



**Monroe Council Agenda
August 24, 2021 – 6:30 p.m.
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

Roll Call

Approval of the Minutes – Council Minutes of August 10, 2021

Visitors

Committee Reports

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

Old Business

Ordinance No. 2021-29. An Ordinance rezoning real property containing approximately 35 acres, more or less, located at 860 Holman Avenue from A-1 Large Scale Agricultural District to L-1 Light Industrial District. (Second Reading)

Resolution No. 46-2021. A Resolution authorizing the City Manager to enter into a professional engineering agreement by and between the City of Monroe and Brandstetter Carroll Inc. for additional design services for the Great Miami River Trail. (Second Reading)

Resolution No. 47-2021. A Resolution authorizing the City Manager to enter into an extended and amended Lease Agreement by and between the City of Monroe and the Monroe Lending Library for space located at 6 East Avenue. (Second Reading)

New Business

Emergency Ordinance No. 2021-30. An Ordinance approving a final plat for Section 5, Block A, of the Monroe Crossings Subdivision and declaring an emergency.

Emergency Ordinance No. 2021-31. An Ordinance approving a final plat for Section 2, Block A, of the Trails of Todhunter Conservation Subdivision and declaring an emergency.

Emergency Ordinance No. 2021-32. An Ordinance determining to adjust special assessments levied for the purpose of constructing certain improvements and declaring an emergency.



Emergency Ordinance No. 2021-33. An Ordinance determining to adjust special assessments levied for the purpose of constructing certain improvements and declaring an emergency.

Ordinance No. 2021-34. An Ordinance supplementing Chapter 204 of the Codified Ordinances to designate the dog park located at 401 Old Street as Monrover Park.

Ordinance No. 2021-35. An Ordinance granting and designating real property owned by the City of Monroe as an easement for the Great Miami River Trail.

Ordinance No. 2021-36. An Ordinance authorizing the purchase of real property from Barbara Trimble, Successor Trustee of the William H. Trimble Trust Agreement and Barbara Trimble, Trustee of the Barbara Trimble Trust Agreement for easement purposes for the Great Miami River Trail.

Ordinance No. 2021-37. An Ordinance authorizing the purchase of real property from Frank C. Frey and Mary Lindon, Trustees of the Frey Preservation Trust for easement purposes for the Great Miami River Trail.

Ordinance No. 2021-38. An Ordinance authorizing the purchase of real property from Frank C. Frey and Mary Lindon, Trustees of the Frey Preservation Trust to be used for public purposes.

Consideration of Motion authorizing the expenditure of \$70,528.79 to Staples for the furnishing of the remodeled Finance and Development Department area.

Consideration of Motion authorizing the expenditure of \$32,274.37 to Digital Visions Security Technologies for surveillance and security cameras at Monroe Bicentennial Commons Park.

Consideration of Motion authorizing the City Manager to execute a Planned Unit Development Amendment Request for the Shops of Monroe Crossings.

Executive Session – consideration of the employment of a public employee and to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal finance statements of an application for economic development assistance

Administrative Reports

Adjournment



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Public Works Committee
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Public Safety Committee

Old Business

Ordinance No. 2021-29. An Ordinance rezoning real property containing approximately 35 acres, more or less, located at 860 Holman Avenue from A-1 Large Scale Agricultural District to L-1 Light Industrial District. (Second Reading)

Resolution No. 46-2021. A Resolution authorizing the City Manager to enter into a professional engineering agreement by and between the City of Monroe and Brandstetter Carroll Inc. for additional design services for the Great Miami River Trail. (Second Reading)

Resolution No. 47-2021. A Resolution authorizing the City Manager to enter into an extended and amended Lease Agreement by and between the City of Monroe and the Monroe Lending Library for space located at 6 East Avenue. (Second Reading)

New Business

Emergency Ordinance No. 2021-30. An Ordinance approving a final plat for Section 5, Block A, of the Monroe Crossings Subdivision and declaring an emergency.

Background. Monroe Crossings II, LLC has submitted an application for final plat for Section 5 Block A of the Monroe Crossings development. This phase will be approximately 28.63 acres of 105.6 total acres for Section 5 and will include the construction of 58 single-family residential lots and one open space lot. The average lot size is 16,351 square feet (.38 acres) and the average lot width is 98.1 feet with a proposed density is 1.73 units per acre.



On July 20th, 2021 Planning Commission's gave a favorable recommendation for approval to City Council for the final plat for Monroe Crossings Section 5 Block A. The approval is based on the following conditions:

- The applicant will provide an updated record plat with width of cul-de-sac lots as measured at the building setback line in addition to at the right-of-way line.
- Open Space lot #6254 will be formalized for usage and protection standards (via conservation easement language) prior to City Council approval.
- All other staff comments be addressed.
- Digital files compatible with City GIS be submitted.

While construction is currently ongoing, the applicant has requested that emergency approval be given in order to begin sale of individual lots.

It should be noted that the applicant has submitted easement language as recommended above and it is anticipated that all plat language shall be substantially similar as deemed necessary for any changes by city staff prior to recording of the final plat.

Emergency Ordinance No. 2021-31. An Ordinance approving a final plat for Section 2, Block A, of the Trails of Todhunter Conservation Subdivision and declaring an emergency.

Background. The Trails of Todhunter LLC has submitted an application for final plat for Section 2 Block A of the Trails of Todhunter Conservation Subdivision. A Conservation Subdivision is different that a typical subdivision in that the developer is required to preserve 50% of the land for natural use and in turn is permitted a smaller lot size. The plat will include the construction of 24 single-family residential lots and 3 open space lots on approximately 14 acres of 60 total acres. The average lot size is 10,126 square feet (.23 acre) and the average lot width is 65 feet and the proposed density is 1.71 units per acre.

Planning Commission's decision on July 20th, 2021 was to give a favorable recommendation to City Council for the final plat for the Trails of Todhunter subdivision Section 2 Block A. The approval is based on the following conditions:

- All playground and formal open space must be installed as approved by Staff by the end of construction of the second phase of the subdivision. Such approval includes the type and size of playground equipment proposed as well as plans for the remainder of the entire lot area regarding formal open space requirements.
- Conservation easement agreement language must be approved, signed, and recorded.
- All other staff comments be addressed.
- Digital files compatible with City GIS be submitted.

While construction is currently ongoing, the applicant has requested that emergency approval be given in order to begin sale of individual lots.



It should be noted that the applicant has submitted easement language as recommended above (previously approved by Council with during the first plat phase - Emergency Ordinance No. 2020-09) and it is anticipated that all plat language shall be substantially similar as deemed necessary for any changes by city staff prior to recording. The applicant has submitted a plan for play equipment and other formal open space amenities and staff has suggested further enhancements to meet the intent of the formal active play area per code requirements.

Emergency Ordinance No. 2021-32. An Ordinance determining to adjust special assessments levied for the purpose of constructing certain improvements and declaring an emergency.

Background. In 2018, the City in cooperation with the Warren County Port Authority, issued Development Revenue Bonds for special assessment improvements on Senate Drive. Each year a report is issued by Argus identifying all payments expected to be made in the upcoming fiscal year, detailing the sources of revenue for such payments, and calculating the Annual Required Assessment to be certified by the City for collection.

Attached please find the Annual Administrator's Report, which contains year ending information for 2020 and the required information for 2021 and 2022.

The Special Assessment per acre is \$14,854.40 (\$229,534.72/15.4523 acres). The City shall certify the amounts indicated on page 12 (Table C-3) to the Warren County Auditor.

Emergency Ordinance No. 2021-33. An Ordinance determining to adjust special assessments levied for the purpose of constructing certain improvements and declaring an emergency.

Background. In 2008, the City in cooperation with the Warren County Port Authority, issued Special Obligation Bonds for special assessment improvements in Corridor 75. This was formerly a project that involved the developer VH Monroe, LLC. Each year a report is issued by Argus identifying all payments expected to be made in the upcoming fiscal year, detailing the sources of revenue for such payments, and calculating the Annual Required Assessments to be levied by the City for collection.

Attached please find the Annual Administrator's Report, which contains year ending information for 2020 and the required information for 2021 and 2022.

The Special Assessment per acre is \$2,422.64 (\$874,993.52/361.1729 acres). The City shall certify the amounts indicated on page 11 (Table C-3) to the Warren County Auditor pursuant to Section 4.2(e) of the Cooperative Agreement.

Ordinance No. 2021-34. An Ordinance supplementing Chapter 204 of the Codified Ordinances to designate the dog park located at 401 Old Street as Monrover Park.

Ordinance No. 2021-35. An Ordinance granting and designating real property owned by the City of Monroe as an easement for the Great Miami River Trail.



Background. The Ohio Department of Transportation, as a requirement of the grant funding and related design of the trail, stipulates that the City dedicate land to ourselves via easement specifically to be utilized for the Great Miami River Trail. While the property is owned by the City, the intent is to ensure that even if the property were to be repurposed or sold, that the trail would have right to exist regardless of any changes to the remainder of the land.

Ordinance No. 2021-36. An Ordinance authorizing the purchase of real property from Barbara Trimble, Successor Trustee of the William H. Trimble Trust Agreement and Barbara Trimble, Trustee of the Barbara Trimble Trust Agreement for easement purposes for the Great Miami River Trail.

Background. As a requirement of the trail grant funding and related design, The Ohio Department of Transportation (ODOT) requires that any property needed for the trail construction be acquired through their right of way process. This process includes utilizing a right of way acquisition consultant that appraises the property in accordance with ODOT procedures and negotiates an approved acquisition cost. In the instance the approximate .155 acres necessary for construction has been appraised at a minimum fair market value of \$2,131.00 for which the City is required to reimbursement for a trail-related easement. The property owner has indicated acceptance of this minimum amount with the hope that some form of future acknowledgement regarding the family's cooperation to help with the trail can be via a small monument along the future trail path.

Ordinance No. 2021-37. An Ordinance authorizing the purchase of real property from Frank C. Frey and Mary Lindon, Trustees of the Frey Preservation Trust for easement purposes for the Great Miami River Trail.

Background. As a requirement of the trail grant funding and related design, The Ohio Department of Transportation (ODOT) requires that any property needed for the trail construction be acquired through their right of way process. This process includes utilizing a right of way acquisition consultant that appraises the property in accordance with ODOT procedures and negotiates an approved acquisition cost. In the instance the approximate .44 acres necessary for construction has been appraised at a minimum fair market value of \$3,298.00 for which the City is required to reimbursement for an trail-related easement. The property owner has indicated acceptance of this minimum amount.

Ordinance No. 2021-38. An Ordinance authorizing the purchase of real property from Frank C. Frey and Mary Lindon, Trustees of the Frey Preservation Trust to be used for public purposes.

Background. During the Ohio Department of Transportation (ODOT) right of way consultant negotiations for the easement related to the Frey property, their legal representative expressed concern with the remaining 5.5 acres (approximately left after considering the easement) of property that would be impacted by the trail use and from potential trespassing. As such, the family requested that the City purchase the entire 6 acre site. Staff reviewed the request and when considering the property is essentially landlocked between the Great Miami River and the railroad, it is adjacent to 3 acres of City-owned property to the north, the family's cooperation to grant the trail easement at the minimum fair market value and the cost to purchase the remaining acreage at



a cost of \$8,702.00, the acquisition appears reasonable. It should be noted that with this action, the City is purchasing the entire parcel by which an easement was granted to us in Ordinance 2021-37. The rationale to separate the easement and overall property acquisition is due to ODOT's requirement that only property necessary for trail construction can be acquired through their right of way process. Since the remaining land is not directly required, the acquisition must occur as a separate action.

Consideration of Motion authorizing the expenditure of \$70,528.79 to Staples for the furnishing of the remodeled Finance and Development Department area.

Background. With the remodeling of the former police station into the new community entrance for permitting, utilities and tax, staff is seeking to provide office furnishings for the space similar to the build quality utilized in the new police department. The request is within budget and includes equipment that is priced under state bid amount.

Consideration of Motion authorizing the expenditure of \$32,274.37 to Digital Visions Security Technologies for surveillance and security cameras at Monroe Bicentennial Commons Park.

Background. The intent is to have surveillance at the entrance, bathroom exterior, and play areas as well as the overall Phase One activity areas that is compatible with the same system utilized by our Police Department for monitoring. The system is supplied by the vendor that coordinates with the Police Department and is designed to be expandable into the future as the park continues to develop.

Consideration of Motion authorizing the City Manager to execute a Planned Unit Development Amendment Request for the Shops of Monroe Crossings.

Background. A potential developer (Park Place Development, LLC) is requesting authorization for the City Manager to sign an application, on behalf of the city, that will allow the developer to proceed with a request to amend/change The Shops of Monroe Crossings Planned Unit Development (adopted by in 2007 by Council) as well as associated base zoning (C-4 Gateway Commercial).

While not a common occurrence, the City's signature is necessary to allow the application to move forward as the Planning and Zoning Code requires that all properties owners related to a zoning change sign the application. When the original 2007 PUD was approved, one property owner controlled all parcels and since that time ownership has changed from property acquisitions by Speedway Gas, Terry Bridge, PAWS, and the City of Monroe (from an addition to Monroe Crossings Park). With all properties owners signatures, the ability to proceed through the PUD process will result in review by Planning Commission and as a major change/base zoning change subject to final Council approval.

The current PUD depicts a plan for commercial/retail for the properties along Roden Park Drive from SR 4 to Crossings Blvd. With the exception of the Speedway Gas Station, commercial development has not occurred and a proposal for an amendment to the PUD/underlying zoning to



allow for a landmuuium development. The applicant is request a PUD/zoning change to allow for R-4 Multi-Family that will be subject to any PUD alterations recommended by Planning Commission and ultimately approved by Council if and when a full application is received. While the City's signature is required for the application, the proposal does not impact the city-owned parcel.

Executive Session – consideration of the employment of a public employee and to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal finance statements of an application for economic development assistance

Administrative Reports

Adjournment



**Monroe Council Minutes
Regular Meeting of Council
August 10, 2021 – 6:30 p.m.
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

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

Law Director Callahan swore in Ben Wagner as Council Member.

Roll Call

Council members present: Tom Callahan, Jason Frentzel, Keith Funk, Anna Hale, Todd Hickman, Christina McElfresh, and Ben Wagner

Approval of the Minutes

Mr. Funk moved to approve the Finance Committee Minutes of July 27, 2021; Council Minutes of July 27, 2021; and Public Safety Committee Minutes of July 28, 2021; seconded by Mrs. Hale. Voice vote. Motion carried.

Visitors

Paul Lane of Lebanon Street questioned the status on the proposed change of the speed limit on Lebanon Street.

Mr. Brock reported that one of the items the Public Safety Committee requested is the history of the speed limit on Lebanon Street as there was a presentation that it changed from 25 miles per hour to 35 miles per hour. He will also be looking at additional signage or cautionary lighting. Mr. Brock will bring this up at the next meeting.

Committee Reports

None.

Old Business

None.

New Business

Ordinance No. 2021-29. An Ordinance rezoning real property containing approximately 35 acres, more or less, located at 860 Holman Avenue from A-1 Large Scale Agricultural District to L-1 Light Industrial District.

Mr. Chesar explained this is a rezoning request for 35 acres located at 860 Holman Avenue from A-1 Large Scale Agricultural District to L-1 Light Industrial District.



Mr. Funk moved to consider this the first reading of Ordinance No. 2021-29 and have it read by title only; seconded by Mr. Hickman. Voice vote. Motion carried.

The Clerk of Council read Ordinance No. 2021-29 by title only.

Mr. Funk moved to approve the first reading of Ordinance No. 2021-29; seconded by Mrs. Hale. Roll call vote: seven ayes. Motion carried.

Mayor Frentzel announced the purpose and procedure for the public hearing on Ordinance No. 2021-29 as follows:

“The request will be presented by the Director of Development. Following this presentation, anyone wishing to speak in favor of the proposal will be given an opportunity to speak. After all proponents have spoken, the opponents will be given an opportunity to present their case. Speakers are asked not to repeat the same ideas which have been previously presented but indicate that they agree with a previous speaker. All persons speaking are subject to cross examination and must be sworn. Council has the opportunity to question any speaker after they have completed their presentation. Once the public hearing is closed, individual speakers have no right to comment during discussion by Council members.

Having been sworn, Mr. Chesar presented proof of notification of the public hearing in the newspaper and proof of the notification to surrounding property owners.

Mr. Chesar stated that Thomas Miller, property owner of 860 Holman Avenue, has requested a Zoning Map amendment for the property from A-1 Large Scale Agricultural to L-1 Light Industrial. The property is presently undeveloped and is approximately 35 acres. The applicant has stated they seek to return the property to the previous zoning of industrial, which the applicant states is a better fit with the area and existing businesses already on Holman Avenue.

From a Council perspective, Planning and Zoning Code Section 1203.03 refers to Council’s review and decision. Planning Commission makes a recommendation to City Council. Thereafter, Council holds a public hearing and shall either adopt or deny the recommendation or adopt some modification thereof. The same section contains the review criteria for recommendations and decisions on text or map amendments.

Criteria

- 1. Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend, or fact since the time that the original text or map designations were established.*

This property, prior to the major Code update/rewrite in 2010-2013, had been zoned industrial. In 2013, the property was rezoned to A-1 Large Scale Agricultural.



2. *Whether the proposed amendment is consistent with the comprehensive plan or other applicable City plans.*

We are currently operating under the existing 2010 Comprehensive Plan, which calls for the property to be agricultural and the proposed Comprehensive Plan calls for the property to be some type of industrial.

3. *Whether the proposed amendment is consistent with the purpose of this code.*

The Planning and Zoning Code states “the purpose of a text or map amendment is to make adjustments due to changed conditions, changes in public policy, recommendations of the comprehensive plan, or that are necessary to advance the health, safety, and general welfare of the City.” The proposed amendment may be consistent with the purpose of the Code in its ability to react to changed conditions over time as well as the comprehensive plan.

4. *Whether, and the extent to which, the proposed amendment addresses a demonstrated community need.*

The proposed amendment does not necessarily address a demonstrated community need, as there is readily available industrial land elsewhere in the City.

5. *Whether the proposed amendment will protect the health, safety, morals, and general welfare of the public.*

The proposed zoning does not appear to negatively affect the health, safety, morals, and general welfare of the public. It should be noted that the agriculturally zoned properties to the east are owned and utilized by Duke Energy or its subsidiaries and based on past conversations, it would appear there are no plans to further develop the properties beyond utility usage.

6. *Whether the proposed amendment will result in significant mitigation of adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation.*

The proposed amendment, should the rezoning result in a new industrial development, would certainly have some impact on the existing natural environment, as any development would. However, City development standards would regulate development of any new site.

7. *Whether the proposed amendment will ensure efficient development within the City.*

A zoning amendment for light industrial purposes may be logical as a continuation of the industrial uses already on Holman Avenue.

8. *Whether the proposed amendment will result in a logical and orderly development pattern.*

The applicant has stated a rezoning to industrial would fit with the area and the existing surrounding business along Holman Avenue. The property to the north in Middletown is AK Steel operations. The property to the east belongs to Duke Energy and is being used for utility development. There is agriculturally zoned property to the south, as well as residential property south of that along Todhunter Road.



Mr. Chesar advised there were not comments from any other department or the public. On May 18, 2021, Planning Commission gave a favorable recommendation to City Council to rezone the property as requested. Mrs. McElfresh asked if Mr. Chesar knew what is proposed for the land. Mr. Chesar replied he was not aware of what is proposed only that the intent of the existing property owner is to sell the entire property and has no interest in dividing the property into separate parcels.

Proponents

Having been sworn, Darryl Dunn, Broker and Realtor of Greentree Realty, represented the property owners and submitted for the record a map that shows where the houses are located near the property. He informed Council that the property owners have received interest in purchasing a portion of the property; however, the property owners do not want to divide it up.

Mr. Funk moved to accept the documents for the record; seconded by Mrs. Hale. Voice vote. Motion carried.

Mr. Funk moved to close the public hearing; seconded by Mr. Hickman. Voice vote. Motion carried.

Emergency Resolution No. 45-2021. A Resolution to accept the material terms of the One Ohio Subdivision Settlement pursuant to the One Ohio Memorandum of Understanding and consistent with the terms of the July 21, 2021 National Opioid Settlement Agreement, and declaring an emergency.

Mr. Brock explained this is for the Ohio Opioid Settlement as recommended by the Ohio Attorney General's office.

Mr. Funk moved to suspend the rule requiring the reading of Emergency Resolution No. 45-2021 on two separate days, authorize its adoption on the first reading, and have it read by title only; seconded by Mr. Wagner. Voice vote. Motion carried.

The Clerk of Council read Emergency Resolution No. 45-2021 by title only.

Mr. Funk moved to adopt Emergency Resolution No. 45-2021; seconded by Mrs. Hale. Roll call vote: seven ayes. Motion carried.

Resolution No. 46-2021. A Resolution authorizing the City Manager to enter into a professional engineering agreement by and between the City of Monroe and Brandstetter Carroll Inc. for additional design services for the Great Miami River Trail.

Mr. Brock stated this allows for additional engineering services for the Great Miami River Trail.

Mr. Funk moved to consider this the first reading of Resolution No. 46-2021 and have it read by title only; seconded by Mr. Callahan. Voice vote. Motion carried.

The Clerk of Council read Resolution No. 46-2021 by title only.



Mr. Funk moved to approve the first reading of Resolution No. 46-2021; seconded by Mr. Hickman. Roll call vote: seven ayes. Motion carried.

Resolution No. 47-2021. A Resolution authorizing the City Manager to enter into an extended and amended Lease Agreement by and between the City of Monroe and the Monroe Lending Library for space located at 6 East Avenue.

Mr. Brock advised the Monroe Lending Library would like to renew their lease and extend it for another five years. We have also been talking with the Mid Pointe Library as it is the City's desire to have library services in the future.

Mr. Funk moved to consider this the first reading of Resolution No. 47-2021; seconded by Mrs. McElfresh. Voice vote. Motion carried.

The Clerk of Council read Resolution No. 47-2021 by title only.

