enter into an agreement for said project.

Strategic Priority: Well Managed Services and Infrastructure



Background: The Mason Road Water Main Replacement Project was approved and designed in 2019. Due to failed attempts at right-of-way procurement, the project has been on hold due to having to go through a re-design to allow for the water main to be installed in the current right-of-way. The re-design has the water main running down the edge of the east-bound lane from Gallaher Road to the intersection of Pierson Sayer Boulevard.

The original design of the project was to procure right-of-way for the future re-alignment on Mason Road. The intent was to install the new water main within the newly acquired right-of-way so it was in the correct position when the future road re-alignment project was carried out. Due to unreasonable property values, the City was unable to secure the right-of-way necessary. With the current alignment of the new watermain, the City will require the future developer of the Bishop property to dedicate any necessary easements where the new water main may be outside the re-aligned right-of-way.

The existing six-inch water main on Mason was installed during the completion of interstate 75. Records indicate that the water main was installed in December of 1962 or before, making it a minimum of sixty-two years old. Records of this installation are not highly accurate. There has been an increase in the number of water main breaks on this line over the past several years and the line is no longer large enough to service that area of the city.

The new water main will be a twelve-inch ductile iron pipe. Our staff has reviewed the plans and placed fire hydrants and valves in locations that will allow greater control of the distribution system than we have currently. This will also give our water distribution system a third feed under I-75 going west to east. This is a necessity. The 12" feed that comes under I-75 from Garver Rd to the north of the exit was installed in 1970, making it 53 years old. Our 8" feed that is just to the south of the south-bound exit ramp to I-75 was installed in 2006 making it 17 years old. At times, it has been a struggle to provide water east of I-75 when we have had large watermain breaks just west of I-75. Adding this third feed under I-75 will stabilize our water distribution system greatly.

As we strive to upgrade and stabilize our water distribution system, this project is a large hurdle to cross. It gives us greater confidence in our ability to provide a much more stable supply of water to all of our customers east of I-75.

Bids were opened and read aloud on Friday March 10, 2023. Major's Enterprises was the lowest and best bid. Five total bids were received. Attached is the bid tabulation sheet. There you will find all five bids.

Resolution No. 25-2023. A Resolution authorizing the City Manager to enter into a professional engineering agreement by and between the City of Monroe and Fishbeck for a Hydrology Study at Monroe Community Park.

Strategic Priority: Well Managed Services and Infrastructure

Background: Monroe Sports Association (MSA) has made a request to the Park Board that drainage improvements be made to Community Park. MSA states that they lose many dates per year due to wet fields caused by the lack of drainage within the park. In the past, Public Works has completed



tasks such as installing the concrete curb and catch- basins along the parking lot as well as cleaning out the drainage ditches. These items alone have not been enough to alleviate all of the issues with the overall drainage.

Public Works has provided the Park Board with a quote from Fishbeck for a small-scale hydrology study that will look at the topography of the park land and necessary items that it would take to drain the park land more effectively. Using the City's imagery and lidar as well as historical data, Fishbeck will give us a report on options that could improve the drainage of the park through further investigation and design. Many factors will need to be considered in the study of drainage. The topography is very flat from the park to Cinn-Day Rd., which is challenging. Once the water leaves the park and enters Coldwater Creek, it flows west through the City and exits the City limits just west of sands ave. in-between Ethel Dr. and Lena Dr... We experience many complaints from the homeowners of Lena Dr. and Ethel Dr. about flooding of Coldwater Creek during moderate to heavy rain events. There are several limitations that may exist outside of the City of Monroe Corp. limits on Cldwater Creek. Once the creek leaves the city limits, we have no legal authority to clear or aid in the cleaning of a ditch. This issue could possibly be worsened by adding additional drainage from the park land. This data will be researched with this study.

Resolution No. 26-2023. A Resolution authorizing the City Manager to enter into a professional engineering agreement by and between the City of Monroe and Fishbeck for a hydrology study at Monroe Bicentennial Commons.

Strategic Priority: Well Managed Services and Infrastructure

Background: During the construction of phase 1A &1B, large amounts of concrete were encountered underground. It made installation of the underground utilities very difficult. Large sections of old building footings and concrete walkways had to be removed in order to construct the first two phases. The remaining areas of concrete underground are causing the ground to be impervious in these areas. Water is not draining in certain areas of the park due to this underground blockage.

