



Public Works Committee of Council Agenda

May 14, 2024 - 4:00 PM

233 South Main Street, Monroe, Ohio

1. **Approval of Public Works Committee Minutes** - June 13 and August 1, 2023
2. **2024 Concrete Assessment Program** - Public Works has decided to suspend the Concrete Assessment Program for the year 2024. However, we plan to reintroduce the program in 2025 with an improved and reorganized approach. We have had multiple meetings with the City of Kettering to learn how they handle their communication with residents regarding the program. Our team will begin working on the 2025 program in June 2024. Public Works has decided to suspend the Concrete Assessment Program for the year 2024. However, we plan to reintroduce the program in 2025 with an improved and reorganized approach. We have had multiple meetings with the City of Kettering to learn how they handle their communication with residents regarding the program. Our team will begin working on the 2025 program in June 2024.
3. **Public Works Facility Design Update** - The project team responsible for the Public Works facility is currently working on determining the required square footage. They have visited Monroe's existing public works buildings twice and taken measurements of all the equipment. Their aim is to determine the amount of covered storage that will be necessary. Furthermore, they have discussed the current and future office space requirements in order to plan the necessary square footage.
4. **Public Works facility Location Discussion** - There will be a discussion about the location of the building. The council will need to hear the challenges and costs associated with those challenges for placing the structures on the west side of the property where originally proposed.
5. **Great Miami River Trail** - Recently, I received a call from ODOT asking about the current position of the trail project. I let them know that we are at a stand-still due to the budget. I want to take the opportunity to talk through a few options for this project. At Tuesday's meeting we will discuss the positives and negatives of turning in our current grant funding with ODOT and ODNR. I will give the committee my thoughts on this matter as well as my thoughts on how the City moves this project forward.
6. **South Main Street Waterline Project** - I will discuss the overall scope of this project. The finance director will also attend the meeting to discuss the financing options for this project. It will be our intent to have this project on the May 28, 2024, council agenda.
7. **Station 62 Expansion** - We will discuss the programming phase of this project.
8. **East Avenue** - We will discuss the needs of East Ave. East Avenue has a pavement condition rating of "poor", meaning that at least, the top two inches will need milled and repaved. East Avenue has a lot of concrete curb, sidewalk and drive apron issues as well. All the storm water infrastructure on East is in need of replacement as well. This will consist of new storm pipes, catch basins and manholes.

Public Works intends to apply for CDBG funding to add a sidewalk along the west and property lines of the library in late 2024.

We will also discuss how we incorporate the Downtown Master Plan into this project. Does it make sense to incorporate streetscaping into the rebuild of East Ave.

9. **Discussion, questions, and requests for future meetings.**



**Public Works Committee of Council
June 13, 2023 – 5:00 p.m.
233 South Main Street, Monroe, Ohio**

The Public Works Committee of Council met at 5:00 p.m. on June 13, 2023 in the Administrative Conference Room located at 233 South Main Street, Monroe, Ohio.

Present were: Christina McElfresh, Vice Mayor; Ben Wagner, Council member; Marc Bellapianta, Council member; William J. Brock, City Manager; Kacey L. Waggaman, Assistant City Manager; Gary Morton, Director of Public Works; and Angela S. Wasson, Clerk of Council/Assistant to the City Manager.

Mr. Morton reported on the challenges of constructing a trail along the Great Miami River. A portion of the trail is between Dick's Creek with a rapidly eroding stream bank and a wetland area. Brandstetter Carroll, Inc. continually failed to complete a functional design, missed several deadlines, which has affected our grant funding and construction.

In an effort to continue with the Great Miami River Trail, Mr. Morton and the City's consulting engineer, Paul Goodhue, met with the Miami Conservancy District. Mr. Morton stressed the desire for Monroe to construct the trail; however, cannot bear the entire cost of repairing/stabilizing streambanks which are considered waters of the State.