Mr. Funk moved to approve the first reading of Resolution No. 47-2021; seconded by Mr. Callahan. Roll call vote: seven ayes. Motion carried.

Consideration of Motion authorizing the lease of a Nissan Rouge for the Assistant Director of Public Works and other Public Works Administrative staff.

Mr. Funk moved to authorize the lease of a Nissan Rouge for the Assistant Director of Public Works and other Public Works Administrative staff; seconded by Mrs. Hale. Voice vote. Motion carried.

Consideration of Motion accepting the April and May 2021 Finance Reports as submitted.

Mr. Funk moved to accept the April and May 2021 Finance Reports as submitted; seconded by Mr. Callahan. Voice vote. Motion carried.

Administrative Reports

As a follow-up to the request for a four-way stop on Apple Knoll Lane, Mr. Brock is having a speed study prepared and will be sending out a letter to each of those residents and getting their opinion of the request. Once received, we will submit to Council.

Mr. Hickman asked if public opinion would be sought for the speed limit on Lebanon Street as is being done for a stop sign in the Apple Knoll subdivision. Mr. Brock advised it could be sought; however, he understood a petition was submitted by the residents on Lebanon Street. Mr. Hickman did not feel that any change should be treated differently.

Mrs. McElfresh noted that anytime you are able to garner feedback from the community is a good thing.

Mr. Brock welcomed any Council member to look at the construction in the lower level after the meeting.



Mr. Hickman pointed out that the dog park appears to be at a standstill. Mr. Morton reported that they are waiting on the fencing contractor to finish and the installation of the water fountains. Mr. Hickman commented that Monroe has been talking about a dog park for at least 10 years and during those discussions one name came up for the park was “Monrover Park.” There was no objection from Council to bring this up at the next meeting.

Mr. Funk moved to adjourn into executive session to discuss the employment of a public official; seconded by Mrs. Hale. Roll call vote: seven ayes. Motion carried.

Council adjourned into executive session at 7:27 p.m.

Mr. Funk moved to reconvene into regular session; seconded by Mrs. McElfresh. Voice vote. Motion carried.

Council reconvened into regular session at 7:37 p.m.

Mr. Morton addressed Council on his proposal for the 2022 budget to lease/purchase seven new snow plow trucks. They would be fully equipped. Mr. Morton did speak with the Finance Director and she believed that we had the funds available for this over the next five years. Mr. Morton explained that proceeding with locking in the price will not prohibit Council from not proceeding with this lease/purchase.

Mr. Hickman has heard from staff that leasing was great and then staff said leasing was terrible. He questioned how often Council will hear this and will not be voting to lease additional vehicles.

Mr. Morton advised that the lease/program for the trucks is \$213,000 per year for five years versus paying \$400,000 for the purchase of two new trucks.

Mr. Callahan stated that if the trucks are purchased the City pays for any maintenance and asked Mr. Morton if maintenance was included in the lease/purchase. Mr. Morton advised it is not and the trucks are serviced by the dealer in Cincinnati.

The majority of Council did not object with locking in the price.

Adjournment

Mr. Funk moved to adjourn; seconded by Mr. Hickman.

The regular meeting of Council adjourned at 7:59 p.m.

Respectfully submitted,

Angela S. Wasson, MMC
Clerk of Council

EMERGENCY ORDINANCE NO. 2021-30

AN ORDINANCE APPROVING A FINAL PLAT FOR SECTION 5, BLOCK A, OF THE MONROE CROSSINGS SUBDIVISION AND DECLARING AN EMERGENCY.

WHEREAS, Monroe Crossings II, LLC has submitted a final plat for construction of Section 5, Block A, of the Monroe Crossings Subdivision; and

WHEREAS, the Planning Commission gave a favorable recommendation on the approval of the final plat described herein on July 20, 2021, contingent on the completion of certain conditions.

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 of Section 5, Block A, of the Monroe Crossings Subdivision upon receipt of proper bonding, payment of all application review and inspection fees, submission of an updated record plat with width of cul-de-sac lots as measured at the building setback line in addition to the right-of-way line, satisfaction of staff comments, and submission of digital files compatible with the City's GIS.

SECTION 2: This measure is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare and further for the reason that Council desires to approve the final plat at the earliest possible date to allow for lot sales to occur. Therefore, this measure shall take effect and be in full force from and after its passage.

PASSED:_____

ATTEST:

APPROVED:

Clerk of Council

Mayor

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING THE OWNER OF 28.6297 ACRES OF LAND IN PART LOT #293, LOCATED BETWEEN THE MIAMIS SECTION 35, TOWN 3, RANGE 3, IN THE CITY OF MONROE, BUTLER COUNTY, OHIO, DOES HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS MONROE CROSSINGS, SECTION FIVE, BLOCK A AND DOES 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 DECLARES THE SAME TO BE FREE AND UNENCUMBERED.

THE TITLE WAS ACQUIRED BY: OFFICIAL RECORD 9617, PAGE 1812

OWNER: MONROE CROSSINGS II, LLC
AN OHIO LIMITED LIABILITY COMPANY

SIGNATURE: _____

PRINTED NAME: _____

TITLE: _____

THIS IS AN ACKNOWLEDGEMENT CERTIFICATE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THIS NOTARIAL ACT.

STATE OF: _____

COUNTY OF: _____

BE REMEMBERED THAT ON THIS _____ DAY OF _____, 2021, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MONROE CROSSINGS II, LLC, AN OHIO LIMITED LIABILITY COMPANY, AS REPRESENTED BY _____ ITS _____ WHO

ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

UTILITY EASEMENTS:

EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION, AND OTHER PURPOSES; FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE OF UNDERGROUND STORM WATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, HEAT, AND OTHER PUBLIC OR QUASI PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS; THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENTS; AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATE ADJACENT THERETO; NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO 1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; 2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; 3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY OR; 4) CREATE A HAZARD.

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORM WATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY OTHER PUBLIC OR QUASI PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

DUKE 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 DESIGNED "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 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 LATERALLY 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 THE 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.

WATER & SEWER:

IT IS UNDERSTOOD THAT 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-SEALED MANHOLE COVER) UPSTREAM OF ANY TREATMENT FACILITY OR WASTEWATER PUMPING FACILITY THAT RECEIVES THE DISCHARGE FROM SAID BUILDING. SAID MINIMUM SERVICE LEVEL SHALL BE RECORDED ON THE "AS BUILT" PLANS FOR THE DEVELOPMENT WHICH WILL BE KEPT ON FILE IN THE OFFICE OF THE BUTLER COUNTY WATER & 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 ABOVE UTILITIES. SHOULD THIS OCCUR, THE PROPERTY OWNER SHALL 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.

THE BUTLER COUNTY WATER & SEWER DEPARTMENT 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.

SANITARY SEWER LATERALS, WHICH SHALL INCLUDE ALL PIPE AND APPURTENANCES FROM THE BUILDING TO THE PUBLIC SEWER MAIN AND THE CONNECTION TO THE PUBLIC SEWER MAIN SHALL BE CONSIDERED PRIVATE AND THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN. THE CONNECTION TO THE SEWER WOULD BE ANY PIPING THAT EXTENDS OUT FROM THE MAIN BARREL OF THE SEWER MAIN.

ALL LOTS SHOWN HEREON SHALL BE SERVED BY PUBLIC SANITARY SEWERS AND WATER.

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

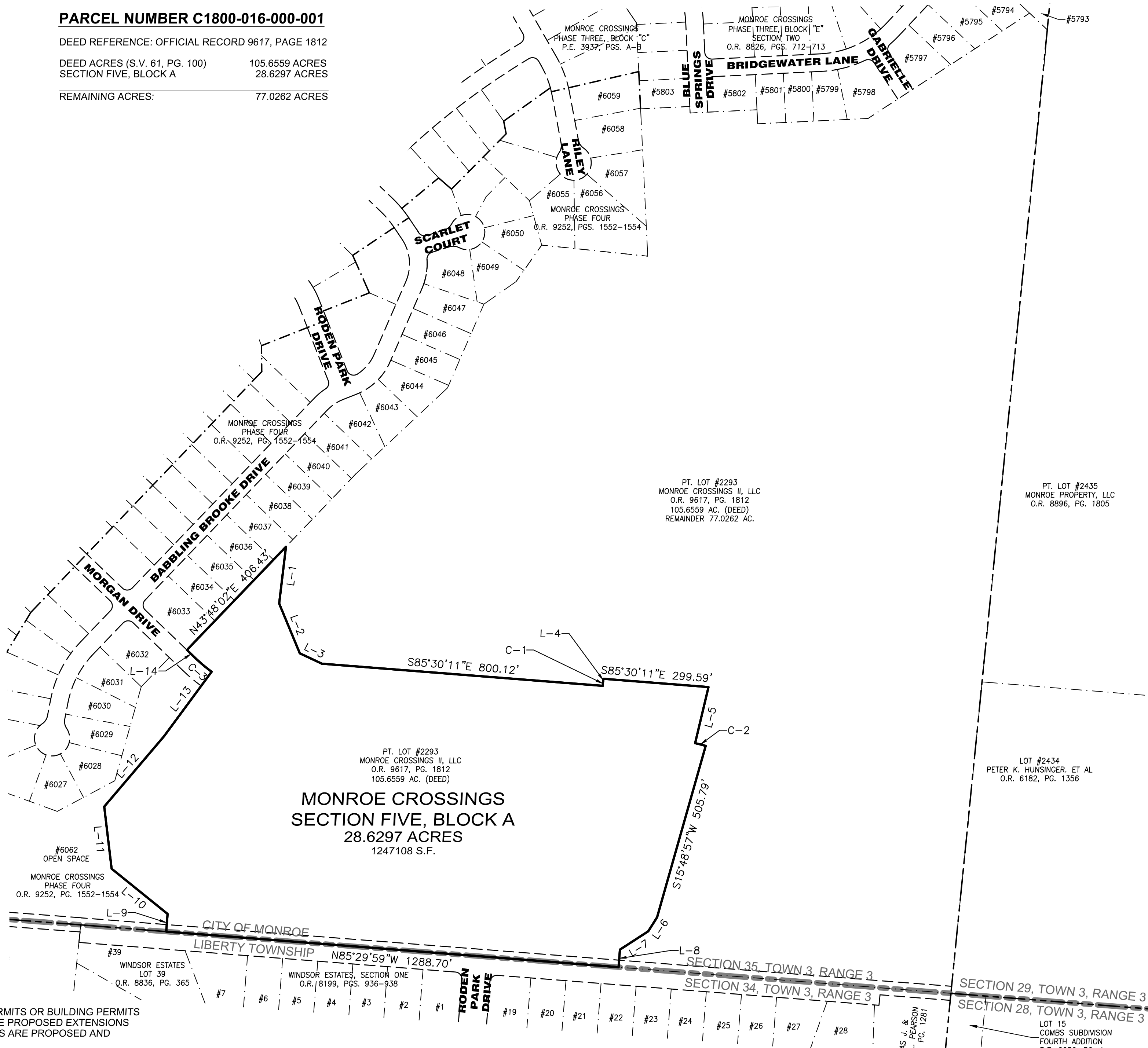
HIGH WATER TABLES ARE APPARENT IN THIS AREA. IF BASEMENTS ARE CONSTRUCTED, IT IS THE RESPONSIBILITY OF THE BUILDER TO TAKE SPECIAL PRECAUTIONS TO INSURE THE BASEMENT STAYS DRY.

PARCEL NUMBER C1800-016-000-001

DEED REFERENCE: OFFICIAL RECORD 9617, PAGE 1812

DEED ACRES (S.V. 61, PG. 100) 105.6559 ACRES
SECTION FIVE, BLOCK A 28.6297 ACRES

REMAINING ACRES: 77.0262 ACRES



MINIMUM OPENING ELEVATIONS:

ON ANY LOT(S) WITH AN IDENTIFIED MINIMUM OPENING ELEVATION (M.O.E.), 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.

LINE TABLE		
Line	Direction	Distance
L-1	S06°51'59"W	162.44'
L-2	S22°30'21"E	153.12'
L-3	S64°49'50"E	69.53'
L-4	N04°29'49"E	7.26'
L-5	S13°22'20"W	163.99'
L-6	S32°15'28"W	47.24'
L-7	S57°05'46"W	95.65'
L-8	S04°30'01"W	50.00'
L-9	N04°29'49"E	50.22'
L-10	N51°02'26"W	204.39'
L-11	N06°49'18"W	177.52'
L-12	N40°21'10"E	262.13'
L-13	N36°23'53"E	228.00'
L-14	N46°11'58"W	32.11'

CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-1	1°23'24"	525.00'	12.74'	N03°48'07"E 12.74'
C-2	2°26'37"	725.00'	30.92'	S75°24'21"E 30.92'
C-3	7°24'10"	475.00'	61.37'	N49°54'02"W 61.33'

OPEN SPACE LOTS:

THE OPEN SPACE LOTS AS SHOWN WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' 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 HOMEOWNERS' ASSOCIATION WILL RESERVE FOR ITSELF AND ITS MEMBERS, ALL RIGHTS ACCRUING FROM THE HOMEOWNERS' ASSOCIATION'S OWNERSHIP OF THE OPEN SPACES. THE HOMEOWNERS' 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 HOMEOWNERS' 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.

OWNER

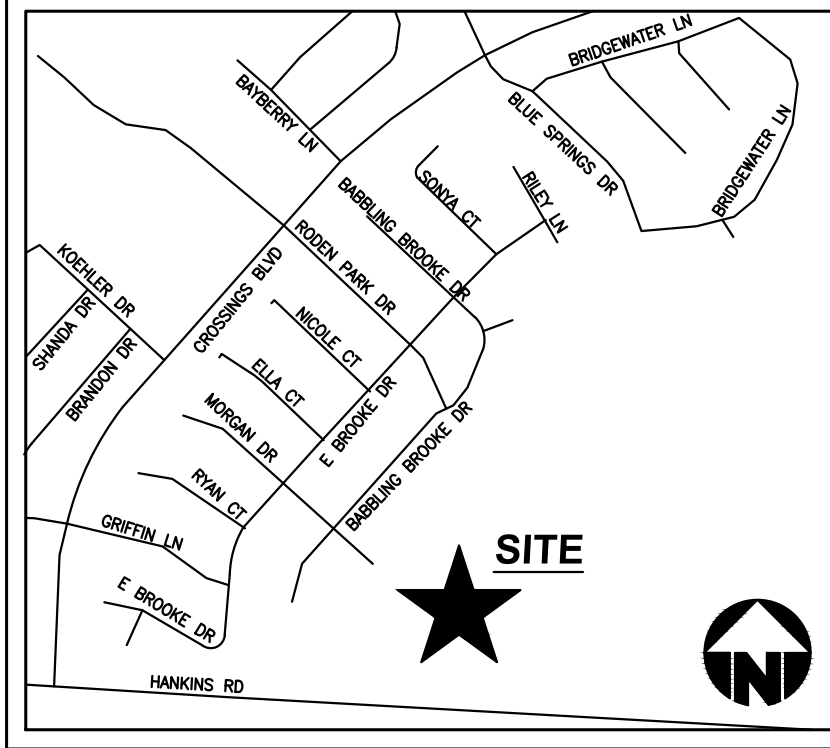
MONROE CROSSINGS II, LLC
500 WESSEL DRIVE, SUITE 28
FAIRFIELD, OH 45014

ENGINEER / SURVEYOR

BAYER BECKER
6900 TYLERSVILLE ROAD, SUITE A
MASON, OH 45040
(513) 336-6600

SHEET INDEX

1. TITLE
2. PLAT SHEET



VICINITY MAP

(NOT TO SCALE)

CITY PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE CITY OF MONROE PLANNING COMMISSION ON THIS _____ DAY OF _____, 2021.

SECRETARY OF MONROE PLANNING COMMISSION

CITY COUNCIL

THIS PLAT WAS APPROVED BY THE CITY COUNCIL ON THIS _____ DAY OF _____, 2021.

CLERK OF MONROE COUNCIL

CITY ENGINEER

THIS PLAT WAS APPROVED BY THE CITY ENGINEER ON THIS _____ DAY OF _____, 2021.

ENGINEER FOR THE CITY OF MONROE

ZONING ENFORCEMENT OFFICER

THIS PLAT WAS APPROVED BY THE ZONING ENFORCEMENT OFFICER ON THIS _____ DAY OF _____, 2021.

ENFORCEMENT OFFICER

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., 2021.

TRANSFERRED _____ A.D., 2021.

AUDITOR, BUTLER COUNTY, OHIO _____ BY: _____
DEPUTY

COUNTY RECORDER

FILED FOR RECORD _____ AT _____.

RECORDED _____ PAGES _____

OFFICIAL RECORD _____ PAGES _____

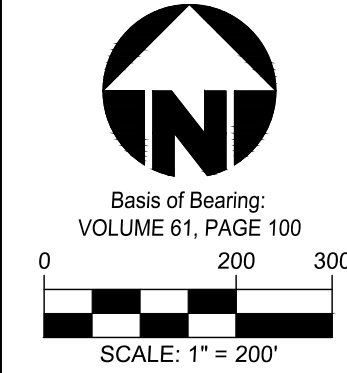
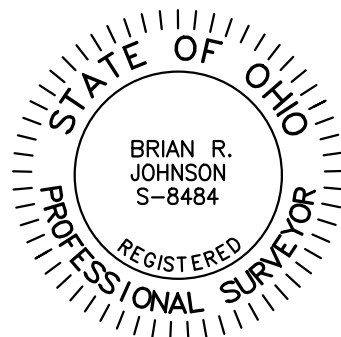
RECORDER, BUTLER COUNTY, OHIO _____ BY: _____
DEPUTY

FILE _____ FEE _____

SURVEYOR'S CERTIFICATION

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ACCOMPANYING PLAT IS THE CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION FOR MONROE CROSSINGS, SECTION FIVE, BLOCK A, MONUMENTS ARE SET AND THEIR LOCATION AND SIZE ARE CORRECT AS SHOWN ON THE PLAT AND THE CITY OF MONROE SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE.

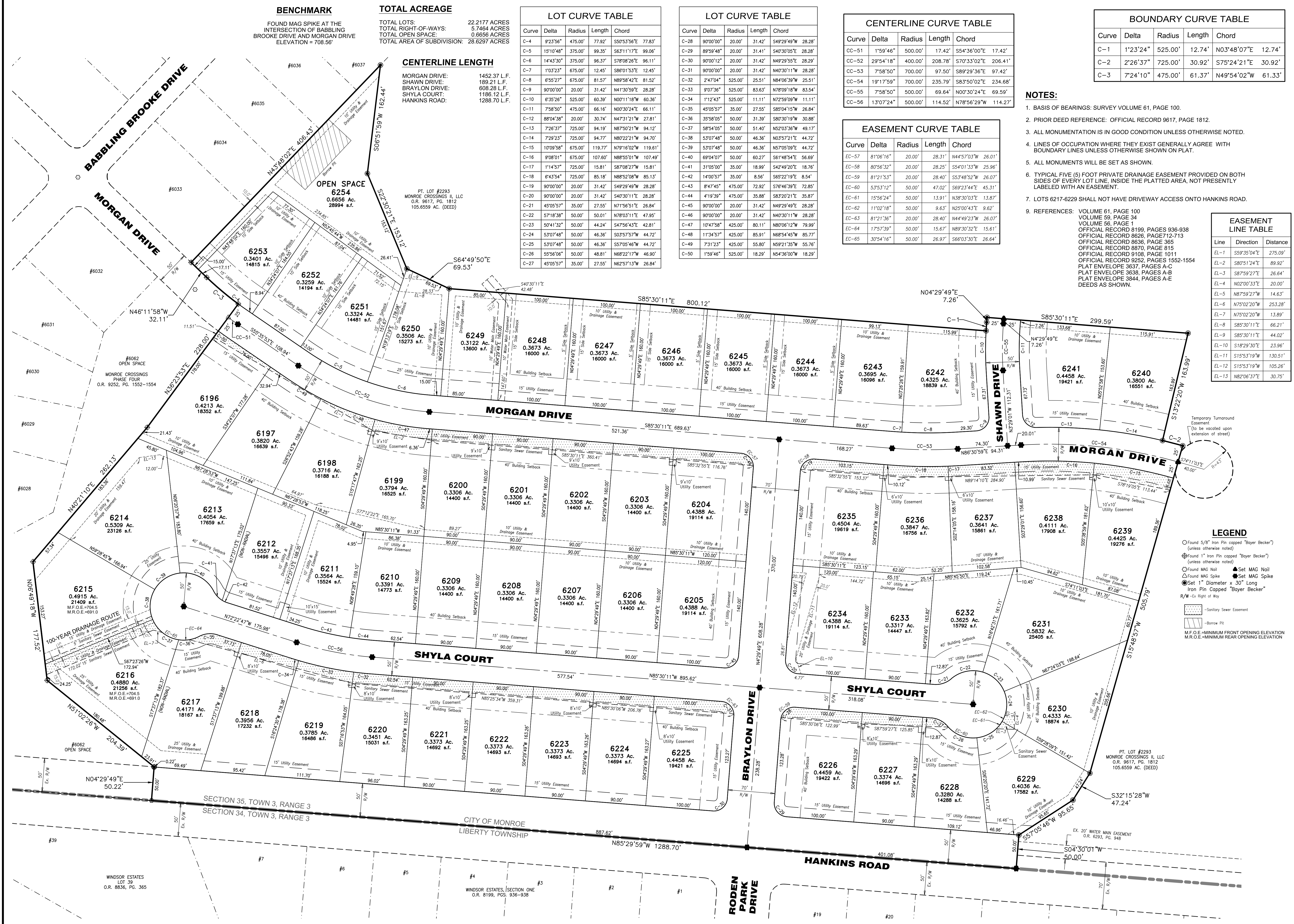
BRIAN R. JOHNSON
PROFESSIONAL SURVEYOR #8484
IN THE STATE OF OHIO



MONROE CROSSINGS
SECTION FIVE, BLOCK A
BETWEEN THE MIAMIS
SECTION 35, TOWN 3, RANGE 3
CITY OF MONROE
BUTLER COUNTY, OHIO
RECORD PLAT



Drawing: 19-0209 RP 5A TITLE
Drawn by: PAH
Checked by: BRJ
Issue Date: 06-08-21
Sheet:



BENCHMARK

FOUND MAG SPIKE AT THE
INTERSECTION OF BABBLING
BROOKE DRIVE AND MORGAN DRIVE
ELEVATION = 708.56'

TOTAL ACREAGE

TOTAL LOTS: 22,217.77 ACRES
TOTAL RIGHT-OF-WAYS: 5,746.4 ACRES
TOTAL OPEN SPACE: 0.6656 ACRES
TOTAL AREA OF SUBDIVISION: 28,629.7 ACRES

CENTERLINE LENGTH

MORGAN DRIVE: 1452.37 L.F.
SHAWN DRIVE: 189.21 L.F.
BRAYLON DRIVE: 608.28 L.F.
SHYLA COURT: 1186.12 L.F.
HANKINS ROAD: 1288.70 L.F.