In May of 2022, this proposal was brought before Council for approval on the recommendation of the Park and Recreation Board. After much discussion, the item was tabled. In March of 2023, the Park and Recreation Board made another recommendation to take this study back to Council in its original form for approval. In March 2023, public works proposed a second option to the Park and Recreation Board for the drainage study within the park. This study was more of a high level study to try to figure out a way to break apart the original proposed study in a manner that made sense. The Park and Recreation Board determined that this method would not be enough to determine any type of need for the park's drainage issues.

The Park and Recreation Board feels that the original study is appropriate to determine what the overall needs of drainage assessments are within Monroe Bicentennial Commons. This study will reveal the areas where these solid underground surfaces exist and we can better plan future phases of the park based on this data. The study will also look at drainage patterns in the park and what it takes to drain these areas to a pre-determined outlet. We can look to drain to the Great Miami River as well as the existing lake. By exploring these options, we can better determine what type of drainage we need throughout the park. This study will work hand in hand with the park master plan. As the Park and



Recreation Board and Council work together to continue the development of this park, having this knowledge will allow data-driven decisions to be made and assure that we will eliminate future drainage issues within the park in future phases of construction.

The study is comprised of four sections:

Field Survey

Soil Borings and Subsurface geophysical Investigation

Hydrology Analysis and Stormwater Plan

Stormwater System Conceptual Analysis

With this data, the City would be in a position to move forward with construction design of a stormwater system that could be incorporated into future phases of the park.

Resolution No. 27-2023. A Resolution approving and authorizing the City Manager to sign an Income Tax Administration Agreement with the Turtlecreek-Monroe 2022 Joint Economic Development District.

Strategic Priority: Strategic Growth and Development

Background: This legislation is the final step in implementing the Turtlecreek-Monroe 2022 JEDD (Joint Economic Development District). The JEDD, which covers Encore Logistics Center near the racino, was approved by City Council in December 2022 and is expected to be fully implemented by April 2023. Now that the JEDD Board has had it's first meeting and approved income tax collection, this authorization allows the City Manager to enter into a contract with the Board for the the purposes of administering the income tax provisions that were anticipated by Monroe and Turtlecreek Township when the district was created.

Resolution No. 28-2023. A Resolution authorizing the City Manager to enter into an amended agreement by and between the City of Monroe and the SouthWest Ohio Computer Association for the extension of fiber.

Strategic Priority: Well Managed Services and Infrastructure

Background: The City of Monroe entered into an agreement in 2020 to share fiber assets with the South West Ohio Computer Association (SWOCA). The agreement also contracts with SWOCA to maintain the city's fiber assets. SWOCA is a Council of governments that owns and maintains technology for school districts in southwest Ohio. The state has increased the ability of the organization to extend services to local governments. Thus, the City partnered with the agency to expand its fiber network to meet the goals its strategic priority. The amendment to the agreement expands that partnership to extend our fiber backbone and considers a new rate for the maintenance of that backbone for the City by SWOCA. A map of the proposed fiber backbone is attached.

The fiber backbone was reviewed by the Technology Committee at a meeting. The first phase of the backbone will extend to the east to connect the SWOCA/City system to an ISP (internet Service



Provider) and also serve the Encore Park as a part of our JEDD initiative with Turtlecreek Township. As we move forward with other sections of the backbone, the City and SWOCA will need to consider costs for maintenance of those other sections.

Ordinance No. 2023-08. An Ordinance imposing a moratorium for a period of 180 days on the granting of any new permits allowing retail dispensaries for medical marijuana within the City of Monroe.

Strategic Priority: Strategic Growth and Development

Background: During the March 14, 2023, Council meeting a motion was made directing that legislation be prepared to impose a moratorium for 180 days for new permits allowing retail dispensaries for medical marijuana.

Administrative Reports

Executive Session: Consider the purchase of property for public purposes and discuss confidential information related to marketing plans, specific business strategy, production techniques, trade secrets, or personal finance statements of an application for economic development assistance.

Adjournment