Mr. Morton reported that he spoke with Dan Foley, Executive Director of the Great Miami Riverway Organization that is an extension of the Miami Conservancy District.

Due to the consistent problems with Brandstetter Carroll, Inc., Mr. Morton recommended that the City terminate the agreement. He noted that Brandstetter Carroll, Inc. is in agreement with this.

Since grant funds were approved from the Ohio Department of Transportation and the Ohio Department of Natural Resources, Mr. Morton recommended that Council turn down the receipt of the grant funds as the deadlines part of the grant cannot be met and the City could reapply once good design plans have been completed. Mr. Morton also recommended that the City partner with the Great Miami Riverway Organization.

There were no objections to Mr. Morton's recommendations from the Committee.

The Public Works Committee meeting adjourned at 5:47 p.m.

Respectfully submitted,

Angela S. Wasson, MMC
Clerk of Council



**Public Works Committee of Council
August 1, 2023 Minutes
233 South Main Street, Monroe, Ohio**

The Public Works Committee of Council met at 6:40 p.m. on August 1, 2023, in the Council Chambers located at 233 South Main Street, Monroe, Ohio.

Present were: Ben Wagner, Council Member; Christina McElfresh, Vice Mayor; William J. Brock, City Manager; Gary Morton, Director of Public Works; Kacey L. Waggaman, Assistant City Manager; and Angela S. Wasson, Assistant to the City Manager/Clerk of Council.

Mr. Wagner moved to approve the Public Works Committee Minutes of June 13, 2023; seconded by Mrs. McElfresh. Voice vote. Motion carried.

Mr. Wagner explained the purpose of this meeting is to discuss the fee and bond that is charged for the current concrete assessment project in the Brittany Heights Subdivision.

Mr. Morton advised the intent of the bond is to ensure the contractors doing the work are held responsible for doing work in compliance with the City's specifications. Mr. Morton further advised that during his conversation with some of the homeowners, the contractor isn't willing to pay the \$500, so sometimes the property owner will give the contractor a check to pay for it and the permit is then issued in the contractor's name. \$450 is returned provided no more than two inspections are performed and the work is done properly. Mr. Brock noted that the property owners do not have to hire a contractor as they have the option to do the work themselves.

Mr. Wagner advised that a property owner obtained the permit at the Public Works Department and then was sent to the City Building and was given a permit for an accessory structure for a driveway. Mr. Brock indicated he would speak with staff about this. Mr. Morton noted that some property owners are choosing to do work outside the right-of-way and that requires a separate permit from the Development Department.

Mrs. McElfresh understood the rationality but did not believe that the process of the bond was working as it was intended. Mr. Morton confirmed Mrs. McElfresh understanding that this is the first subdivision involving an assessment project to fall under the new requirements for the bond. Mrs. McElfresh is concerned about the contractors not paying the fee and requiring the property owner to pay for this to obtain a permit.

Mr. Wagner is supportive of the \$500 bond for new construction, but he is not supportive of a City assessment project.

Mr. Brock suggested have a bonded contractor list similar to what other cities have adopted. While it will take time to put this together it is something to consider. Mr. Wagner and Mrs. McElfresh were in support of this.



Mrs. McElfresh would like to see, if Council amends this legislation on August 8, 2023, a refund of \$450 for those that have already paid.

The Committee recommended that Council amend Chapter 1022 of the Codified Ordinances to eliminate the \$500 deposit for concrete assessment projects and reimburse those that have paid for the existing project \$450.

The Public Works Committee meeting adjourned at 7:16 p.m.