LOT CURVE TABLE

Curve	Delta	Radius	Length	Chord
C-4	9°23'56"	475.00'	77.92'	S50°53'56"E 77.83'
C-5	15°10'48"	375.00'	99.35'	S63°11'17"E 99.06'
C-6	14°43'30"	375.00'	96.37'	S78°08'26"E 96.11'
C-7	1°03'23"	675.00'	12.45'	S86°01'53"E 12.45'
C-8	6°55'27"	675.00'	81.57'	N89°58'42"E 81.52'
C-9	90°00'00"	20.00'	31.42'	N41°30'59"E 28.28'
C-10	8°35'26"	525.00'	60.39'	N00°11'18"W 60.36'
C-11	7°58'50"	475.00'	66.16'	N00°30'24"E 66.11'
C-12	88°04'38"	20.00'	30.74'	N47°31'21"W 27.81'
C-13	7°26'37"	725.00'	94.19'	N87°50'21"W 94.12'
C-14	7°29'23"	725.00'	94.77'	N80°22'17"W 94.70'
C-15	10°09'58"	675.00'	119.77'	N79°16'02"W 119.61'
C-16	9°08'01"	675.00'	107.60'	N88°55'01"W 107.49'
C-17	1°14'57"	725.00'	15.81'	S87°08'27"W 15.81'
C-18	6°43'54"	725.00'	85.18'	N88°52'08"W 85.13'
C-19	90°00'00"	20.00'	31.42'	S49°29'49"W 28.28'
C-20	90°00'00"	20.00'	31.42'	S40°30'11"E 28.28'
C-21	45°05'57"	35.00'	27.55'	N71°56'51"E 26.84'
C-22	5°18'38"	50.00'	50.01'	N78°03'11"E 47.95'
C-23	50°41'32"	50.00'	44.24'	S47°56'43"E 42.81'
C-24	53°07'48"	50.00'	46.36'	S03°57'57"W 44.72'
C-25	53°07'48"	50.00'	46.36'	S57°05'46"W 44.72'
C-26	55°56'06"	50.00'	48.81'	N68°22'17"W 46.90'
C-27	45°05'57"	35.00'	27.55'	N62°57'13"W 26.84'

LOT CURVE TABLE

Curve	Delta	Radius	Length	Chord
C-28	90°00'00"	20.00'	31.42'	S49°29'49"W 28.28'
C-29	89°59'48"	20.00'	31.41'	S40°30'05"E 28.28'
C-30	90°00'12"	20.00'	31.42'	N49°29'55"E 28.29'
C-31	90°00'00"	20.00'	31.42'	N40°30'11"W 28.28'
C-32	24°70'4"	525.00'	25.51'	N84°06'39"W 25.51'
C-33	9°07'36"	525.00'	83.63'	N78°09'18"W 83.54'
C-34	1°12'43"	525.00'	11.11'	N72°59'09"W 11.11'
C-35	45°05'57"	35.00'	27.55'	S85°04'15"W 26.84'
C-36	35°58'05"	50.00'	31.39'	S80°30'19"W 30.88'
C-37	58°54'05"	50.00'	51.40'	N52°03'36"W 49.17'
C-38	53°07'48"	50.00'	46.36'	N03°57'21"E 44.72'
C-39	53°07'48"	50.00'	46.36'	N57°05'09"E 44.72'
C-40	69°04'07"	50.00'	60.27'	S61°48'54"E 56.69'
C-41	31°05'00"	35.00'	18.99'	S42°49'20"E 18.76'
C-42	14°00'57"	35.00'	8.56'	S65°22'19"E 8.54'
C-43	8°47'45"	475.00'	72.92'	S76°46'39"E 72.85'
C-44	41°19'39"	475.00'	35.88'	S83°20'21"E 35.87'
C-45	90°00'00"	20.00'	31.42'	N49°29'49"E 28.28'
C-46	90°00'00"	20.00'	31.42'	N40°30'11"W 28.28'
C-47	10°47'58"	425.00'	80.11'	N80°06'12"W 79.99'
C-48	11°34'57"	425.00'	85.91'	N68°54'45"W 85.77'
C-49	73°1'23"	425.00'	55.80'	N59°21'35"W 55.76'
C-50	1°59'46"	525.00'	18.29'	N54°36'00"W 18.29'

CENTERLINE CURVE TABLE

Curve	Delta	Radius	Length	Chord
CC-51	1°59'46"	500.00'	17.42'	S54°36'00"E 17.42'
CC-52	29°54'18"	400.00'	208.78'	S70°33'02"E 206.41'
CC-53	7°58'50"	700.00'	97.50'	S89°29'36"E 97.42'
CC-54	19°17'59"	700.00'	235.79'	S83°50'02"E 234.68'
CC-55	7°58'50"	500.00'	69.64'	N00°30'24"E 69.59'
CC-56	13°07'24"	500.00'	114.52'	N78°56'29"W 114.27'

EASEMENT CURVE TABLE

Curve	Delta	Radius	Length	Chord
EC-57	81°06'16"	20.00'	28.31'	N44°57'03"W 26.01'
EC-58	80°56'32"	20.00'	28.25'	S54°01'33"W 25.96'
EC-59	81°21'53"	20.00'	28.40'	S53°48'52"W 26.07'
EC-60	53°53'12"	50.00'	47.02'	S69°23'44"E 45.31'
EC-61	15°56'24"	50.00'	13.91'	N38°30'03"E 13.87'
EC-62	11°02'18"	50.00'	9.63'	N25°00'43"E 9.62'
EC-63	61°21'36"	20.00'	28.40'	N44°49'23"W 26.07'
EC-64	17°57'39"	50.00'	15.67'	N89°30'32"E 15.61'
EC-65	30°54'16"	50.00'	26.97'	S66°03'30"E 26.64'

BOUNDARY CURVE TABLE

Curve	Delta	Radius	Length	Chord
C-1	1°23'24"	525.00'	12.74'	N03°48'07"E 12.74'
C-2	2°26'37"	725.00'	30.92'	S75°24'21"E 30.92'
C-3	7°24'10"	475.00'	61.37'	N49°54'02"W 61.33'

NOTES:

1. BASIS OF BEARINGS: SURVEY VOLUME 61, PAGE 100.
2. PRIOR DEED REFERENCE: OFFICIAL RECORD 9617, PAGE 1812.
3. ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. LINES OF OCCUPATION WHERE THEY EXIST GENERALLY AGREE WITH BOUNDARY LINES UNLESS OTHERWISE SHOWN ON PLAT.
5. ALL MONUMENTS WILL BE SET AS SHOWN.
6. TYPICAL FIVE (5) FOOT PRIVATE DRAINAGE EASEMENT PROVIDED ON BOTH SIDES OF EVERY LOT LINE, INSIDE THE PLATTED AREA, NOT PRESENTLY LABELED WITH AN EASEMENT.
7. LOTS 6217-6229 SHALL NOT HAVE DRIVEWAY ACCESS ONTO HANKINS ROAD.
8. REFERENCES: VOLUME 61, PAGE 100
VOLUME 59, PAGE 34
VOLUME 56, PAGE 1
OFFICIAL RECORD 8199, PAGES 936-938
OFFICIAL RECORD 8626, PAGE 712-713
OFFICIAL RECORD 8636, PAGE 365
OFFICIAL RECORD 8870, PAGE 815
OFFICIAL RECORD 9108, PAGE 1011
OFFICIAL RECORD 9252, PAGES 1552-1554
PLAT ENVELOPE 3637, PAGES A-C
PLAT ENVELOPE 3638, PAGES A-B
PLAT ENVELOPE 3844, PAGES A-E
DEEDS AS SHOWN.

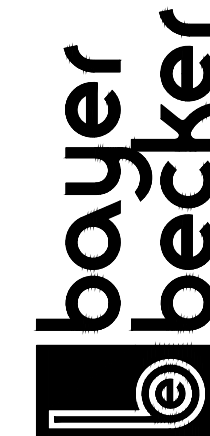
**EASEMENT
LINE TABLE**

Line	Direction	Distance
EL-1	S59°35'04"E	275.09'
EL-2	S80°51'24"E	89.92'
EL-3	S87°59'27"E	26.64'
EL-4	N02°00'33"E	20.00'
EL-5	N87°59'27"W	14.63'
EL-6	N75°02'20"W	253.28'
EL-7	N75°02'20"W	13.89'
EL-8	S85°30'11"E	66.21'
EL-9	S85°30'11"E	44.02'
EL-10	S18°29'30"E	23.96'
EL-11	S15°53'19"W	130.51'
EL-12	S15°53'19"W	105.26'
EL-13	N82°06'37"E	30.75'

LEGEND

- Found 5/8" Iron Pin capped "Bayer Becker" (unless otherwise noted)
- ⊕ Found 1" Iron Pin capped "Bayer Becker" (unless otherwise noted)
- Found MAG Nail
- Found MAG Spike
- ⊙ Set 1" Diameter x 30" Long Iron Pin Capped "Bayer Becker"
- R/W - Ex Right of Way
- - - Sanitary Sewer Easement
- - - Borrow Pit
- M.F.O.E. - MINIMUM FRONT OPENING ELEVATION
- M.R.O.E. - MINIMUM REAR OPENING ELEVATION

**MONROE CROSSINGS
SECTION FIVE, BLOCK A
BETWEEN THE MIAMIS
SECTION 35, TOWN 3, RANGE 3
CITY OF MONROE
BUTLER COUNTY, OHIO**



Drawing: 19-0209 RP 5A
Drawn by: PAH
Checked by: BRJ
Issue Date: 06-08-21
Sheet: 2/2

EMERGENCY ORDINANCE NO. 2021-31

AN ORDINANCE APPROVING A FINAL PLAT FOR SECTION 2, BLOCK A, OF THE TRAILS OF TODHUNTER CONSERVATION SUBDIVISION AND DECLARING AN EMERGENCY

WHEREAS, the Trails of Todhunter LLC has submitted a final plat for construction of Section 5, Block A, of the Todhunter Conservation Subdivision; and

WHEREAS, the Planning Commission gave a favorable recommendation on the approval of the final plat described herein on July 20, 2021, contingent on the completion of certain conditions.

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 of Section 2, Block A, of the Trails of Todhunter Conservation 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 satisfaction of staff comments.

SECTION 2: This measure is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare and further for the reason that Council desires to approve the final plat at the earliest possible date to allow for lot sales to occur. Therefore, this measure shall take effect and be in full force from and after its passage.

PASSED: _____

ATTEST:

APPROVED:

Clerk of Council

Mayor

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING THE OWNER OF 14.0076 ACRES OF LAND IN PART OF LOT #663 AS KNOWN AND DESIGNATED ON THE LIST OF LOTS OF THE CITY OF MONROE AND LOCATED BETWEEN THE MIAMS, IN SECTION 24, TOWN 3, RANGE 3, IN THE CITY OF MONROE, BUTLER COUNTY, OHIO, DOES HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS THE TRAILS OF TODHUNTER, SECTION TWO, BLOCK A AND DOES 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 RECORD 9267, PAGE 1134

OWNER: TRAILS OF TODHUNTER, LLC.

SIGNATURE: _____

PRINTED NAME: _____

TITLE: _____

THIS IS AN ACKNOWLEDGEMENT CERTIFICATE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THIS NOTARIAL ACT.

STATE OF: _____

COUNTY OF: _____

BE REMEMBERED THAT ON THIS _____ DAY OF _____, 2021, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME TRAILS OF TODHUNTER, LLC, AS REPRESENTED BY _____, ITS _____, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

UTILITY EASEMENTS:

EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION, AND OTHER PURPOSES; FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORM WATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, HEAT, AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS; THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENTS; AND TO CUT, TRIM, OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO 1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; 2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; 3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY OR 4) CREATE A HAZARD.

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORM WATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION, AND FOR ANY OTHER PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

DUKE GRANT OF 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 DESIGNED "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 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 LATERALLY 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 THE 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.

DRAINAGE EASEMENTS:

THE CITY OF MONROE DOES NOT ACCEPT ANY DRAINAGE EASEMENTS LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAT. 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. MAINTENANCE OF ALL IMPROVEMENTS WITHIN DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE TRAILS OF TODHUNTER HOA AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF MONROE ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO RETAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

WATER & SEWER NOTES:

IT IS UNDERSTOOD THAT 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-SEALED MANHOLE COVER) UPSTREAM OF ANY TREATMENT FACILITY OR WASTEWATER PUMPING FACILITY THAT RECEIVES THE DISCHARGE FROM SAID BUILDING. SAID MINIMUM SERVICE LEVEL SHALL BE RECORDED ON THE "AS BUILT" PLANS FOR THE DEVELOPMENT WHICH WILL BE KEPT ON FILE IN THE OFFICE OF THE BUTLER COUNTY WATER & 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 OR THE PUBLIC UTILITIES. SHOULD THIS OCCUR, THE PROPERTY OWNER SHALL BE HELD RESPONSIBLE FOR THE PROTECTION AND REPAIR OF AND FOR PROVIDING ACCESS TO ANY CURB STOPS, MANHOLE 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.

THERE SHALL BE NO PLACEMENT OF MANMADE MODIFICATIONS SUCH AS BUILDINGS, STRUCTURES OR FENCES WITHIN THE PUBLIC WATER MAIN EASEMENTS.

THE BUTLER COUNTY WATER & SEWER DEPARTMENT 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 MAIN SEWER OR WATER MAIN.

SANITARY SEWER LATERALS, WHICH SHALL INCLUDE ALL PIPE AND APPURTENANCES FROM THE BUILDING TO THE PUBLIC SEWER MAIN, AND THE CONNECTION TO THE PUBLIC SEWER MAIN SHALL BE CONSIDERED PRIVATE AND THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN. THE CONNECTION TO THE SEWER WOULD BE ANY PIPING THAT EXTENDS OUT FROM THE MAIN BARREL OF THE SEWER MAIN.

ALL BUILDABLE LOTS SHOWN HEREON SHALL BE SERVED BY PUBLIC SANITARY SEWERS AND WATER.

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

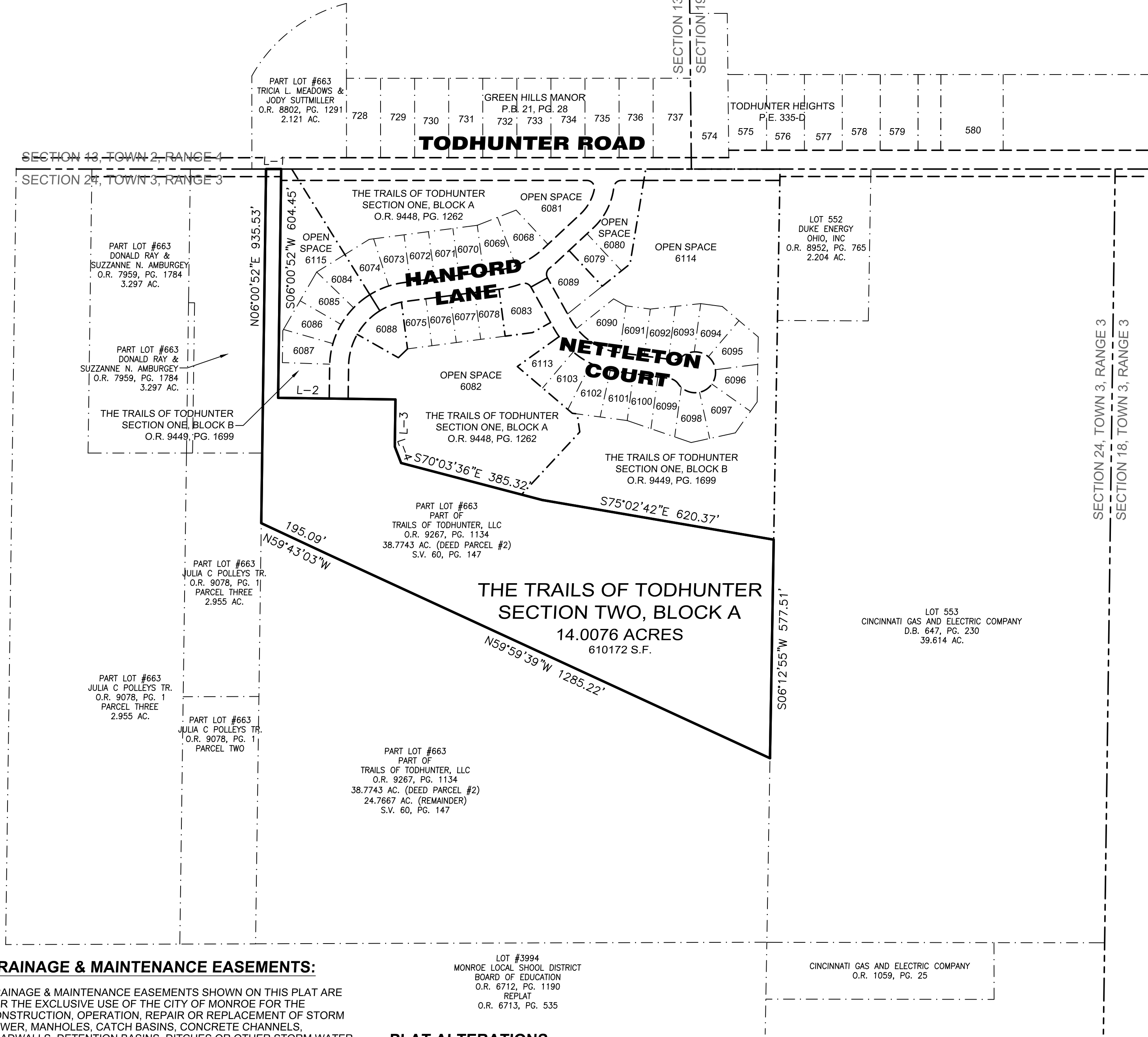
HIGH WATER TABLES ARE APPARENT IN THIS AREA. IF BASEMENTS ARE CONSTRUCTED, IT IS THE RESPONSIBILITY OF THE BUILDER TO TAKE SPECIAL PRECAUTIONS TO INSURE THE BASEMENT STAYS DRY.

BENCHMARK:

FOUND MAG SPIKE ON THE INTERSECTION OF
HANFORD LANE & NETTLETON COURT
ELEVATION = 693.06

SETBACKS:

FRONTAGE = 65'
FRONT = 40' UNLESS NOTED
SIDE = 10' MINIMUM
20' TOTAL UNLESS NOTED
REAR = 25' UNLESS NOTED



DRAINAGE & MAINTENANCE EASEMENTS:

DRAINAGE & MAINTENANCE EASEMENTS SHOWN ON THIS PLAT ARE FOR THE EXCLUSIVE USE OF THE CITY OF MONROE FOR THE CONSTRUCTION, OPERATION, REPAIR OR REPLACEMENT OF STORM SEWER, MANHOLES, CATCH BASINS, CONCRETE CHANNELS, HEADWALLS, DETENTION BASINS, DITCHES OR OTHER STORM WATER FACILITIES UNLESS SPECIFIC PERMISSION IS GRANTED TO AN OUTSIDE AGENCY OR UTILITY.

EASEMENTS ARE ALSO TO PROVIDE INGRESS AND EGRESS FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH.

NO ENCROACHMENTS, BUILDINGS, SHEDS, DECKS, PLAYGROUND OR SWING SETS, OR OTHER STRUCTURES, SHALL BE PERMITTED WITHIN THE DRAINAGE & MAINTENANCE EASEMENT.

STREAM CONSERVATION EASEMENT:

THE AREA IN THE STREAM CONSERVATION EASEMENT CONTAINS A STREAM THAT HAS BEEN IDENTIFIED AS A JURISDICTIONAL WATERWAY OF THE UNITED STATES AND IS PROTECTED UNDER THE FEDERAL CLEAN WATER ACT. THE CONSERVATION EASEMENT SHOWN HEREON RESTRICTS DISTURBANCE AND USE OF THE AREA. NATURAL WATER COURSES AND ADJACENT RIPARIAN BUFFERS MAY NOT BE DREDGED, STRAIGHTENED, FILLED, CHANNELIZED, IMPEDED, DIVERTED OR OTHERWISE ALTERED IN THE CONSERVATION AREA, OTHER THAN AS PART OF ACTIVITIES THAT ARE AUTHORIZED BY THE NATIONWIDE PERMIT PROGRAM REGULATED BY THE ARMY CORPS OF ENGINEERS. THERE SHALL BE NO CLEARING, DISTURBANCE OF EXISTING VEGETATION OR PLACEMENT OF MANMADE MODIFICATIONS SUCH AS BUILDINGS, STRUCTURES AND FENCES WITHIN CONSERVATION AREA EXCEPT AS APPROVED BY THE ARMY CORPS OF ENGINEERS.

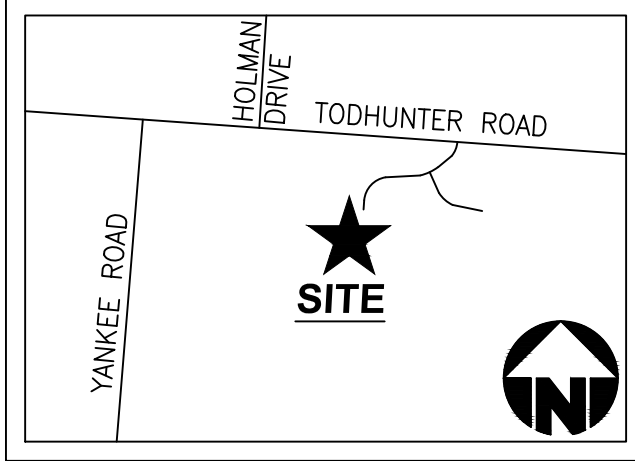
MINIMUM OPENING ELEVATIONS

ON ANY LOTS WITH AN IDENTIFIED MINIMUM OPENING ELEVATION (M.O.E.), 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.

LINE TABLE		
Line	Direction	Distance
L-1	S84°45'49"E	40.00'
L-2	S83°59'08"E	310.00'
L-3	S06°00'52"W	124.71'
L-4	S15°49'47"E	46.34'

SHEET INDEX

- TITLE
- PLAT



VICINITY MAP
NOT TO SCALE

ENGINEER / SURVEYOR

BAYER BECKER
6900 TYLERSVILLE ROAD, SUITE A
MASON, OHIO 45040
(513) 336-6600

OWNER

TRAILS OF TODHUNTER, LLC
7594 TYLERS PLACE BOULEVARD
WEST CHESTER, OHIO 45069

CITY PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE CITY OF MONROE PLANNING COMMISSION ON THIS _____ DAY OF _____, 2021.

SECRETARY OF MONROE PLANNING COMMISSION

CITY COUNCIL

THIS PLAT WAS APPROVED BY THE CITY COUNCIL ON THIS _____ DAY OF _____, 2021.

CLERK OF MONROE COUNCIL

CITY ENGINEER

THIS PLAT WAS APPROVED BY THE CITY ENGINEER ON THIS _____ DAY OF _____, 2021.

ENGINEER FOR THE CITY OF MONROE

ZONING ENFORCEMENT OFFICER

THIS PLAT WAS APPROVED BY THE ZONING ENFORCEMENT OFFICER ON THIS _____ DAY OF _____, 2021.

ENFORCEMENT OFFICER

BUTLER COUNTY BOARD OF HEALTH

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

BUTLER COUNTY AUDITOR

ENTERED FOR TRANSFER _____ A.D., 2021.

TRANSFERRED _____ A.D., 2021.

AUDITOR, BUTLER COUNTY, OHIO _____ BY: _____ DEPUTY

BUTLER COUNTY RECORDER

FILED FOR RECORD _____ AT _____, A.D. 2021.

RECORDED _____ AT _____, A.D. 2021.

OFFICIAL RECORD _____ PAGES

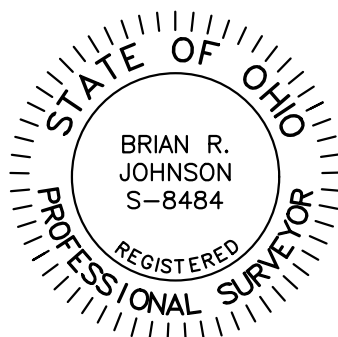
RECORDER, BUTLER COUNTY, OHIO BY: _____ DEPUTY

FILE _____ FEE _____

SURVEYOR'S CERTIFICATE:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ACCOMPANYING PLAT IS THE CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION FOR THE TRAILS OF TODHUNTER, SECTION TWO, BLOCK A. MONUMENTS ARE SET AND THEIR LOCATION AND SIZE ARE CORRECT AS SHOWN ON THE PLAT, AND THAT THE BUTLER COUNTY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE.

BRIAN R. JOHNSON, P.S.
PROFESSIONAL SURVEYOR #8484
IN THE STATE OF OHIO



OWNER

CITY PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE CITY OF MONROE PLANNING COMMISSION ON THIS _____ DAY OF _____, 2021.

SECRETARY OF MONROE PLANNING COMMISSION

CITY COUNCIL

THIS PLAT WAS APPROVED BY THE CITY COUNCIL ON THIS _____ DAY OF _____, 2021.

CLERK OF MONROE COUNCIL

CITY ENGINEER

THIS PLAT WAS APPROVED BY THE CITY ENGINEER ON THIS _____ DAY OF _____, 2021.

ENGINEER FOR THE CITY OF MONROE

ZONING ENFORCEMENT OFFICER

THIS PLAT WAS APPROVED BY THE ZONING ENFORCEMENT OFFICER ON THIS _____ DAY OF _____, 2021.

ENFORCEMENT OFFICER

BUTLER COUNTY BOARD OF HEALTH

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

BUTLER COUNTY AUDITOR

ENTERED FOR TRANSFER _____ A.D., 2021.

TRANSFERRED _____ A.D., 2021.

AUDITOR, BUTLER COUNTY, OHIO _____ BY: _____ DEPUTY

BUTLER COUNTY RECORDER

FILED FOR RECORD _____ AT _____, A.D. 2021.

RECORDED _____ AT _____, A.D. 2021.

OFFICIAL RECORD _____ PAGES

RECORDER, BUTLER COUNTY, OHIO BY: _____ DEPUTY

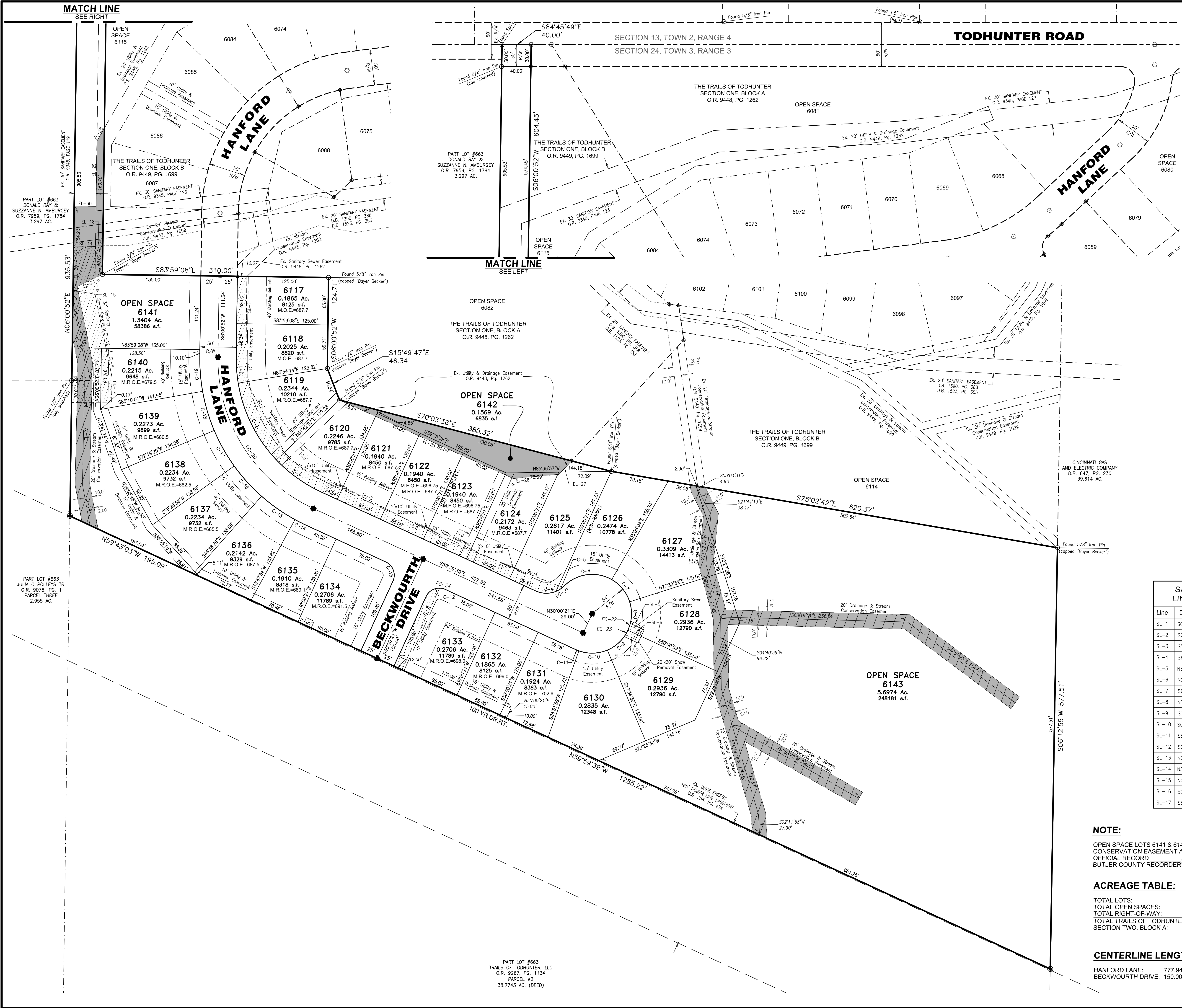
FILE _____ FEE _____

SURVEYOR'S CERTIFICATE:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ACCOMPANYING PLAT IS THE CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION FOR THE TRAILS OF TODHUNTER, SECTION TWO, BLOCK A. MONUMENTS ARE SET AND THEIR LOCATION AND SIZE ARE CORRECT AS SHOWN ON THE PLAT, AND THAT THE BUTLER COUNTY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE.

BRIAN R. JOHNSON, P.S.
PROFESSIONAL SURVEYOR #8484
IN THE STATE OF OHIO

1/2



LOT CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-1	10°06'38"	200.0'	35.29'	N0057°33'E 35.25'
C-2	34°12'07"	200.0'	119.39'	N211°14'59" 117.62'
C-3	21°41'46"	200.0'	75.73'	N49°08'46"W 75.28'
C-4	46°58'34"	35.00'	28.80'	N83°28'56"W 27.90'
C-5	22°38'23"	35.00'	13.73'	S61°42'36"E 13.74'
C-6	74°42'39"	54.00'	70.41'	S87°44'44"W 65.53'
C-7	42°26'29"	54.00'	40.00'	N33°40'42"W 39.09'
C-8	42°26'29"	54.00'	40.00'	N08°45'47"E 39.09'
C-9	42°26'29"	54.00'	40.00'	N51°12'15"E 39.09'
C-10	42°26'29"	54.00'	40.00'	S86°21'16"E 39.09'
C-11	5°08'22"	54.00'	4.84'	S62°33'50"E 4.84'
C-12	90°00'00"	20.00'	31.42'	N75°00'21"E 28.28'
C-13	90°00'00"	20.00'	31.42'	N14°59'39"W 28.28'
C-14	34°37'33"	250.0'	16.55'	N58°05'52"W 16.55'
C-15	12°50'32"	250.0'	56.03'	N49°45'50"W 55.92'
C-16	12°50'32"	250.0'	56.03'	N36°56'18"W 55.92'
C-17	12°50'32"	250.0'	56.03'	N2°40'56"W 55.92'
C-18	12°50'32"	250.0'	56.03'	N11°15'15"W 55.92'
C-19	10°50'51"	250.0'	47.33'	N00°32'27"E 47.26'

CENTERLINE CURVE TABLE					
Curve	Delta	Radius	Length	Chord	
CC-20	66°00'31"	225.00'	259.22'	S26°59'23"E	245.12'

Curve	Delta	Radius	Length	Chord
EC-21	17°08'36"	35.00'	10.47'	N64°27'29"E 10.43'
EC-22	13°51'46"	54.00'	13.07'	N23°03'08"E 13.03'
EC-23	7°29'47"	54.00'	7.07'	N33°43'54"E 7.06'
EC-24	23°34'41"	20.00'	8.23'	N71°47'00"W 8.17'

SANITARY LINE TABLE		
Line	Direction	Distance
SL-1	S04°38'57"W	146.38
SL-2	S23°04'43"E	117.54'
SL-3	S57°38'12"E	253.28'
SL-4	S62°42'31"E	162.86'
SL-5	N61°03'28"W	13.41'
SL-6	N29°31'37"E	20.00'
SL-7	S61°13'08"E	12.46'
SL-8	N30°00'21"E	123.33'
SL-9	S06°19'58"E	40.14'
SL-10	S06°50'52"E	34.42'
SL-11	S85°10'15"E	55.01'
SL-12	S06°19'58"E	76.77'
SL-13	N06°00'52"E	64.56'
SL-14	N58°39'08"W	30.00'
SL-15	N06°50'52"E	67.81'
SL-16	S06°19'58"E	116.91'
SL-17	S85°10'15"E	25.01'

EASEMENT LINE TABLE		
Line	Direction	Distance
EL-18	N83°59'08"W	9.33'
EL-19	S69°45'19"W	34.20'
EL-20	S06°00'52"W	44.60'
EL-21	S69°45'19"W	44.60'
EL-22	N66°05'53"W	85.11'
EL-23	N06°30'52"E	166.39'
EL-24	N05°13'47"W	57.16'
EL-25	N60°27'52"W	261.53'
EL-26	N90°00'00"W	62.81'
EL-27	S48°09'00"W	25.16'
EL-28	N35°15'24"E	20.47'
EL-29	N06°00'52"E	89.59'
EL-30	N83°59'08"W	30.00'

NOTE:

OPEN SPACE LOTS 6141 & 6143 ARE SUBJECT TO A
CONSERVATION EASEMENT AS RECORDED IN
OFFICIAL RECORD _____ PAGE _____ OF THE
BUTLER COUNTY RECORDER'S OFFICE.

ACREAGE TABLE:

TOTAL LOTS:	5.5788 AC.
TOTAL OPEN SPACES:	7.1947 AC.
TOTAL RIGHT-OF-WAY:	1.2341 AC.
TOTAL TRAILS OF TODHUNTER, SECTION TWO, BLOCK A:	14.0076 AC.

CENTERLINE LENGTHS:
HANFORD LANE: 777.94 L.F.
BECKWOURTH DRIVE: 150.00 L.F.

LEGEND

Found 5/8" Iron Pin (unless otherwise noted)
 Found Spike Found MAG Nail
 Found Iron Pipe Found MAG Spike
 Found 1" Iron Pin Capped "Bayer Becker"
 Set MAG Nail
 Set MAG Spike
 Set 1" Diameter x 30" Long Iron Pin Capped "Bayer Becker"
 R/W = Right of Way
 M.O.E = Minimum Opening Elevation
 M.F.O.E = Minimum Front Opening Elevation
 M.R.O.E = Minimum Rear Opening Elevation
 100 YR DR. RT. =
 100-YEAR DRAINAGE ROUTE
 -Sanitary Sewer Easement
 -Utility & Drainage Easement
 -Stream Conservation Easement

EMERGENCY ORDINANCE NO. 2021-32

AN ORDINANCE DETERMINING TO ADJUST SPECIAL ASSESSMENTS LEVIED FOR THE PURPOSE OF CONSTRUCTING CERTAIN IMPROVEMENTS AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to a petition filed by the owner of the benefited properties, dated August 13, 2018 (“Petition”) this City Council (“Council”) of the City of Monroe (“City”), Butler and Warren Counties, Ohio by Emergency Resolution No. 51-2018 adopted August 28, 2018, has declared the necessity of acquiring, constructing, installing, equipping, and improvement public improvements described in such Resolution and has adopted the assessments with respect to such improvements prepared and filed with the Clerk of Council and by Emergency Ordinance No. 2018-19 adopted on August 18, 2018, determined to proceed with said improvements; and

WHEREAS, in accordance with the Petition, the improvements identified in such Ordinance (hereinafter called the “Improvements”) have been acquired and constructed on behalf of the City and in cooperation with the Warren County Port Authority (“Port Authority”); and

WHEREAS, the City has pursuant to Chapter 727 of the Ohio Revised Code authorized the assessments be levied and collected for the improvements identified in such Resolution (hereinafter called the “Improvements”); and

WHEREAS, this Council by Emergency Ordinance No. 2018-20 adopted on August 18, 2018 levied special assessments against benefited properties and certified said assessments to the Warren County Auditor for collection; and

WHEREAS, the City has received the report of the Administrator detailing the amount of service payments in lieu of taxes and other funds to be available during 2020 and 2021 for the purpose of making debt service payments and indicating the amount by which the special assessments to be collected should be adjusted for 2021 collection year.

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

SECTION 1: That the assessments of the cost and expense of the Improvements plus, Administrative Expenses, which were previously certified by this Council to the Warren County Auditor’s office in the amounts set forth in Exhibit “A” attached hereto, shall be adjusted and shall be levied and collected for collection year 2021 in the amounts set forth on Exhibit “B” attached hereto.

SECTION 2: The Clerk of Council is hereby directed to deliver a certified copy of this Ordinance to the Warren County Auditor after adoption.

SECTION 3: That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this

Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements included Section 121.22 of the Ohio Revised Code.

SECTION 4: This measure is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare and for the further reason that the immediate adoption of said Ordinance is necessary for the orderly reduction of the assessments. 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" E Ord No. 2019-21

EXHIBIT A

\$2,685,000
WARREN COUNTY PORT AUTHORITY
DEVELOPMENT REVENUE BONDS
(OHIO COMMUNITIES ACCELERATOR FUND) SERIES 2018D
(MONROE SPECIAL ASSESSMENT PROJECT)
DATED NOVEMBER 9, 2018

Date	Principal	Interest Rate	Interest	Total Debt Service	Annual Debt Service
12/1/2018					
6/1/2019			\$ 71,562.71	\$ 71,562.71	
12/1/2019			63,768.75	63,768.75	\$ 135,331.46
6/1/2020			63,768.75	63,768.75	
12/1/2020	\$ 25,000	4.750%	63,768.75	88,768.75	152,537.50
6/1/2021	45,000	4.750%	63,175.00	108,175.00	
12/1/2021	30,000	4.750%	62,106.25	92,106.25	200,281.25
6/1/2022	45,000	4.750%	61,393.75	106,393.75	
12/1/2022	30,000	4.750%	60,325.00	90,325.00	196,718.75
6/1/2023	50,000	4.750%	59,612.50	109,612.50	
12/1/2023	30,000	4.750%	58,425.00	88,425.00	198,037.50
6/1/2024	50,000	4.750%	57,712.50	107,712.50	
12/1/2024	35,000	4.750%	56,525.00	91,525.00	199,237.50
6/1/2025	55,000	4.750%	55,693.75	110,693.75	
12/1/2025	35,000	4.750%	54,387.50	89,387.50	200,081.25
6/1/2026	55,000	4.750%	53,556.25	108,556.25	
12/1/2026	40,000	4.750%	52,250.00	92,250.00	200,806.25
6/1/2027	55,000	4.750%	51,300.00	106,300.00	
12/1/2027	40,000	4.750%	49,993.75	89,993.75	196,293.75
6/1/2028	60,000	4.750%	49,043.75	109,043.75	
12/1/2028	45,000	4.750%	47,618.75	92,618.75	201,662.50
6/1/2029	65,000	4.750%	46,550.00	111,550.00	
12/1/2029	45,000	4.750%	45,006.25	90,006.25	201,556.25
6/1/2030	65,000	4.750%	43,937.50	108,937.50	
12/1/2030	50,000	4.750%	42,393.75	92,393.75	201,331.25
6/1/2031	70,000	4.750%	41,206.25	111,206.25	
12/1/2031	55,000	4.750%	39,543.75	94,543.75	205,750.00
6/1/2032	70,000	4.750%	38,237.50	108,237.50	
12/1/2032	55,000	4.750%	36,575.00	91,575.00	199,812.50
6/1/2033	75,000	4.750%	35,268.75	110,268.75	
12/1/2033	60,000	4.750%	33,487.50	93,487.50	203,756.25
6/1/2034	80,000	4.750%	32,062.50	112,062.50	
12/1/2034	65,000	4.750%	30,162.50	95,162.50	207,225.00
6/1/2035	80,000	4.750%	28,618.75	108,618.75	
12/1/2035	70,000	4.750%	26,718.75	96,718.75	205,337.50
6/1/2036	85,000	4.750%	25,056.25	110,056.25	
12/1/2036	70,000	4.750%	23,037.50	93,037.50	203,093.75
6/1/2037	90,000	4.750%	21,375.00	111,375.00	
12/1/2037	75,000	4.750%	19,237.50	94,237.50	205,612.50
6/1/2038	95,000	4.750%	17,456.25	112,456.25	
12/1/2038	80,000	4.750%	15,200.00	95,200.00	207,656.25
6/1/2039	100,000	4.750%	13,300.00	113,300.00	
12/1/2039	85,000	4.750%	10,925.00	95,925.00	209,225.00
6/1/2040	375,000	4.750%	8,906.25	383,906.25	383,906.25
Total	\$2,685,000.00		\$1,830,250.21	\$ 4,515,250.21	\$ 4,515,250.21

Exhibit “B” E Ord. No. 2021-32

The amount of the Special Assessment per acre to be collected from all Net Acreage necessary to satisfy the Annual Required Assessment of \$229,534.72 is approximately \$14,850.40 per acre (\$229,534.72 Annual Required / Assessment of 15.4523 acres = \$14,850.40 per acre).

Parcel ID	Current Owner	Acreage	Special Assessment
11051280060	17AC East of Senate, LLC	1.6505	\$ 24,517.20
11063770130	17AC East of Senate, LLC	9.5903	142,458.20
11063770140	Senate Hotel LP	1.7991	26,724.56
11052010010	17AC East of Senate, LLC	0.7410	11,007.11
11052010021	17AC East of Senate, LLC	1.6714	24,827.65
Total		15.4523	\$229,534.72

\$2,885,000
WARREN COUNTY PORT AUTHORITY
DEVELOPMENT REVENUE BONDS
(OHIO COMMUNITIES ACCELERATOR FUND) SERIES 2021B
(MONROE SPECIAL ASSESSMENT PROJECT)
DATED MARCH 31, 2021

ANNUAL ADMINISTRATOR'S REPORT

August 12, 2021

Prepared By:



100 South Third Street
Columbus, Ohio 43215
614.227.4888

INTRODUCTION

The Warren County Port Authority (the “Authority”) issued its \$2,685,000 Development Revenue Bonds (Ohio Communities Accelerator Fund) Series 2018D (Monroe Special Assessment Project) (the “Original Bonds”) on November 9, 2018 pursuant to the financing documents including: (a) a Trust Indenture dated as of June 1, 2018 (the “Master Trust Indenture”), between the Authority and The Huntington National Bank, as trustee (the “Trustee”), as supplemented by the Seventh Supplemental Trust Indenture dated as of December 1, 2018 between the Authority and the Trustee, and (b) a Cooperative Agreement dated as of November 1, 2018 (the “Original Cooperative Agreement”), between the Authority, the City of Monroe (the “City”) and 17AC East of Senate, LLC (the “Developer”).