Respectfully submitted,

Angela S. Wasson, MMC
Clerk of Council

February 8, 2024
Project No. 210953

Gary Morton
Public Works Director
City of Monroe
1000 Holman Avenue
Monroe, OH 45050

Public Works Facility – Preliminary Grading Analysis

Fishbeck has completed a preliminary analysis of the potential earthwork costs for the City's new Public Works Facility on Clark Boulevard. The proposed site improvements include offices, garage space, parking, a salt barn, and a detention basin. The City plans to construct this facility land owned by the City on either the east or west side of Clark Boulevard. Conceptual grading plans and a budgetary estimate were developed for each site. The estimates presented herein are based on currently known project features and site conditions. They should be updated as survey and geotechnical investigations are conducted, and the site design is further developed. Fishbeck utilized 1-foot aerial contour in the City's Geographic Information System (GIS) to develop a surface for the existing conditions in AutoCAD.

Fishbeck first reviewed the current site plan which has the new Public Works Facility located on the west side of Clark Boulevard. Existing conditions at this site include a 150-foot rear setback along the west property line and a dry creek bed along the southwest portion of the site. This location and associated improvements result in approximately 191,400 cubic yards of cut and 13,980 cubic yards of fill. Excavation costs were estimated at approximately \$2.7 million.

Fishbeck also reviewed a site plan with the Public Works Facility located on the east side of Clark Boulevard. While this site had similar change in elevation across the site, it did not contain the dry creek bed, which provided for a more gradual elevation transition and a larger area of flat land on the north half of the property. In addition, this side of the street did not adjoin a residential area, and as such, had a much smaller setback (10-foot). Therefore, the site could be rearranged to minimize earthwork needed, as shown on the attached drawing. This location and associated improvements result in approximately 97,820 cubic yards of cut and 12,060 cubic yards of fill. Excavation costs were estimated at approximately \$1.4 million.

As this conceptual analysis indicates, constructing the Public Works Facility on the east side of Clark Boulevard could result in a savings of about \$1.3 million. The exact amount of savings would depend on several factors that would need to be resolved as the project develops.

If you have any questions or require additional information, please contact me at 513.247.8577 or jpease@fishbeck.com.

Sincerely,



John Pease, PE
Senior Water and Wastewater Engineer

By email
Attachments
Copy Allen J. Aspacher, PE – Fishbeck

PLOT INFO: Z:\2024\10583\CAD\REF\CGRD_210583_ALT_1.DWG LAYOUT: ALT_1 DATE: 1/16/2024 TIME: 4:17:09 PM USER: CMAYER



CONCEPTUAL SITE PLAN - ALTERNATE 1

SCALE: 1" = 60'
0' 30' 60' 120'

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Cut/Fill	1.000	1.000	451063.05 Sq. Ft.	191404.60 Cu. Yd.	13983.18 Cu. Yd.	177421.43 Cu. Yd.<Cut>
Totals			451063.05 Sq. Ft.	191404.60 Cu. Yd.	13983.18 Cu. Yd.	177421.43 Cu. Yd.<Cut>