The Original Bonds were issued for the purpose of financing certain public infrastructure improvements to meet additional demand by future real estate developments on the available public infrastructure in the City, including certain public roads, sewers, drains, and water pipes, together with the facilities and appurtenances necessary and proper therefor.

The Authority issued its \$2,885,000 Development Revenue Bonds (Ohio Communities Accelerator Fund) Series 2021B (Monroe Special Assessment Project) (the “Bonds”) on March 31, 2021 pursuant to the financing documents including: (a) the Master Trust Indenture, as supplemented by the Eighteenth Supplemental Trust Indenture dated as of March 1, 2021 (the “Supplemental Trust Indenture” and, together with the Master Trust Indenture, the “Trust Indenture”) between the Authority and the Trustee, and (b) the Original Cooperative Agreement, as amended by the First Amendment to Cooperative Agreement dated as of March 1, 2021 (the “Amendment to the Cooperative Agreement” and, together with the Original Cooperative Agreement, the “Cooperative Agreement”).

The Bonds were issued for the purpose of refunding the outstanding portion of the Original Bonds.

The Bonds are special, limited obligations of the Authority, which are payable solely from special assessments (the “Special Assessments”) to levied by the City and monies in certain funds and accounts held by the Trustee.

The City levied the Special Assessments pursuant to a Petition to Assess Property Within the City of Monroe to Pay a Portion of the Costs of Public Improvements submitted to the City by the Developer on August 13, 2018 (the “Original Petition”), as amended by an Amendment to the Petition to Assess Property Within the City of Monroe to Pay a Portion of the Costs of Public Improvements submitted by the Developer to the City on October 15, 2018 (together with the Original Petition, the “Petition”). The City accepted the Petition and levied the Special Assessments by approving Resolution No. 51-2018 on August 28, 2018, Ordinance 2018-28 on October 23, 2018, and Ordinance 2018-29 on October 23, 2018 (the “Assessing Ordinance”). The Special Assessments levied pursuant to the Petition and the City’s legislation are subject to reduction to equal the Annual Required Assessment (as defined herein).

Argus Growth Consultants, Ltd. (“Argus”) has been appointed by the Authority to carry out the duties of administrator (the “Administrator”) under the Administration Agreement dated as of November 1, 2018 (the “Original Administration Agreement”), between the Authority, Argus and the Trustee, as the trustee, as amended by the Amendment Agreement dated as of March 1, 2021 (together with the Original Administration Agreement, the “Administration Agreement”), between the

Authority, the Trustee, Argus, and the Incentive Review Group, LLC. In its role as Administrator, Argus is required to prepare and submit to the Authority and the Trustee an annual report (the “Report”) identifying all payments expected to be made in the upcoming fiscal year (January 1 through December 31), detailing the sources of revenue for such payments, and calculating the Annual Required Assessment (as defined herein) to be certified by the City for collection in the upcoming fiscal year. The Report, which includes all required information for both 2021 and 2022, is divided into three sections including: (1) Sources of Funds, (2) Uses of Funds, and (3) Annual Requirement Assessment. Any questions regarding this Report should be directed to:

Argus Growth Consultants, Ltd.

ATTN: J. Caleb Bell, President

100 South Third Street

Columbus, Ohio 43215

(614) 227-2384

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SOURCES OF FUNDS

Principal and interest on the Bonds (the “Debt Service Charges”) and Administrative Amounts (as hereinafter defined) of the Authority are secured by several sources including the Special Assessments and investment earnings on various funds held by the Trustee. Detailed descriptions of these revenue sources are included below.

Special Assessments

Pursuant to the Petition, annual Special Assessments have been levied on the property subject to the Petition for a period of twenty (20) years in amounts sufficient to pay Bond Service Charges and Administrative Amounts in the succeeding fiscal year. Based on calculations prepared by the Administrator, the Special Assessments may be reduced or abated to cause the Special Assessments to equal the Administrative Amounts and Bond Service Charges due in the year of collection, PLUS any then-existing deficiencies in Special Assessments Collected by the City, LESS any investment earnings in the Series 2021B PRF Account (as that term is defined in the Trust Indenture), as of June 1 in the year of the calculation, LESS any amounts that the Authority notifies the Administrator are available to pay Administrative Amounts and Bond Service Charges in the applicable year (the “Annual Required Assessment”). Under the Trust Indenture, the Special Assessments are transferred to the Trustee, and the Trustee is to deposit the Special Assessments into the Series 2021B Revenue Account of the Revenue Fund.

2020 Special Assessment: The City levied Special Assessments for collection in 2020 in the aggregate amount of \$154,536.12. The County collected \$90,577.55 with the first half 2020 property tax collection cycle and retained \$4,313.22 of this amount as a collection fee. The remaining \$86,264.33 was distributed by the County to the City and deposited by the City with the Trustee. The County collected \$71,685.39 in the second half 2020 property tax collection cycle and retained \$3,413.59 of this amount as a collection fee. The remaining \$68,271.80 was distributed by the County to the City and deposited by the City with the Trustee.

2021 Special Assessment: The City levied Special Assessments for collection in 2021 in the aggregate amount of \$228,490.14. The County collected \$13,966.54 prior to the deadline for the payment of first half 2021 property taxes on February 24, 2021, which amount represented the Special Assessments due on parcel 11-06-377-014-0. The County retained \$655.07 of the \$13,966.54 collected and distributed the remaining \$13,301.47 to the City. The City deposited \$13,301.47 with the Trustee on May 5, 2021. The remaining amount due on for collection in the first half of 2021 (\$105,990.78) was paid to the County on March 8, 2021. The County retained \$5,047.18 of the \$105,990.78 collected, and distributed the remaining \$100,943.60 to the City. The City deposited \$100,943.60 with the Trustee on May 24, 2021.

The County is expected to collect \$119,957.32 with the second half 2021 property tax collection cycle. The County is expected to retain \$5,712.25 of this amount as its collection fee and deposit \$114,245.07 with the Trustee. The deadline for the payment of second half 2021 property taxes is July 28, 2021.

Bond Fund

Pursuant to the Trust Indenture, monies in the Series 2018D Interest Subaccount and the Series 2018D Principal Subaccount were pledged to the payment of Bond Service Charges on the Bonds.

Series 2018D Interest Subaccount

The Series 2018D Interest Subaccount was created on November 9, 2018, as part of the issuance of the Original Bonds and closed on March 31, 2021, as part of the issuance of the Bonds. As of June 30, 2020, the balance in the Series 2018D Interest Subaccount was \$0.00. As of March 31, 2021, \$88,768.75 was transferred into the Series 2018D Interest Subaccount, and the Series 2018D Interest Subaccount accrued \$0.05 in interest. The amounts on deposit in the Series 2018D Interest Subaccount were used to pay interest on the Original Bonds on December 1, 2020 (\$63,768.75). The balance in the Series 2018D Interest Subaccount on March 31, 2020 (\$0.05) was deposited into the Series 2021B Revenue Fund. The Series 2018D Interest Subaccount was then closed.

Table A
Series 2018D Interest Subaccount
2020 and 2021 Activity
(As March 31, 2021)

Beginning Balance	\$ 0.00
Transfer from the Capitalized Interest Account	9,947.73
Transfer from the Revenue Fund	53,821.02
Payment of Interest on the Original Bonds	(63,768.75)
Investment Earnings	0.05
Transferred to the Series 2021B Revenue Fund	<u>(0.05)</u>
Balance as of March 31, 2021	\$ 0.00

Series 2021B Interest Subaccount

The Series 2021B Interest Subaccount was created on March 31, 2021, as part of the issuance of the Bonds. As of March 31, 2021, the balance in the Series 2021B Interest Subaccount was \$0.00. As of May 31, 2021, \$106,474.15 was transferred into the Series 2021B Interest Subaccount.

Table B
Series 2021B Interest Subaccount
2021 Activity
(As May 31, 2021)

Beginning Balance	\$ 0.00
Transfer from the Revenue Fund	<u>106,474.15</u>
Balance as of May 31, 2021	\$ 106,474.15

Series 2018D Principal Subaccount

The Series 2018D Principal Subaccount was created on November 9, 2018, as part of the issuance of the Original Bonds and closed on March 31, 2021, as part of the issuance of the Bonds. As of June 30, 2020, the balance in the Series 2018D Principal Subaccount was \$0.00. As of March 31, 2021, \$25,000.00 was transferred into the Series 2018D Principal Subaccount, and the Series 2018D Principal Subaccount accrued \$0.01 in interest. The amounts on deposit in the Series 2018D Principal Subaccount were used to pay principal on the Original Bonds on December 1, 2020 (\$25,000.00). The

balance in the Series 2018D Principal Subaccount on March 31, 2020 (\$0.01) was deposited into the Series 2021B Revenue Fund. The Series 2018D Principal Subaccount was then closed.

Table C
Series 2018D Principal Subaccount
2020 and 2021 Activity
(As March 31, 2021)

Beginning Balance	\$ 0.00
Transfer from the Series 2018D Reserve Fund	10,798.00
Transfer from the Revenue Fund	14,202.00
Payment of Principal on the Original Bonds	(25,000.00)
Investment Earnings	0.01
Transferred to the Series 2021B Revenue Fund	(0.01)
Balance as of March 31, 2021	\$ 0.00

Series 2021B Principal Subaccount

As of May 31, 2021, there has been no activity in the Series 2021B Principal Subaccount.

Reserve Fund

Series 2018D PRF Account in the Primary Reserve Fund

The Series 2018D PRF Account in of the Primary Reserve Fund was created and funded in the amount of \$268,500.00 with the issuance of the Original Bonds. Following the initial deposit, the reserve requirement was equal to the ten percent (10%) of the sale proceeds of the Original Bonds (the “Original Reserve Requirement”), which for the Original Bonds was \$268,500.00. The amount of the Original Reserve Requirement in the Series 2018D PRF Account was pledged to the payment of Bond Service Charges on the Original Bonds. Pursuant to the Trust Indenture, investment earnings on the Series 2018D PRF Account were retained in the Series 2018D PRF Account. After December 2nd but prior to December 31st of each year, the amount on deposit in the Series 2018D PRF Account that exceeded the Original Reserve Requirement was to be transferred to the Series 2018D Interest Subaccount or, if the amount already on deposit in the Series 2018D Interest Subaccount exceeded the amount of interest which was due and payable on the Original Bonds in the next succeeding June 1st, to the Series 2018D Principal Subaccount.

2020 and 2021 Balance of the Series 2018D PRF Account in the Primary Reserve Fund:

As of May 31, 2021, the Series 2018D PRF Account contained \$271,740.29, which exceeded the Original Reserve Requirement by \$3,240.29. On May 31, 2021, the amount on deposit in the Series 2018D PRF Account was transferred to the Series 2021B PRF Account as part of the issuance of the Bonds. The Series 2018D PRF Account was closed on March 31, 2021.

Series 2021B PRF Account in the Primary Reserve Fund

The Series 2021B PRF Account in of the Primary Reserve Fund was created and funded in the amount of \$288,500.00 with the issuance of the Bonds. Following the initial deposit, the reserve requirement is equal to the ten percent (10%) of the sale proceeds of the Bonds (the “Reserve Requirement”), which for the Original Bonds was \$288,500.00. The amount of the Reserve

Requirement in the Series 2021B PRF Account is pledged to the payment of Bond Service Charges on the Bonds. Pursuant to the Trust Indenture, investment earnings on the Series 2021B PRF Account are retained in the Series 2021B PRF Account. After December 2nd but prior to December 31st of each year, the amount on deposit in the Series 2021B PRF Account that exceeds the Reserve Requirement is to be transferred to the Series 2021B Interest Subaccount or, if the amount already on deposit in the Series 2021B Interest Subaccount exceeds the amount of interest which will be due and payable on the Bonds in the next succeeding June 1st, to the Series 2021B Principal Subaccount.

2021 Balance of the Series 2021B PRF Account in the Primary Reserve Fund: As of May 31, 2021, the Series 2021B PRF Account contains \$288,500.16, which exceeds the Reserve Requirement by \$0.16.

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USES OF FUNDS

Bond Service Charges

A copy of the debt service schedule for the Bonds is included as **Exhibit A** to this Report.

2020 Bond Service Charges: Bond Service Charges in 2020 on the Original Bonds consisted of an interest payment of \$63,768.75 due on June 1st, an interest payment of \$63,768.75 due on December 1st, and a principal payment of \$25,000.00 due on December 1st. The interest payments due on June 1, 2020 (\$63,768.75) and on December 1, 2020 (\$63,768.75) were paid from available monies in the Series 2018D Interest Subaccount. The principal payment due on December 1, 2020 (\$25,000.00) was paid from available monies in the Series 2018D Principal Subaccount.

2021 Bond Service Charges: Bond Service Charges in 2021 on the Bonds include interest payments of \$16,474.15 due on June 1st and \$47,095.75 due on December 1st, and principal payments of \$90,000.00 due on June 1st and \$45,000.00 due on December 1st. The interest payment due on June 1, 2021 (\$16,474.15) will be paid from available monies in the Series 2021B Interest Subaccount. The principal payment due on June 1, 2021 (\$90,000.00) will be paid from available monies in the Series 2021B Principal Subaccount. The interest payment due in December will be paid from available monies in the Series 2021B Interest Subaccount, and the principal payment due in December will be paid from available monies in the Series 2021B Principal Subaccount.

2022 Bond Service Charges: Bond Service Charges in 2022 include an interest payment of \$46,337.50 due on June 1st, an interest payment of \$45,579.25 due on December 1st, a principal payment of \$45,000.00 due on June 1st, and a principal payment of \$45,000.00 December 1st. Bond Service Charges in 2022 will be paid from the Special Assessments collected in 2022.

Administrative Amounts

Administrative Amounts, as defined in Trust Indenture, means that portion of the Financing Payments to be paid to the Issuer or the Trustee, as applicable, for the payment of their respective fees and any other amounts other than Required Amounts to be paid under the Cooperative Agreement and the Trust Agreement, including any amounts required to be deposited in the Rebate Fund and in any reimbursement of any other expenses incurred by the Issuer or the Trustee, including those to comply with continuing disclosure or rebate obligations pertaining to the Bonds.

Administrative Amounts are payable on each Interest Payment Date from money held by the Trustee in the Series 2021B Revenue Account.

2020 Administrative Amounts: The total Administrative Amounts for 2020 consisted of (i) the Trustee Fee (\$2,000.00) paid directly to the Trustee on February 29, 2020, (ii) the Authority's Fee (\$13,425.50), the Reporting Agent Fee (\$7,500.00), and the Administrator Fee (\$7,500.00) which were paid to the Authority on June 24, 2020, (iii) the Authority's Fee (\$13,362.50) paid to the Authority on December 23, 2020, and (iv) the Administrator Fee (\$7,500.00) paid to the Administrator on December 29, 2020 for continuing disclosure services.

In addition to the \$6,712.50 attributable to 2018 Administrative Amounts, \$28,425.50 attributable to 2019 Administrative Amounts, and \$21,712.50 attributable to Administrative Amounts

due and payable at the time of this Annual Administrator's Report, the Authority received an additional \$20,649.50 on June 24, 2020.

2021 Administrative Amounts: Pursuant to the 2020 Annual Administrator's Report, the total Administrative Amounts for 2021 were estimated as follows:

Table C
Budgeted Administrative Amounts
2021

Port Authority Fee (June 1, 2021)	\$ 6,537.50
Port Authority Fee (December 1, 2021)	6,462.50
Reporting Agent Fee	7,500.00
Trustee Fee	2,000.00
Administrator Fee	7,500.00
Miscellaneous	<u>5,000.00</u>
Total	\$ 35,000.00

On January 5, 2021, the Reporting Agent Fee (\$7,500.00) was paid to the Reporting Agent.

Upon the issuance of the Bonds on March 31, 2021, the outstanding Administrative Amounts for 2021 are as follows:

Table C
Outstanding Administrative Amounts
2021

Port Authority Fee (June 1, 2021)	\$ 2,444.24
Port Authority Fee (December 1, 2021)	6,987.50
Trustee Fee	2,500.00
Administrator Fee	7,500.00
Miscellaneous	<u>5,000.00</u>
Total	\$ 24,431.74

The additional \$20,649.50 received by the Authority on June 24, 2020, will be credited to the repayment of outstanding Administrative Expenses in 2021 and in future years until such overpayment has been accounted for.

2022 Administrative Amounts: The total Administrative Amounts for 2022 are estimated as follows:

Table C
Budgeted Administrative Expenses
2022

Port Authority Fee (June 1, 2022)	\$ 6,875.00
Port Authority Fee (December 1, 2022)	6,762.50
Reporting Agent Fee	7,500.00

Trustee Fee	2,500.00
Administrator Fee	7,500.00
Miscellaneous	<u>5,000.00</u>
Total	\$ 36,137.50

ANNUAL REQUIRED ASSESSMENT

The Annual Required Assessment is defined in the financing documents as “an amount equal to Bond Service Charges due in the year of collection, PLUS any then-existing deficiencies in Special Assessments Collected by the City, LESS any investment earnings in the Series 2021B PRF Account, as defined in the Supplemental Trust Indenture, as of June 1 in the year of the calculation, LESS any amounts that the Authority notifies the Administrator are available to pay Administrative Amounts and Bond Service Charges in the applicable year, including amounts available under Section 8 of the Supplemental Trust Indenture for the final Financing Payment Date on June 1, 2040.” Definitions of Administrative Amounts and Bond Service Charges are as follows:

“Administrative Amounts” means that portion of the Financing Payments representing fees and reasonable expenses of the Trustee, the Authority, the Administrator, and the Reporting Agent, and including the Authority Fees, the Trustee Fees, the Administrator Fees, Reporting Agent fees, and any amounts (other than the Bond Service Charges) required to be paid under this Agreement, including, but not limited to attorneys’ fees, amounts expended by the Authority or the Trustee in pursuing remedies, and amounts expended in connection with the levy, collection, and transfer of the Assigned Special Assessments.

“Bond Service Charges” means, for any period or payable at any time, the principal of and premium, if any, and interest on the Bonds for that period or payable at that time whether due at maturity or upon acceleration or redemption.

2022 Annual Required Assessment:

The Annual Required Assessments to be placed on the 2021 tax duplicate (collection in 2022) are shown in the table below. The applicable Bond Service Charges and Administrative Amounts are estimated to equal \$332,700.00. The amounts available to pay the applicable Bond Service Charges are estimated to equal \$115,190.94, resulting in an estimated deficit of \$217,509.06.

Pursuant to Assessing Ordinance, the maximum amount of special assessments approved for collection in 2021 is \$228,490.14. Further, the Assessing Ordinance authorizes the collection of Special Assessments through the first half of 2039. The Bonds do not mature until June 1, 2040. Therefore, there is a one year period between the last collection of the special assessments and the maturity of the Bonds. In order to secure sufficient revenue to pay Bond Service Charges and Administrative Amounts later in subsequent years, the Administrator has determined that the entire authorized amount for collection (\$228,490.14) should be collected in 2021. As a result, Special Assessments in the amount of \$228,490.14 need to be assessed in 2021.

Table D
Annual Required Assessment
2021

Bond Service Charges and Administrative Amounts

Interest on Bonds – June 1, 2021	\$ 16,474.15
Principal on Bonds – June 1, 2021	90,000.00
Interest on Bonds – December 1, 2021	47,095.75
Principal on Bonds – December 1, 2021	45,000.00
Interest on Bonds – June 1, 2022	46,337.50
Principal on Bonds – June 1, 2022	45,000.00
Interest on Bonds – December 1, 2022	45,579.25
Principal on Bonds – December 1, 2022	45,000.00
Outstanding Administrative Expenses, 2021	24,431.74
2022 Administrative Expenses	<u>36,137.50</u>
Total	\$ 441,055.89

Amounts Available

Additional Amounts Received by Authority	\$ 20,649.50
Series 2021B Interest Subaccount	106,474.15
Series 2021B Cost of Issuance	
Interest Subaccount	3,140.51
Series 2021B Revenue Fund	36,290.27
Estimated Second Half 2021 Special	
Assessments for Deposit	114,245.07
Series 2018D PRF Account excess	
Above the Reserve Requirement	<u>0.16</u>
Total Annual Available Amounts	\$ 280,799.66

**Total Amounts Available – Bond Service
Charges and Administrative Amounts \$ (160,256.23)**

**Additional Authorized Assessments
Under the Assessing Ordinance \$ 69,278.49**

Annual Required Assessment \$ 229,534.72

According to the records of the Warren County Auditor, the property subject to the Petition and the Special Assessments currently consists of the following parcels:

Table D
Parcels Subject to the Special Assessment

Parcel ID	Account Number	Current Owner	Acreage
11-05-128-006-0	5802155	17AC East of Senate, LLC	1.6505
11-06-377-013-0	5802157	17AC East of Senate, LLC	9.5903
11-06-377-014-0	5801443	Senate Hotel LP	1.7991
11-05-201-001-0	5802158	17AC East of Senate, LLC	0.7410
11-05-201-002-1	5800676	17AC East of Senate, LLC	1.6714
11-05-600-009-0	5802156	City of Monroe, Ohio (Right-of-Way)	1.6732
Total			17.1255

According to the Petition:

“The Special Assessments will be apportioned to each Parcel based on the Apportionment Formula. We acknowledge that the Apportionment Formula apportions the Special Assessments among the Parcels based on the special benefits to be received by each Parcel in accordance with the laws of the State, and we agree that the Special Assessments shall be assessed upon the Parcels based on the Apportionment Formula.”

Further, “upon the conveyance of any Parcel or subdivision thereof by the Petitioner to the City, the Special Assessments levied on the Parcel so subdivided shall no longer be levied on any new parcel comprised solely of land that is used for the Improvements and shall instead be levied entirely on that Parcel or those new Parcels created from the subdivision of such parcel that does not or do not, as the case may be, consist entirely of property upon which such Improvements shall be constructed. If more than one such Parcel subject to Special Assessments shall result from such subdivision, the Special Assessments shall be divided among the new Parcels.”

As set forth in the Petition, “‘Apportionment Formula’ means, as applied to each Parcel, the proportion that the acreage of such Parcel bears to the total acreage of all Parcels to be assessed (which proportion shall be expressed as a fraction) multiplied by the Special Assessment. The Petitioners agree that the Apportionment Formula assesses each Parcel in proportion to the special benefits each Parcel receives from the Improvements, all in accordance with Chapter 727 of the Ohio Revised Code.”

The Administrator has determined that the property subject to the Petition has been subdivided, and one parcel has been conveyed to the City for use as right-of-way. The parcels and acreage, which acreage excludes any open space and public right-of-way, are shown on Table E, below.

The amount of the Special Assessment per acre to be collected from all Net Acreage necessary to satisfy the Annual Required Assessment of \$229,534.72 is approximately \$14,850.40 per acre (\$229,534.72 Annual Required / Assessment 15.4523 acres = \$14,850.40 per acre). The City shall certify the following amounts to the Warren County Auditor pursuant to Section 2.4(b) of the Cooperative Agreement:

Table E
Special Assessments for Certification

Parcel ID	Account Number	Current Owner	Acreage	Special Assessment
11-05-128-006-0	5802155	17AC East of Senate, LLC	1.6505	\$ 24,517.20
11-06-377-013-0	5802157	17AC East of Senate, LLC	9.5903	142,458.20
11-06-377-014-0	5801443	Senate Hotel LP	1.7991	26,724.56
11-05-201-001-0	5802158	17AC East of Senate, LLC	0.7410	11,007.11
11-05-201-002-1	5800676	17AC East of Senate, LLC	1.6714	24,827.65
Total			15.4523	\$229,534.72

EXHIBIT A

\$2,885,000
WARREN COUNTY PORT AUTHORITY
DEVELOPMENT REVENUE BONDS
(OHIO COMMUNITIES ACCELERATOR FUND) SERIES 2021B
(MONROE SPECIAL ASSESSMENT PROJECT)
DATED MARCH 31, 2021

Date	Principal	Interest Rate	Interest	Total Debt Service	Annual Debt Service
6/1/2021	\$ 90,000	3.370%	\$ 16,474.15	\$ 106,474.15	
12/1/2021	45,000	3.370%	47,095.75	92,095.75	\$ 198,569.90
6/1/2022	45,000	3.370%	46,337.50	91,337.50	
12/1/2022	45,000	3.370%	45,579.25	90,579.25	181,916.75
6/1/2023	50,000	3.370%	44,821.00	94,821.00	
12/1/2023	50,000	3.370%	43,978.50	93,978.50	188,799.50
6/1/2024	50,000	3.370%	43,136.00	93,136.00	
12/1/2024	50,000	3.370%	42,293.50	92,293.50	185,429.50
6/1/2025	50,000	3.370%	41,451.00	91,451.00	
12/1/2025	50,000	3.370%	40,608.50	90,608.50	182,059.50
6/1/2026	55,000	3.370%	39,766.00	94,766.00	
12/1/2026	55,000	3.370%	38,839.25	93,839.25	188,605.25
6/1/2027	55,000	3.370%	37,912.50	92,912.50	
12/1/2027	55,000	3.370%	36,985.75	91,985.75	184,898.25
6/1/2028	60,000	3.370%	36,059.00	96,059.00	
12/1/2028	55,000	3.370%	35,048.00	90,048.00	186,107.00
6/1/2029	65,000	3.370%	34,121.25	99,121.25	
12/1/2029	65,000	3.370%	33,026.00	98,026.00	197,147.25
6/1/2030	60,000	3.370%	31,930.75	91,930.75	
12/1/2030	65,000	3.370%	30,919.75	95,919.75	187,850.50
6/1/2031	65,000	3.370%	29,824.50	94,824.50	
12/1/2031	70,000	3.370%	28,729.25	98,729.25	193,553.75
6/1/2032	65,000	3.370%	27,549.75	92,549.75	
12/1/2032	70,000	3.370%	26,454.50	96,454.50	189,004.25
6/1/2033	70,000	3.370%	25,275.00	95,275.00	
12/1/2033	75,000	3.370%	24,095.50	99,095.50	194,370.50
6/1/2034	70,000	3.370%	22,831.75	92,831.75	
12/1/2034	75,000	3.370%	21,652.25	96,652.25	189,484.00
6/1/2035	75,000	3.370%	20,388.50	95,388.50	
12/1/2035	75,000	3.370%	19,124.75	94,124.75	189,513.25
6/1/2036	80,000	3.370%	17,861.00	97,861.00	
12/1/2036	80,000	3.370%	16,513.00	96,513.00	194,374.00
6/1/2037	80,000	3.370%	15,165.00	95,165.00	
12/1/2037	85,000	3.370%	13,817.00	98,817.00	193,982.00
6/1/2038	85,000	3.370%	12,384.75	97,384.75	
12/1/2038	85,000	3.370%	10,952.50	95,952.50	193,337.25
6/1/2039	90,000	3.370%	9,520.25	99,520.25	
12/1/2039	240,000	3.370%	8,003.75	248,003.75	347,524.00
6/1/2040	235,000	3.370%	3,959.75	238,959.75	238,959.75
	\$ 2,885,000.00		\$1,120,486.15	\$4,005,486.15	\$4,005,486.15

EMERGENCY ORDINANCE NO. 2021-33

AN ORDINANCE DETERMINING TO ADJUST SPECIAL ASSESSMENTS LEVIED FOR THE PURPOSE OF CONSTRUCTING CERTAIN IMPROVEMENTS AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to a petition filed by the owners of the benefited properties, dated July 21, 2008, ("Petition") this City Council ("Council") of the City of Monroe ("City"), Butler and Warren Counties, Ohio by Resolution No. 69-2008 adopted August 12, 2008, has declared the necessity of acquiring and constructing the improvements described in such Resolution and has adopted the assessments with respect to such improvements prepared and filed with the Clerk of Council and by Ordinance No. 2008-34 adopted on August 12, 2008, determined to proceed with said improvements; and

WHEREAS, in accordance with the Petition, the improvements identified in such Ordinance (hereinafter called the "Improvements") have acquired and constructed on behalf of the City and in cooperation with the Warren County Port Authority ("Port Authority"); and

WHEREAS, the City has pursuant to Chapter 727 of the Ohio Revised Code authorized the assessments be levied and collected for the improvements identified in such Resolution (hereinafter called the "Improvements"); and

WHEREAS, this Council by Ordinance No. 2008-35 adopted August 12, 2008 levied special assessments against benefited properties and certified said assessments to the Warren County Auditor for collection; and

WHEREAS, the Tax Increment Service and Cooperative Agreement entered into by and among the City, the property owners and the Port Authority (the "Cooperative Agreement"), dated March 1, 2008 requires the assessments to be adjusted by the amount of service payments in lieu of taxes collected pursuant to Section 5709.42 of the Ohio Revised code and the Cooperative Agreement; and

WHEREAS, the City has received the report of the Administrator, as defined in the Cooperative Agreement, detailing the amount of service payments in lieu of taxes and other funds to be available during 2021 and 2022 for the purpose of making debt service payments and indicating the amount by which the special assessments to be collected should be adjusted for the 2021 collection year.

WHEREAS, this Council determines that the assessments previously levied should be adjusted.

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

SECTION 1: That the assessments of the cost and expense of the Improvements plus Administrative Expenses, which were previously certified by this Council to the Warren County Auditor's Office in the amounts as set forth in Exhibit "A" attached hereto, shall

be adjusted and shall be levied and collected for collection year 2021 in the amounts set forth on Exhibit "B" attached hereto.

SECTION 2: The Clerk of Council is hereby directed to deliver a certified copy of this Ordinance to the Warren County Auditor after its adoption.

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

SECTION 4: That this measure is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare and for the further reason that the immediate adoption of said Ordinance is necessary for the orderly reduction of the assessments; therefore, this measure shall be in full force and effect from and immediately after its adoption.

PASSED:_____

ATTEST:

APPROVED:

Clerk of Council

Mayor

Exhibit "A" E Ord No. 2015-23

GATEWAY INDUSTRIAL INFRASTRUCTURE

Corridor 75 Park Project
Special Assessment Projections

Collection Year	Principal	Interest	Total Debt Service	Port Fee	Traverse Fee	Administrator Fee	Contingency	Total Expenses	Transfers from Capitalized Interest Account	Transfers from Reserve Account	Net Special Assessment
2008*	-	\$134,851.46	\$134,851.46	\$9,221.11	\$533.33	\$4,111.31	\$0.00	\$13,888.28	\$134,851.46	\$5,556.37	\$8,331.41
2009	-	724,575.00	724,575.00	50,000.00	2,000.00	15,500.00	5,000.00	72,500.00	724,575.00	29,995.20	42,504.80
2010	-	724,575.00	724,575.00	50,000.00	2,000.00	16,135.50	5,000.00	73,135.50	724,575.00	29,995.20	43,140.30
2011	-	724,575.00	724,575.00	50,000.00	2,000.00	16,797.06	5,000.00	73,797.06	724,575.00	29,995.20	43,776.86
2012	-	724,575.00	724,575.00	50,000.00	2,000.00	17,485.71	5,000.00	74,485.71	724,575.00	29,995.20	44,413.37
2013	-	724,575.00	724,575.00	50,000.00	2,000.00	18,202.65	5,000.00	75,202.65	724,575.00	29,995.20	45,050.02
2014	-	724,575.00	724,575.00	50,000.00	2,000.00	18,948.96	5,000.00	75,948.96	724,575.00	29,995.20	45,686.67
2015	-	724,575.00	724,575.00	50,000.00	2,000.00	19,725.87	5,000.00	76,725.87	724,575.00	29,995.20	46,323.32
2016	-	724,575.00	724,575.00	50,000.00	2,000.00	20,534.63	5,000.00	77,534.63	724,575.00	29,995.20	46,960.00
2017	-	724,575.00	724,575.00	50,000.00	2,000.00	21,376.55	5,000.00	78,376.55	724,575.00	29,995.20	47,596.67
2018	320,000.00	724,575.00	1,044,575.00	50,000.00	2,000.00	22,252.98	5,000.00	79,252.98	724,575.00	29,995.20	48,233.32
2019	345,000.00	702,175.00	1,047,175.00	48,400.00	2,000.00	23,165.36	5,000.00	78,565.36	724,575.00	29,995.20	48,870.00
2020	370,000.00	678,925.00	1,048,925.00	46,875.00	2,000.00	24,115.14	5,000.00	77,990.14	724,575.00	29,995.20	49,506.67
2021	395,000.00	652,125.00	1,047,125.00	44,875.00	2,000.00	25,103.86	5,000.00	76,928.86	724,575.00	29,995.20	50,143.32
2022	425,000.00	624,475.00	1,049,475.00	42,850.00	2,000.00	26,131.12	5,000.00	75,981.12	724,575.00	29,995.20	50,780.00
2023	455,000.00	594,725.00	1,049,725.00	40,725.00	2,000.00	27,204.57	5,000.00	74,929.57	724,575.00	29,995.20	51,416.67
2024	485,000.00	562,875.00	1,047,875.00	38,450.00	2,000.00	28,319.96	5,000.00	73,769.96	724,575.00	29,995.20	52,053.32
2025	515,000.00	528,925.00	1,043,925.00	36,025.00	2,000.00	29,481.08	5,000.00	72,506.08	724,575.00	29,995.20	52,690.00
2026	550,000.00	497,875.00	1,047,875.00	33,450.00	2,000.00	30,689.88	5,000.00	71,139.88	724,575.00	29,995.20	53,326.67
2027	590,000.00	454,375.00	1,044,375.00	30,700.00	2,000.00	31,948.08	5,000.00	69,648.08	724,575.00	29,995.20	53,963.32
2028	635,000.00	413,075.00	1,048,075.00	27,750.00	2,000.00	33,257.96	5,000.00	68,007.96	724,575.00	29,995.20	54,600.00
2029	680,000.00	368,625.00	1,048,625.00	24,575.00	2,000.00	34,621.53	5,000.00	66,194.53	724,575.00	29,995.20	55,236.67
2030	730,000.00	317,625.00	1,047,625.00	21,175.00	2,000.00	36,041.02	5,000.00	64,216.02	724,575.00	29,995.20	55,873.32
2031	785,000.00	262,875.00	1,047,875.00	17,525.00	2,000.00	37,518.70	5,000.00	62,043.70	724,575.00	29,995.20	56,510.00
2032	840,000.00	204,000.00	1,044,000.00	13,600.00	2,000.00	39,056.96	5,000.00	59,656.96	724,575.00	29,995.20	57,146.67
2033	905,000.00	141,000.00	1,046,000.00	9,400.00	2,000.00	40,658.30	5,000.00	57,058.30	724,575.00	29,995.20	57,783.32
2034	975,000.00	73,125.00	1,048,125.00	4,875.00	2,000.00	42,325.29	5,000.00	54,200.29	724,575.00	29,995.20	58,420.00
Total	\$10,000,000.00	\$14,451,501.46	\$24,451,501.46	\$990,223.11	\$52,533.33	\$300,733.97	\$130,000.00	\$1,873,490.42	\$14,451,501.46	\$1,785,271.74	\$22,666,229.72

Total Special Assessment for Collection in 2009*: \$50,438.21

* Forward expenses for 2009 to be collected in the 2009 collection year.

Exhibit “B” E Ord No. 2020-26

Assessments per acre is \$2,422.64 (\$874,993.52/361.17290 acres). The City shall certify the following amounts to the Warren County Auditor pursuant to Section 4.2(e) of the Cooperative Agreement.

Parcel ID	Account Number	Current Owner	Acreage	Special Assessment
11-05-400-021-1	5900878	Duke Energy Ohio Inc.	2.997	\$ 7,260.67
11-04-200-008-1	5900896	MREIC Monroe OH LLC	22.4063	54,282.50
11-05-200-020-1	5802051	ProLogis-A5 OH III LLC	56.047	135,781.95
11-05-300-021-2	5900913	Lex PN Cincy II LLC	68.5176	165,993.78
11-05-400-035-1	5900911	Lex PN Cincy III LLC	44.5433	107,912.58
11-04-200-009-1	5900898	BCIF Park North Logistics Center LLC	51.1947	124,026.56
11-05-400-034-1	5802135	Granite I (Park North 4) LLC	42.603	103,211.92
11-05-300-021-1	5802144	Lex PN Cincy II LLC	6.5564	15,883.83
11-05-400-035-2	5802143	Lex PN Cincy III LLC	10.9846	26,611.78
11-05-300-022-1	5802145	Lex PN Cincy I LLC	8.083	19,582.23
11-05-200-033-1	5802091	Granite I (Park North 2) LLC	33.782	81,841.77
11-05-200-034-1	5802092	Lex PN Cincy IV LLC	13.458	32,603.95
Total			361.1729	\$874,993.52

\$10,740,000
WARREN COUNTY PORT AUTHORITY
SPECIAL OBLIGATION DEVELOPMENT
REVENUE REFUNDING BONDS
(OHIO COMMUNITIES ACCELERATOR FUND) SERIES 2018F
(CORRIDOR 75 PARK REFUNDING PROJECT)
DATED DECEMBER 18, 2018

ANNUAL ADMINISTRATOR'S REPORT



August 12, 2021

Prepared By:



100 South Third Street
Columbus, Ohio 43215
614.227.4888

INTRODUCTION

The Warren County Port Authority (the “Authority”) issued its \$10,000,000 Special Obligation Development Revenue Bonds, Series 2008A (Corridor 75 Park Project) (the “Original Bonds”) on September 24, 2008 pursuant to the financing documents including: (a) a Master Trust Agreement dated as of March 1, 2008 (the “Original Trust Agreement”), between the Authority and U.S. Bank National Association, as trustee (the “Prior Trustee”), as supplemented by a Second Supplemental Trust Agreement dated as of September 24, 2008 (the “Second Supplement”) and by a Third Supplemental Trust Agreement dated as of October 1, 2008 (the “Third Supplement”), and (b) a Tax Increment Service and Cooperative Agreement dated as of March 1, 2008 (the “Cooperative Agreement”), between the Authority, the City of Monroe (the “City”) and VH Monroe, LLC (the “Developer”).

The Original Bonds were issued for the purpose of financing certain public infrastructure improvements to meet additional demand by future real estate developments on the available public infrastructure in the City, including certain private improvements (the “Development”) undertaken by the Developer, at the southeast quadrant of the I-75/SR 63 interchange (the “Development Site”).

The Authority issued its \$11,185,000 Special Obligation Development Revenue Refunding Bonds, Series 2017 (Corridor 75 Park Project) (the “Prior Bonds”) on November 8, 2017 pursuant to the financing documents including a Fourth Supplemental Trust Agreement dated as of November 1, 2017 (the “Fourth Supplement” and together with the Original Trust Agreement, the First Supplement, the Second Supplement, and the Third Supplement, the “Prior Trust Agreement”) between the Authority and the Prior Trustee. The Prior Bonds were issued for the purpose of advance refunding the Original Bonds.

The Authority issued its \$10,740,000 Special Obligation Development Revenue Refunding Bonds (Ohio Communities Accelerator Fund) Series 2018F (Corridor 75 Park Refunding Project) (the “Bonds”) on December 18, 2018 pursuant to the financing documents including a Trust Indenture dated as of June 1, 2018 (the “Master Trust Indenture”), between the Authority and The Huntington National Bank, as trustee (the “Trustee”), as supplemented by the Seventh Supplemental Trust Indenture dated as of December 1, 2018 (together with the Master Trust Indenture, the “Trust Indenture”) between the Authority and the Trustee. The Bonds were issued to refund the Prior Bonds.

The Bonds are special, limited obligations of the Authority, which are payable solely from (a) tax increment revenues to be collected by the City other than the portion of the service payments pledged to the Monroe Local School District as School District Compensation Payments (as that term is defined in the Cooperative Agreement) (the “Service Payments”); (b) special assessments (the “Special Assessments”) to be levied by the City to the extent the Service Payments are expected to be insufficient to cover the debt service and administrative expenses on the Bonds; and (c) monies in certain funds and accounts held by the Trustee.

Argus Growth Consultants, Ltd. (“Argus”) has been appointed by the Authority to carry out the duties of administrator (the “Administrator”) under the Administration Agreement dated as of March 1, 2008 (the “Administration Agreement”), between the Authority, Argus and the Trustee, as the successor trustee. In its role as Administrator, Argus is required to prepare and submit to the Authority and the Trustee an annual report (the “Report”) identifying all payments expected to be made in the upcoming fiscal year (January 1 through December 31), detailing the sources of revenue for such

payments, and calculating the Annual Required Assessments (as defined herein) to be levied by the City for collection in the upcoming fiscal year. The Report, which includes all required information for both 2021 and 2022, is divided into three sections including: (1) Sources of Funds, (2) Uses of Funds, and (3) Annual Requirement Assessments. Any questions regarding this Report should be directed to:

Argus Growth Consultants, Ltd.
ATTN: J. Caleb Bell, President
100 South Third Street
Columbus, Ohio 43215
(614) 227-2384

SOURCES OF FUNDS

Principal and interest on the Bonds (the “Debt Service Charges”) and Administrative Amounts (as hereinafter defined) of the Authority are secured by several sources including the Service Payments, the Special Assessments, and investment earnings on various funds held by the Trustee. Detailed descriptions of these revenue sources are included below.

Service Payments

Pursuant to the Cooperative Agreement, the Developer and subsequent owners of the Development Site make Service Payments to the City in amounts equal to the real property taxes the Developer and subsequent owners of the Development Site would have paid on the improvements to the Development Site had the improvements not been exempt from taxation. Under the Trust Indenture, the Service Payments are transferred to the Trustee, and the Trustee is to deposit the Service Payments in the Series 2018F Revenue Account of the Revenue Fund.

2021 Service Payments: According to the City, Service Payments in the amount of \$98,767.95 (net of County Auditor fees) were collected in the first half settlement of 2021. For the first half settlement of 2021, the School District compensation payment was \$44,445.58. The remaining amount (\$54,322.37) was transferred to the Trustee pursuant to the Trust Indenture. The Trustee deposited the Service Payments in the Series 2018F Revenue Account of the Revenue Fund.

Table A-1
Series 2018F Revenue Account
(As May 31, 2021)

Balance as of June 30, 2020	\$ 459,619.22
Second Half 2019 Settlement	328,660.57
First Half Settlement (Service Payments)	54,322.37
First Half Settlement (Special Assessments)	415,275.21
Transfer to Interest Payment Account	(884,186.27)
Transfer to Principal Payment Account	(0.00)
Payment of Administrative Expenses	(61,909.20)
Investment Earnings	<u>30.29</u>
Balance as of May 31, 2021	\$ 311,812.19

The second half settlement of 2021 has not yet occurred. It is estimated that Service Payments of \$99,082.26 (net of County Auditor fees) will be collected, and a compensation payment of \$44,587.02 will be made to the School District, in the second half settlement of 2021. Consequently, an additional \$54,495.25 will be deposited in the Series 2018F Revenue Account of the Revenue Fund in 2021.

2022 Service Payments: Pursuant to the financing documents, Annual Projected Service Payments means the amount of Service Payments estimated by the Administrator (assuming that existing levies will expire as scheduled, unless a renewal or replacement levy has been approved by the electorate of the applicable taxing jurisdiction, and assuming further that the properties from which Service Payments will be derived will be valued at the assessed value of the properties most recently

estimated or determined, if no more recent estimates exist, by the Warren County Auditor) to be received by the City.