REVISIONS

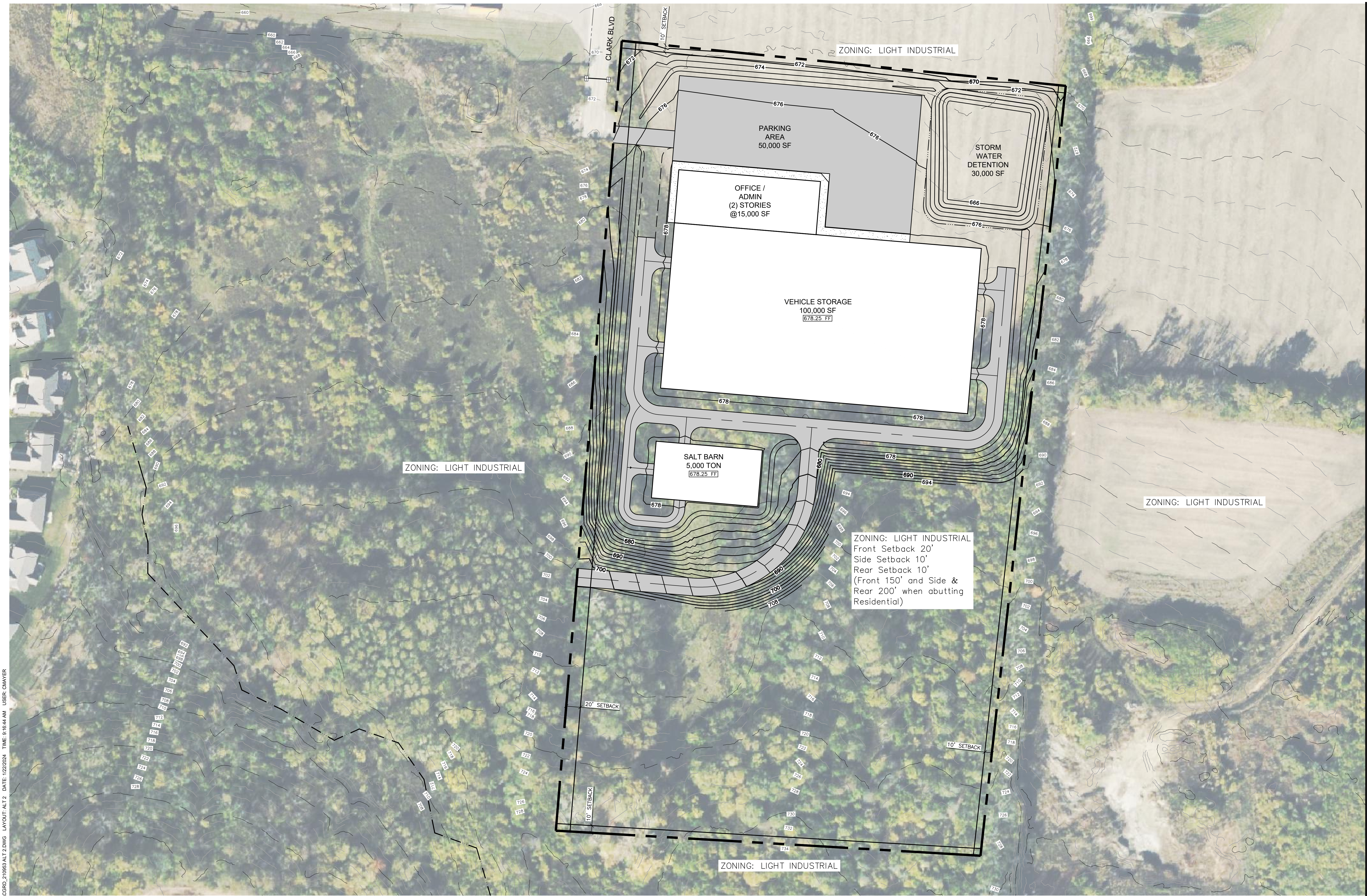
NOT FOR CONSTRUCTION

Drawn By
Designer
Reviewer
Manager

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.

SHEET NO.



ZONING: LIGHT INDUSTRIAL

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ZONING: LIGHT INDUSTRIAL
 Front Setback 20'
 Side Setback 10'
 Rear Setback 10'
 (Front 150' and Side & Rear 200' when abutting Residential)

ZONING: LIGHT INDUSTRIAL

PLOT INFO: Z:\2025\10\10585\CAD\REF\CGRD_210585_ALT_2.DWG LAYOUT: ALT 2 DATE: 1/22/2025 TIME: 9:16:44 AM USER: CMAYER

REVISIONS

NOT FOR CONSTRUCTION

Drawn By
 Designer
 Reviewer
 Manager

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.

SHEET NO.



CONCEPTUAL SITE PLAN - ALTERNATE 2

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Cut Fill	1.000	1.000	423644.49 Sq. Ft.	97821.84 Cu. Yd.	12058.05 Cu. Yd.	85763.79 Cu. Yd.<Cut>
Totals			423644.49 Sq. Ft.	97821.84 Cu. Yd.	12058.05 Cu. Yd.	85763.79 Cu. Yd.<Cut>