By the first day of October of the year prior to taxes being collected, the Warren County Auditor must prepare the final tax list, which assigns the true value of the parcels within the TIF district. The estimated true value of the taxable property in the TIF district as of January 1, 2021 has not yet been set by the County Auditor. Therefore, for purposes of estimating the Annual Projected Service Payments to be collected in 2022, we are assuming that the true value for the incremental value of properties in the TIF district in tax year 2021 remain at the values set in tax year 2020 (\$9,674,930). It is estimated that Service Payments to be collected in 2022 will be \$199,572.78 as follows, with Table A-2 showing estimated Service Payments for Warren County Tax District 58 and Table A-3 showing estimated Service Payments for Warren County Tax District 59:

Table A-2
Estimated Service Payments
to be Collected in 2022 (Tax District 58)

Market Value	\$4,389,950.00
Assessed Value (35% of Market Value)	\$1,536,582.50
Commercial/Industrial Effective	
Millage Rate	58.740653
Service Payment to be Collected (Full Year)	\$90,253.99

Table A-3
Estimated Service Payments
to be Collected in 2022 (Tax District 59)

Market Value	\$5,284,980.00
Assessed Value (35% of Market Value)	\$1,849,743.00
Commercial/Industrial Effective	
Millage Rate	59.09945
Service Payment to be Collected (Full Year)	\$109,318.79

After deduction of estimated County Auditor fees (\$1,407.83) and the 45% compensation payment to the School District (\$89,174.23), **\$108,990.72** will remain available for Debt Service Charges on the Bonds and Administrative Expenses.

Special Assessments

Pursuant to a petition filed by the Developer with the City (the “Petition”), annual Special Assessments have been levied on all property within the Development Site for a period of twenty-seven (27) years in amounts sufficient to pay Debt Service Charges and Administrative Expenses in the succeeding fiscal year. Based on calculations prepared by the Administrator, the Special Assessments may be reduced or abated to the extent that Service Payments and other revenues cover all or a portion of the Debt Service Charges and Administrative Expenses for the succeeding fiscal year (the “Annual Required Assessments”). Under the Trust Indenture, the Special Assessments are transferred to the Trustee, and the Trustee is to deposit the Special Assessments into the Series 2018F Revenue Account of the Revenue Fund.

2020 Special Assessment: The Administrator calculated that the Annual Required Assessments to be placed on the 2019 tax duplicate for collection in 2020 was \$970,205.25. Special Assessments in the amount of \$970,205.29 were collected in 2020. This amount was transferred to the Trustee pursuant to the Trust Agreement. The Trustee deposited the Special Assessments in the Series 2018F Revenue Account of the Revenue Fund. The deposits during 2020 are shown in Table A-1 above.

2021 Special Assessment: The Administrator calculated that the Annual Required Assessments to be placed on the 2020 tax duplicate for collection in 2021 were \$830,550.43. According to the City, Special Assessments in the amount of \$415,275.21 was collected in the first half settlement of 2021. This amount was deposited in Series 2018F Revenue Subaccount of the Revenue Fund, which is shown on Table A-1, in accordance with the Trust Indenture.

The second half settlement has not yet occurred. It is estimated based on the County Auditor's collection data and the total amount of Special Assessments levied for collection in 2021 that **\$415,275.22** of Special Assessments will be collected in the second half of 2021.

Bond Fund

Pursuant to the Trust Indenture, monies in the Series 2018F Interest Subaccount and the Series 2018F Principal Subaccount were pledged to the payment of Debt Service Charges on the Bonds.

Series 2018F Interest Subaccount

The Series 2018F Interest Subaccount was created under the Trust Agreement as part of the issuance of the Bonds. On June 30, 2020 the balance of the Series 2018F Interest Subaccount was \$0.00. As of May 31, 2021, \$194,700.06 was transferred into the Series 2018F Interest Subaccount, and the Series 2018F Interest Subaccount accrued \$0.06 in interest between June 30, 2021 and May 31, 2021. From the amounts available in the Series 2018F Interest Subaccount, \$205,000.00 was used to pay interest on the Bonds, and \$515,000.00 was used to pay Principal on the Bonds. Therefore, the balance in the Series 2018F Interest Subaccount as of May 31, 2021 was **\$194,700.06**.

Table A-4
Series 2018F Interest Subaccount Activity
(As May 31, 2021)

Beginning Balance	\$ 0.00
Transfer from the Series 2018F Revenue Account	884,186.27
Transfer from the Series 2018F PRF Account	30,513.73
Payment of Interest on the Bonds	(205,000.00)
Payment of Principal on the Bonds	(515,000.00)
Investment Earnings	<u>0.06</u>
Balance as of May 31, 2021	\$194,700.06

Series 2018F Principal Subaccount

The Series 2018F Principal Subaccount was created under the Trust Agreement as part of the issuance of the Bonds. On June 30, 2020, the balance of the Series 2018F Principal Subaccount was \$85.73. As of May 31, 2021, \$85.73 was transferred into Administrative Expense Account. In addition, the amounts available in the Series 2018F Principal Subaccount accrued \$85.73 in interest. Therefore, the balance in the Series 2018F Principal Subaccount as of June 30, 2020 was **\$85.73**.

Table A-5
Series 2018F Principal Subaccount Activity
(As May 31, 2021)

Beginning Balance	\$ 85.73
Transfer to the Administrative Expense Account	<u>(85.73)</u>
Balance as of May 31, 2021	\$ 0.00

Reserve Fund

Reserve Requirement

The Series 2018F PRF Account in of the Primary Reserve Fund was created with the issuance of the Bonds and funded in the amount of \$1,074,000.00 with the issuance of the Bonds. Following the initial deposit, the reserve requirement is equal to the ten percent (10%) of the sale proceeds of the Bonds (the “Reserve Requirement”), which for the Bonds is \$1,074,000.00. The amount of the Reserve Requirement in the Series 2018F PRF Account is pledged to the payment of Debt Service Charges on the Bonds. Pursuant to the Trust Indenture, investment earnings on the Series 2018F PRF Account are retained in the Series 2018F PRF Account. After December 2nd but prior to December 31st of each year, the amount on deposit in the Series 2018F PRF Account that exceeds the Reserve Requirement is to be transferred to the Series 2018F Interest Subaccount or, if the amount already on deposit in the Series 2018F Interest Subaccount exceeds the amount of interest which will be due and payable on the Bonds in the next succeeding June 1st, to the Series 2018F Principal Subaccount.

2020 and 2021 Balance of the Series 2018F PRF Account in the Primary Reserve Fund

As of May 31, 2021, the Series 2018F PRF Account contains \$1,090,000.10, which exceeds the Reserve Requirement by \$16,000.10.

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USES OF FUNDS

Debt Service Charges

A copy of the debt service schedule for the Bonds is included as **Exhibit A** to this Report.

2020 Debt Service Charges: Debt Service Charges in 2020 included an interest payment of \$205,000.00 due on June 1, an interest payment of \$205,000.00 due on December 1, and a principal payment of \$515,000.00 due on December 1. The interest payments due on June 1, 2020 (\$205,000.00) and on December 1, 2020 (\$205,000.00) were paid from available monies in the Series 2018F Interest Subaccount. The principal payment due on December 1, 2020 (\$515,000.00) was paid from available monies in the Series 2018F Interest Subaccount.

2021 Debt Service Charges: Debt Service Charges in 2021 include interest payments of \$194,700.00 due on June 1 and December 1 and a principal payment of \$535,000.00 due on December 1. The interest payment due on June 1, 2021 (\$194,700.00) will be paid from available monies in the Series 2018F Interest Subaccount, and the Debt Service Charges due on December 1 will be paid from available monies as provided in the Trust Indenture.

2022 Debt Service Charges: Debt Service Charges in 2021 include interest payments of \$184,000.00 due on both June 1 and on December 1, and a principal payment of \$555,000.00 due on December 1. Debt Service Charges in 2021 will be paid from available monies as provided in the Trust Indenture.

Administrative Amounts

Administrative Amounts, as defined in Trust Indenture, means that portion of the Financing Payments to be paid to the Issuer or the Trustee, as applicable, for the payment of their respective fees and any other amounts other than Required Amounts to be paid under the Series 2018F Agreement, including any amounts required to be deposited in the Rebate Fund and in any reimbursement of any other expenses incurred by the Issuer or the Trustee, including those to comply with continuing disclosure or rebate obligations pertaining to the Bonds.

Administrative Amounts are payable on each Interest Payment Date from money held by the Trustee in the Series 2018F Revenue Account.

2020 Administrative Expenses: Pursuant to the issuance of the Bonds and the 2020 Annual Administrator's Report, Administrative Amounts for 2020 were estimated at \$82,000.00. The table below compares estimated Administrative Amounts to actual Administrative Amounts applicable to bond year 2020.

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Table B-1
Administrative Amounts
Bond Year 2020 Activity
(As of May 31, 2021)

	<u>Estimated</u>	<u>Amount Paid</u>	<u>Date Paid</u>	<u>Outstanding</u>
Port Authority Fee (2020)	\$50,000.00	\$50,000.00	6/24/2020 and 12/23/2020	\$0.00
Disclosure Fee	10,000.00	10,000.00	4/8/2021	0.00
Trustee Fee	2,000.00	2,000.00	1/31/2021	0.00
Administrator Fee	15,000.00	0.00		15,000.00
Miscellaneous	5,000.00	0.00		---
Total	\$82,000.00	\$62,000.00		\$15,000.00

2021 Administrative Amounts: Pursuant to the 2020 Administrator's Report and the issuance of the Bonds, Administrative Amounts for 2021 are estimated at \$82,000. The table below compares estimated Administrative Amounts to actual Administrative Amounts applicable to bond year 2020.

Table B-2
Administrative Amounts
Bond Year 2021 Activity
(As of May 31, 2021)

	<u>Estimated</u>	<u>Amount Paid</u>	<u>Date Paid</u>	<u>Outstanding</u>
Port Authority Fee (2021)	\$50,000.00	\$30,305.83	12/23/2020	\$19,694.17
Disclosure Fee	10,000.00	0.00		10,000.00
Trustee Fee	2,000.00	0.00		2,000.00
Administrator Fee	15,000.00	0.00		15,000.00
Miscellaneous	5,000.00	0.00		---
Total	\$82,000.00	\$30,305.83		\$46,694.17

2022 Administrative Amounts: The total Administrative Amounts for 2022 are estimated as follows:

Table B-2
Budgeted Administrative Expenses
2022

Port Authority Fee (2022)	\$ 50,000.00
Disclosure Fee	10,000.00
Trustee Fee	2,000.00
Administrator Fee	15,000.00
Miscellaneous	5,000.00
Total	\$ 82,000.00

ANNUAL REQUIRED ASSESSMENTS

Annual Required Assessments are defined in the financing documents as “an amount equal to (i) the sum of the Annual Bond Payments for the remainder of the then-current Bond Year and the Annual Bond Payments for the next succeeding Bond Year, less (ii) the Annual Available Amounts.” Definitions of Annual Bond Payments and Annual Available Amounts are as follows:

“Annual Bond Payments” mean, during any Bond Year, the principal of and interest and any premium on the Obligations and all related charges, including replenishment of any depleted reserve funds or reimbursement (including interest) for draws on a Credit Support Instrument in the Reserve Fund used to pay Debt Service Charges, Trustee fees, Administrative Amounts, the Authority Annual Fee, and other fees and annual servicing costs required to be paid during the Bond Year.

“Annual Available Amounts” means the aggregate amounts estimated by the Administrator on an Annual Calculation Date to be available to pay the Annual Bond Payments in that and the next succeeding Bond Year, without reducing the amount in the Reserve Fund below the Reserve Requirement, which amount shall be equal to the sum of:

- (i) The value of amounts held in the Bond Fund, the Revenue Fund, the Administrative Expense Fund, the Surplus Fund, and the Capitalized Interest Account on the Annual Calculation Date; plus
- (ii) Annual Projected Service Payments, as estimated by the Administrator; plus
- (iii) The amount of any Special Assessment Collections due to be received by the City (or the Authority or the Trustee on behalf of the City) and to be transferred to and deposited with the Trustee from the Annual Calculation Date through December 31st of the same calendar year; plus
- (iv) If the Reserve Fund is in a form other than a Credit Support Instrument, the amounts estimated by the Administrator to be received by the Trustee as investment earnings on amounts in the Reserve Fund from the Annual Calculation Date through January 31st of the next succeeding Bond Year, provided that any amounts estimated to be received shall only be counted to the extent the total amount on deposit in the Reserve Fund is and is anticipated to remain equal to or greater than the Reserve Requirement, plus any excess expected to be available in the Reserve Fund as a result of any reduction in the Reserve Requirement; plus
- (v) The amount of any other revenues other than those mentioned in (i) through (iv) above to the extent that the Authority notifies the Administrator that the Authority reasonably expects that such revenues will be available to pay Annual Bond Payments during the next succeeding Bond Year.

2021 Annual Required Assessments:

The Annual Required Assessments to be placed on the 2021 tax duplicate (collection in 2022) are shown in the table below. The Annual Bond Payments are estimated to equal \$1,976,094.17. The Annual Available Amounts are estimated to equal \$1,101,445.99, resulting in an estimated deficit of \$874,648.18. As a result, Special Assessments in the amount of \$874,648.18 need to be assessed in 2021 for collection in 2022.

Table C-1
Annual Required Assessments
2022

Annual Bond Payments

Interest on Bonds – June 1, 2021	\$ 194,700.00
Interest on Bonds – December 1, 2021	194,700.00
Principal on Bonds – December 1, 2021	535,000.00
Interest on Bonds – June 1, 2022	184,000.00
Interest on Bonds – December 1, 2022	184,000.00
Principal on Bonds – December 1, 2022	535,000.00
Outstanding Administrative Expenses, 2021	46,694.17
2022 Administrative Expenses	<u>82,000.00</u>
Total Annual Bond Payments	\$ 1,976,094.17

Annual Available Amounts

Series 2018F Interest Subaccount	\$ 194,700.06
Series 2018F Revenue Account	311,812.19
Balance of Service Payments to be Collected in 2021	54,322.37
Balance of Special Assessments to be Collected in 2021	415,275.21
Annual Projected Service Payments (2022)	108,990.72
Reserve Fund investment earnings through May 31, 2021	<u>16,000.10</u>
Total Annual Available Amounts	\$ 1,101,100.65

Total Annual Available Amounts – Total Annual Bond Payments	\$ (874,993.52)
--	------------------------

Annual Required Assessments	\$ 874,993.52
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According to the records of the Warren County Auditor, the Development Site, subject to the Special Assessment, currently consists of the following parcels:

Table C-2
Parcels Subject to the Special Assessment

Parcel ID	Account Number	Current Owner	Acreage
11-05-400-021-1	5900878	Duke Energy Ohio Inc.	2.997
11-04-200-008-1	5900896	MREIC Monroe OH LLC	22.4063
11-05-200-020-1	5802051	ProLogis-A5 OH III LLC	56.047
11-05-300-021-2	5900913	Lex PN Cincy II LLC	68.5176
11-05-400-035-1	5900911	Lex PN Cincy II LLC	44.5433
11-04-200-009-1	5900898	BCIF Park North Logistics Center LLC	51.1947
11-05-400-034-1	5802135	Granite I (Park North 4) LLC	42.603
11-05-300-021-1	5802144	Lex PN Cincy II LLC	6.5564
11-05-400-035-2	5802143	Lex PN Cincy III LLC	10.9846
11-05-300-022-1	5802145	Lex PN Cincy I LLC	8.083
11-05-200-033-1	5802091	Granite I (Park North 2) LLC	33.782
11-05-200-034-1	5802092	Lex PN Cincy IV LLC	13.458
11-05-600-008-0	5802147	Roadway (Park North Land LLC/Park North 5 LLC)	1.444
11-05-600-007-0	5900912	Roadway (Park North Land LLC/Park North 8, LLC)	1.3961
11-04-600-001-1	5900899	Road Way (City of Monroe)	5.5537
11-04-600-001-2	5802116	Road Way (City of Monroe)	0.7143
11-05-600-006-0	5802114	Road Way (City of Monroe)	5.793
11-05-600-005-0	5802099	Road Way (City of Monroe)	0.637
11-05-300-023-1	5802146	Open Space (Park North at Monroe Owners' Association, Inc.)	8.687
11-04-200-010-1	5900910	Open Space (Park North at Monroe Owners' Association, Inc.)	7.7491
11-05-400-026-0	5802097	Open Space (Park North at Monroe Owners' Association, Inc.)	11.093
11-05-400-027-2	5900891	Open Space (Park North at Monroe Owners' Association, Inc.)	4.868
11-05-400-027-1	5802098	Open Space (Park North at Monroe Owners' Association, Inc.)	12.86
11-05-200-030-1	5802087	Open Space (Park North at Monroe Owners' Association, Inc.)	1.194
Total			423.1621

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According to the Special Assessment Petition:

“The Special Assessment of a parcel shall be reapportioned to each new parcel upon the subdivision of a parcel. The Special Assessment shall be reapportioned to each new parcel in proportion to the developable portion (the “Net Acreage”) of each new parcel, which Net Acreage shall not include any lots or lands constituting public improvements or related rights of way. The reapportionment of the Special Assessment to each subdivided parcel shall be represented by the following formula:

$$A = B \times (C / D)$$

Where the terms have the following meanings:

A = The Special Assessment levied upon a newly subdivided parcel

B = The Net Acreage of the subdivided parcel

C = The Special Assessment of the parcel prior to its subdivision

D = The Net Acreage of all of the parcels resulting from the subdivision of the parcel.

In the event of a subdivision, the computation of the Net Acreage shall be calculated by the Administrator (as defined in the Cooperative Agreement), based on the information available regarding the use of the parcel. The Administrator may estimate the Net Acreage as long as consistent standards are used in preparing the calculations. Any calculations or determinations by the Administrator shall be binding upon the Owners.”

The Administrator has determined that the Net Acreage of the subdivided parcels to be the acreage of the parcels as listed on the Warren County Auditor’s website (shown in the table below), which acreage excludes any open space and public right-of-way in the Development Site.

The minimum Special Assessment per acre to be collected from all Net Acreage necessary to satisfy the Annual Required Assessment of \$874,993.52 is approximately \$2,422.64 per acre (\$874,993.52 Annual Required / Assessment 361.17290 acres = \$2,422.64 per acre). The City shall certify the following amounts to the Warren County Auditor pursuant to Section 4.2(e) of the Cooperative Agreement:

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Table C-3
Special Assessments for Certification

Parcel ID	Account Number	Current Owner	Acreage	Special Assessment
11-05-400-021-1	5900878	Duke Energy Ohio Inc.	2.997	\$ 7,260.67
11-04-200-008-1	5900896	MREIC Monroe OH LLC	22.4063	54,282.50
11-05-200-020-1	5802051	ProLogis-A5 OH III LLC	56.047	135,781.95
11-05-300-021-2	5900913	Lex PN Cincy II LLC	68.5176	165,993.78
11-05-400-035-1	5900911	Lex PN Cincy III LLC	44.5433	107,912.58
11-04-200-009-1	5900898	BCIF Park North Logistics Center LLC	51.1947	124,026.56
11-05-400-034-1	5802135	Granite I (Park North 4) LLC	42.603	103,211.92
11-05-300-021-1	5802144	Lex PN Cincy II LLC	6.5564	15,883.83
11-05-400-035-2	5802143	Lex PN Cincy III LLC	10.9846	26,611.78
11-05-300-022-1	5802145	Lex PN Cincy I LLC	8.083	19,582.23
11-05-200-033-1	5802091	Granite I (Park North 2) LLC	33.782	81,841.77
11-05-200-034-1	5802092	Lex PN Cincy IV LLC	13.458	32,603.95
Total			361.1729	\$874,993.52

EXHIBIT A

\$10,740,000
WARREN COUNTY PORT AUTHORITY
SPECIAL OBLIGATION DEVELOPMENT
REVENUE REFUNDING BONDS
(OHIO COMMUNITIES ACCELERATOR FUND) SERIES 2018F
(CORRIDOR 75 PARK REFUNDING PROJECT)
DATED DECEMBER 18, 2018

Date	Principal	Interest Rate	Interest	Total Debt Service	Annual Debt Service
6/1/2019			\$194,513.33	194,513.33	
12/1/2019	490,000	4.000%	214,800.00	704,800.00	899,313.33
6/1/2020			205,000.00	205,000.00	
12/1/2020	515,000	4.000%	205,000.00	720,000.00	925,000.00
6/1/2021			194,700.00	194,700.00	
12/1/2021	535,000	4.000%	194,700.00	729,700.00	924,400.00
6/1/2022			184,000.00	184,000.00	
12/1/2022	555,000	4.000%	184,000.00	739,000.00	923,000.00
6/1/2023			172,900.00	172,900.00	
12/1/2023	580,000	4.000%	172,900.00	752,900.00	925,800.00
6/1/2024			161,300.00	161,300.00	
12/1/2024	600,000	4.000%	161,300.00	761,300.00	922,600.00
6/1/2025			149,300.00	149,300.00	
12/1/2025	620,000	4.000%	149,300.00	769,300.00	918,600.00
6/1/2026			136,900.00	136,900.00	
12/1/2026	645,000	4.000%	136,900.00	781,900.00	918,800.00
6/1/2027			124,000.00	124,000.00	
12/1/2027	670,000	4.000%	124,000.00	794,000.00	918,000.00
6/1/2028			110,600.00	110,600.00	
12/1/2028	700,000	4.000%	110,600.00	810,600.00	921,200.00
6/1/2029			96,600.00	96,600.00	
12/1/2029	730,000	4.000%	96,600.00	826,600.00	923,200.00
6/1/2030			82,000.00	82,000.00	
12/1/2030	760,000	4.000%	82,000.00	842,000.00	924,000.00
6/1/2031			66,800.00	66,800.00	
12/1/2031	790,000	4.000%	66,800.00	856,800.00	923,600.00
6/1/2032			51,000.00	51,000.00	
12/1/2032	815,000	4.000%	51,000.00	866,000.00	917,000.00
6/1/2033			34,700.00	34,700.00	
12/1/2033	850,000	4.000%	34,700.00	884,700.00	919,400.00
6/1/2034			17,700.00	17,700.00	
12/1/2034	885,000	4.000%	17,700.00	902,700.00	920,400.00
Total	<u>\$10,740,000</u>		<u>\$3,984,313.33</u>	<u>\$14,724,313.33</u>	<u>\$14,724,313.33</u>

ORDINANCE NO. 2021-34

AN ORDINANCE SUPPLEMENTING CHAPTER 204 OF THE CODIFIED ORDINANCES TO DESIGNATE THE DOG PARK LOCATED AT 401 OLD STREET AS MONROVER PARK.

WHEREAS, Council purchased the real property located at 401 Old Street and is currently rehabilitating the property for use as a dog park; and

WHEREAS, Council desires to name the park “Monrover Park.”

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

SECTION 1: Chapter 204 of the Codified Ordinances is hereby supplemented to read as follows:

“204.05. – 401 Old Street

The property located at 401 Old Street used as a dog park shall be known as Monrover Park.”

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: _____

ORDINANCE NO. 2021-35

AN ORDINANCE GRANTING AND DESIGNATING REAL PROPERTY OWNED BY THE CITY OF MONROE AS AN EASEMENT FOR THE GREAT MIAMI RIVER TRAIL.

WHEREAS, in connection with the Great Miami River Trail certain easements are required to be obtained; and

WHEREAS, the Ohio Department of Transportation is requiring that the City of Monroe grant certain real property, owned by the City of Monroe, as an easement so that its use remains a perpetual use for the Great Miami River Trail.

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

SECTION 1: The City of Monroe does hereby grant in and unto itself and designate certain real property described on Exhibit "1" attached hereto and made a part hereof as an easement for the Great Miami River Trail.

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:_____

LPA RE 806D
Rev. 10/2017

ED
LPA

EASEMENT

City of Monroe, Ohio, an Ohio municipal corporation, the Grantor(s), as a GIFT/DONATION to the Grantee, the City of Monroe, Ohio; does quit claim to the Grantee, its successors and assigns, an easement, which is more particularly described in Exhibit A, attached, the following described real estate:

PARCEL(S): 5 SH

BUT-GREAT MIAMI RIVER TRAIL

SEE EXHIBIT A ATTACHED

Butler County Current Tax Parcel No. C1800-012000-040

Prior Instrument Reference: OR Book 9099, Page 1365, Butler County Recorder's Office.

The property conveyed is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

In the event that Grantee decides not to use the property conveyed for the above-stated purpose, Grantor(s) has a right under Section 163.211 of the Revised Code to repurchase the property for its fair market value as determined by an independent appraisal made by an appraiser chosen by agreement of the parties or, if the parties cannot agree, an appraiser chosen by an appropriate court. However, this right to repurchase shall be extinguished if any of the following occur: (A) Grantor(s) declines to repurchase the property; (B) Grantor(s) fails to repurchase the property within sixty days after Grantee offers the property for repurchase; (C) Grantee grants or transfers the property to any other person or agency; or (D) Five years have passed since the property was appropriated.

IN WITNESS WHEREOF City Of Monroe, Ohio, An Ohio Municipal Corporation by and through _____, the _____ of City Of Monroe, Ohio, An Ohio Municipal Corporation, has hereunto subscribed _____ name on the _____ day of _____, _____.

CITY OF MONROE, OHIO, AN OHIO
MUNICIPAL CORPORATION

By: _____

STATE OF OHIO, COUNTY OF BUTLER SS:

BE IT REMEMBERED, that on the _____ day of _____, _____, before me the subscriber, a Notary Public in and for said state and county, personally came the above named _____, who acknowledged being the _____ of City Of Monroe, Ohio, An Ohio Municipal Corporation, and who acknowledged the foregoing instrument to be the voluntary act and deed of said City Of Monroe, Ohio, An Ohio Municipal Corporation. No oath or affirmation was administered to _____ with regard to the notarial act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

NOTARY PUBLIC

My Commission expires: _____

This document was prepared by: the City of Monroe, Ohio

EXHIBIT A

LPA RX 871 SH

Page 1 of 3

Rev. 06/09

Ver. Date 01/25/21

PID 109591

**PARCEL 5-SH
GREAT MIAMI RIVER TRAIL - MONROE, OHIO
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF MONROE, BUTLER COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the City Of Monroe, Butler County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situate in Section 36, Town 3, Range 3, BTM, in the City of Monroe, Butler County, Ohio and being part of Lot 2702 of the designated lots of the City of Monroe and as conveyed to City of Monroe, Ohio in O.R. 9099 Page 1365 of the Butler County Recorder's Office and being more particularly described as follows:

Commencing at a 5/8" iron pin found at the southwest corner of Green Ridge Subdivision, Section One as recorded in P.B. 8 Page 18, said point being the southeast corner of Lot 2699 as conveyed to Eve Kristin, Trustee in O.R. 6624 Page 161;

Thence along the south line of Lot 2699, being the north line of Lot 2700 as conveyed to Eve Kristin, Trustee in O.R. 6624 Page 161, N84°13'09"W, passing a 1/2" iron pin found at 1361.91 feet. a total distance of 1407.10 feet to a point in an easterly line of Lot 2885 as conveyed to the Butler County Park District in O.R. 1180 Page 59, said point being 74.45 feet right of Station 277+92.15 per a survey performed by The Kleingers Group, Inc. for the centerline of the Great Miami River Trail in Monroe, Ohio;

Thence along easterly lines of Lot 2885, the following three courses:

- 1.) N05°53'54"E a distance of 370.01 feet to a point 71.86 feet right of Sta 281+54.66;
- 2.) N09°13'51"E a distance of 477.77 feet to a point 56.61 feet right of Sta 286+46.16;

EXHIBIT A

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- 3.) N15°32'12"E a distance of 93.36 feet to northeast corner of Lot 2885, being the southeast corner of Lot 2629, said point being 54.33 feet right of Station 287+39.49;

Thence along the north line of Lot 2885, N74°47'21"W a distance of 101.30 feet to the northwest corner of Lot 2885, being 46.92 feet left of Station 287+36.37;

Thence along west lines of Lot 2885 the following five courses:

- 1.) S15°13'12"W a distance of 98.66 feet to a 5/8" iron pin found 43.89 feet left of Station 286+37.76;
- 2.) S07°44'02"W a distance of 242.87 feet to a 5/8" iron pin found 16.55 feet left of Station 283+99.96;
- 3.) S07°47'49"W a distance of 242.83 feet to a point 16.41 feet left of Station 281+57.91;
- 4.) S05°55'44"W a distance of 366.44 feet to a point 14.17 feet left of Station 277+90.00;
- 5.) S15°21'12"W a distance of 5.60 feet to the northeast corner of Lot 2702 and the True Point of Beginning, said point being 14.58 feet left of Station 277+84.35;

Thence continuing along a west line of Lot 2885, S15°21'12"W a distance of 904.44 feet to a point 14.41 feet left of Station 268+79.04;

Thence continuing along a west line of Lot 2885, S12°11'41"W a distance of 84.03 feet to the southeast corner of Lot 2702, said point being 14.40 feet left of Station 267+94.96;

Thence along the south line of Lot 2702, N86°27'55"W a distance of 7.51 feet to a point 21.46 feet left of Station 267+93.85;

Thence along lines through Lot 2702, the following four courses:

- 1.) N03°17'26"E a distance of 32.96 feet to a point 26.70 feet left of Station 268+26.39;
- 2.) N14°08'44"E a distance of 156.78 feet to a point 27.69 feet left of Station 269+81.63;
- 3.) N15°24'41"E a distance of 272.59 feet to a point 28.37 feet left of Station 272+56.33;
- 4.) N15°09'30"E a distance of 525.87 feet to a point in the north line of Lot 2702, said point being 29.16 feet left of Station 277+82.95;

Thence along the north line of Lot 2702, S84°13'09"E a distance of 14.64 feet to the Point of Beginning, containing 0.293 acres more or less and being subject to easements, restrictions, and rights-of-way of record.

Bearings are based on the Ohio State Plane Coordinate System, NAD'83 (2011).

EXHIBIT A

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The above description was prepared by The Kleingers Group, Inc., under the direction of David L. Cox, Ohio Professional Surveyor No. 7101 and is based on a survey completed on February 16, 2018.

Gross Take 0.293 Acres
P.R.O. 0.000 Acres
Net Take 0.293 Acres

Auditors Parcel: C1800-012000-040

David L. Cox
1/25/21



ORDINANCE NO. 2021-36

AN ORDINANCE AUTHORIZING THE PURCHASE OF REAL PROPERTY FROM BARBARA TRIMBLE, SUCCESSOR TRUSTEE OF THE WILLIAM H. TRIMBLE TRUST AGREEMENT AND BARBARA TRIMBLE, TRUSTEE OF THE BARBARA TRIMBLE TRUST AGREEMENT FOR EASEMENT PURPOSES FOR THE GREAT MIAMI RIVER TRAIL.

WHEREAS, in connection with the Great Miami River Trail certain easements are required to be obtained; and

WHEREAS, the real property described herein shall be designated as an easement for the Great Miami River Trail.

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

SECTION 1: Council hereby authorizes the purchase of real property from Barbara Trimble, Successor Trustee of the William H. Trimble Trust Agreement and Barbara Trimble, Trustee of the Barbara Trimble Trust Agreement described on Exhibit “1” attached hereto and made a part hereof as an easement for the Great Miami River Trail.

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:_____

LPA RE 804
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EASEMENT

Barbara Trimble, Successor Trustee of the William H. Trimble Trust Agreement dated April 4, 2000 as amended and restated by that certain Restated Trust Agreement of William H. Trimble dated June 21, 2007 and Barbara Trimble, Trustee of the Barbara Trimble Trust Agreement dated April 4, 2000, as amended and restated by that certain Restated Trust Agreement of Barbara Trimble dated June 21, 2007; and as amended on November 16, 2017 and on July 26, 2021, the Grantor(s), in consideration of the sum of \$2,131.00, to be paid by the City of Monroe, Ohio, the Grantee, does convey(s) to Grantee, its successors and assigns, an easement, which is more particularly described in Exhibit A attached, the following described real estate:

PARCEL(S): 2 SH-1, SH-2, SH-3

BUT-GREAT MIAMI RIVER TRAIL

SEE EXHIBIT A ATTACHED

Butler County Current Tax Parcel No. C1800-012000-050 and C1800-012000-051
Prior Instrument Reference: OR Book 8113, Page 573; OR Book 9707, Page 1100; OR Book 9707, Page 1112; OR Book 9706, Page 1470, Butler County Recorder's Office.

Grantor(s), for themselves and their successors and assigns, covenant(s) with the Grantee, its successors and assigns, that they are the true and lawful owner(s) in fee simple, and have the right and power to convey the property and that the property is free and clear from all liens and encumbrances, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d)

any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the property against all claims of all persons.

The property conveyed is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

In the event that the Grantee decides not to use the property conveyed for the above-stated purpose, the Grantor(s) have a right under Section 163.211 of the Revised Code to repurchase the property for its fair market value as determined by an independent appraisal made by an appraiser chosen by agreement of the parties or, if the parties cannot agree, an appraiser chosen by an appropriate court. However, this right to repurchase will be extinguished if any of the following occur: (A) Grantor(s) declines to repurchase the property; (B) Grantor(s) fail to repurchase the property within sixty days after Grantee offers the property for repurchase; (C) Grantee grants or transfers the property to any other person or agency; or (D) Five years have passed since the property was appropriated.

IN WITNESS WHEREOF Barbara Trimble, Successor Trustee of the William H. Trimble Trust Agreement dated April 4, 2000 as amended and restated by that certain Restated Trust Agreement of William H. Trimble dated June 21, 2007 and Barbara Trimble, Trustee of the Barbara Trimble Trust Agreement dated April 4, 2000, as amended and restated by that certain Restated Trust Agreement of Barbara Trimble dated June 21, 2007; and as amended on November 16, 2017 and on July 26, 2021 has hereunto set her hands on the _____ day of _____, 2021.

Barbara Trimble, Successor Trustee

Barbara Trimble, Trustee

STATE OF OHIO, COUNTY OF _____. SS:

BE IT REMEMBERED, that on the _____ day of _____, 2021, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Barbara Trimble, Successor Trustee of the William H. Trimble Trust Agreement dated April 4, 2000 as amended and restated by that certain Restated Trust Agreement of William H. Trimble dated June 21, 2007 and Barbara Trimble, Trustee of the Barbara Trimble Trust Agreement dated April 4, 2000, as amended and restated by that certain Restated Trust Agreement of Barbara Trimble dated June 21, 2007; and as amended on November 16, 2017 and on July 26, 2021 who acknowledged the foregoing instrument to be their voluntary acts and deeds. No oath or affirmation was administered to Barbara Trimble, Successor Trustee of the William H. Trimble Trust Agreement dated April 4, 2000 as amended and restated by that certain Restated Trust Agreement of William H. Trimble dated June 21, 2007 and Barbara Trimble, Trustee of the Barbara Trimble Trust Agreement dated April 4, 2000, as amended and restated by that certain Restated Trust Agreement of Barbara Trimble dated June 21, 2007; and as amended on November 16, 2017 and on July 26, 2021 with regard to the notarial act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

NOTARY PUBLIC

My Commission expires: _____

This document was prepared by: the City of Monroe, Ohio

EXHIBIT A

LPA RX 871 SH

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Ver. Date 01/25/21

PID 109591

**PARCEL 2-SH1
GREAT MIAMI RIVER TRAIL - MONROE, OHIO
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF MONROE, BUTLER COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the City Of Monroe, Butler County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situate in Section 36, Town 3, Range 3, BTM, in the City of Monroe, Butler County, Ohio and being part of Lot 3514 of the designated lots of the City of Monroe and as conveyed to William H. Trimble, Trustee in O.R. 8113 Page 573 of the Butler County Recorder's Office and being more particularly described as follows:

Commencing at a 5/8" iron pin found at the southwest corner of Green Ridge Subdivision, Section One as recorded in P.B. 8 Page 18, said point being the southeast corner of Lot 2699 as conveyed to Eve Kristin, Trustee in O.R. 6624 Page 161;

Thence along the south line of Lot 2699, being the north line of Lot 2700 as conveyed to Eve Kristin, Trustee in O.R. 6624 Page 161, N84°13'09"W, passing a 1/2" iron pin found at 1361.91 feet. a total distance of 1407.10 feet to a point in an easterly line of Lot 2885 as conveyed to the Butler County Park District in O.R. 1180 Page 59, said point being 74.45 feet right of Station 277+92.15 per a survey performed by The Kleingers Group, Inc. for the centerline of the Great Miami River Trail in Monroe, Ohio;

Thence along easterly lines of Lot 2885, the following three courses:

- 1.) S15°07'20W a distance of 918.14 feet to a point 77.49 feet right of Sta 268+74.43;
- 2.) S11°26'18"W a distance of 536.91 feet to a point 80.62 feet right of Sta 263+40.94;

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- 3.) S18°01'26"W a distance of 123.39 feet to a 5/8" iron pin found at the southeast corner of Lot 2885, being the northeast corner of Lot 3517, said point being 74.19 feet right of Station 262+17.72;

Thence along the north line of Lot 3517, N75°48'04"W a distance of 95.11 feet to a 5/8" iron pin found at the northwest corner of Lot 3517, being 20.91 feet left of Station 262+16.33;

Thence along the west lines of Lot 3517, the following five courses:

- 1.) S14°48'46"W a distance of 134.29 feet to a 5/8" iron pin found 20.21 feet left of Station 260+81.67;
- 2.) S22°26'16"W a distance of 235.68 feet to a 5/8" iron pin found 20.81 feet left of Station 258+41.48;
- 3.) S28°34'43"W a distance of 499.46 feet to a point 21.05 feet left of Station 253+39.12;
- 4.) S37°21'47"W a distance of 127.88 feet to a point 38.05 feet left of Station 252+10.23;
- 5.) S38°30'18"W a distance of 202.37 feet to the True Point of Beginning, said point being 23.84 feet left of Station 250+03.42;

Thence continuing along the west line of Lot 3517, S38°30'18"W a distance of 74.29 feet to a point 26.02 feet left of Station 249+33.97;

Thence along lines through Lot 3514, the following three courses:

- 1.) N01°09'57"W a distance of 58.11 feet to a point 60.04 feet left of Station 249+76.01;
- 2.) N38°39'33"E a distance of 16.32 feet to a point 60.18 feet left of Station 249+89.95;
- 3.) S71°08'49"E a distance of 39.35 feet to the Point of Beginning, containing 0.039 acres more or less and being subject to easements, restrictions, and rights-of-way of record.

Bearings are based on the Ohio State Plane Coordinate System, NAD'83 (2011).

The above description was prepared by The Kleingers Group, Inc., under the direction of David L. Cox, Ohio Professional Surveyor No. 7101 and is based on a survey completed on February 16, 2018.

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Gross Take 0.039 Acres
P.R.O. 0.000 Acres
Net Take 0.039 Acres

Auditors Parcel: C1800-012000-051

David L. Cox
1/25/21



EXHIBIT A

LPA RX 871 SH

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Ver. Date 01/25/21

PID 109591

**PARCEL 2-SH2
GREAT MIAMI RIVER TRAIL - MONROE, OHIO
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF MONROE, BUTLER COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the City Of Monroe, Butler County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situate in Section 36, Town 3, Range 3, BTM, in the City of Monroe, Butler County, Ohio and being part of Lot 3513 of the designated lots of the City of Monroe and as conveyed to William H. Trimble, Trustee in O.R. 8113 Page 573 of the Butler County Recorder's Office and being more particularly described as follows:

Commencing at a 5/8" iron pin found at the southwest corner of Green Ridge Subdivision, Section One as recorded in P.B. 8 Page 18, said point being the southeast corner of Lot 2699 as conveyed to Eve Kristin, Trustee in O.R. 6624 Page 161;

Thence along the south line of Lot 2699, being the north line of Lot 2700 as conveyed to Eve Kristin, Trustee in O.R. 6624 Page 161, N84°13'09"W, passing a 1/2" iron pin found at 1361.91 feet. a total distance of 1407.10 feet to a point in an easterly line of Lot 2885 as conveyed to the Butler County Park District in O.R. 1180 Page 59, said point being 74.45 feet right of Station 277+92.15 per a survey performed by The Kleingers Group, Inc. for the centerline of the Great Miami River Trail in Monroe, Ohio;

Thence along easterly lines of Lot 2885, the following three courses:

- 1.) S15°07'20W a distance of 918.14 feet to a point 77.49 feet right of Sta 268+74.43;
- 2.) S11°26'18"W a distance of 536.91 feet to a point 80.63 feet right of Sta 263+40.94;

EXHIBIT A

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- 3.) S18°01'26"W a distance of 123.39 feet to a 5/8" iron pin found at the southeast corner of Lot 2885, being the northeast corner of Lot 3517, said point being 74.19 feet right of Station 262+17.72;

Thence along the north line of Lot 3517, N85°48'04"W a distance of 95.11 feet to a 5/8" iron pin found at the northwest corner of Lot 3517, being 20.91 feet left of Station 262+16.33;

Thence along west lines of Lot 3517, the following three courses:

- 1.) S14°48'46"W a distance of 134.29 feet to a 5/8" iron pin found 20.21 feet left of Station 260+81.87;
- 2.) S22°26'16"W a distance of 235.68 feet to a 5/8" iron pin found 20.81 feet left of Station 258+41.48;
- 3.) S28°34'43"W a distance of 445.28 feet to the True Point of Beginning, said point being 26.33 feet left of Station 253+93.05;

Thence continuing along a west line of Lot 3517, S28°34'43"W a distance of 54.19 feet to a point 21.05 feet left of Station 253+39.12;

Thence continuing along a west line of Lot 3517, S37°21'47"W a distance of 75.19 feet to a point 31.25 feet left of Station 252+57.69;

Thence along a line through Lot 3513, N31°54'46"E a distance of 71.47 feet to the Point of Beginning, containing 0.010 acres more or less and being subject to easements, restrictions, and rights-of-way of record.

Bearings are based on the Ohio State Plane Coordinate System, NAD'83 (2011).

The above description was prepared by The Kleingers Group, Inc., under the direction of David L. Cox, Ohio Professional Surveyor No. 7101 and is based on a survey completed on February 16, 2018.

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Gross Take 0.010 Acres
P.R.O. 0.000 Acres
Net Take 0.010 Acres

Auditors Parcel: C1800-012000-050

David L. Cox
1/25/21



EXHIBIT A

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Ver. Date 01/25/21

PID 109591

**PARCEL 2-SH3
GREAT MIAMI RIVER TRAIL - MONROE, OHIO
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF MONROE, BUTLER COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the City Of Monroe, Butler County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situate in Section 36, Town 3, Range 3, BTM, in the City of Monroe, Butler County, Ohio and being part of Lot 3513 of the designated lots of the City of Monroe and as conveyed to William H. Trimble, Trustee in O.R. 8113 Page 573 of the Butler County Recorder's Office and being more particularly described as follows:

Commencing at a 5/8" iron pin found at the southwest corner of Green Ridge Subdivision, Section One as recorded in P.B. 8 Page 18, said point being the southeast corner of Lot 2699 as conveyed to Eve Kristin, Trustee in O.R. 6624 Page 161;

Thence along the south line of Lot 2699, being the north line of Lot 2700 as conveyed to Eve Kristin, Trustee in O.R. 6624 Page 161, N84°13'09"W, passing a 1/2" iron pin found at 1361.91 feet. a total distance of 1407.10 feet to a point in an easterly line of Lot 2885 as conveyed to the Butler County Park District in O.R. 1180 Page 59, said point being 74.45 feet right of Station 277+92.15 per a survey performed by The Kleingers Group, Inc. for the centerline of the Great Miami River Trail in Monroe, Ohio;

Thence along easterly lines of Lot 2885, the following three courses:

- 1.) S15°07'20W a distance of 918.14 feet to a point 77.49 feet right of Sta 268+74.43;
- 2.) S11°26'18"W a distance of 536.91 feet to a point 80.62 feet right of Sta 263+40.94;

EXHIBIT A

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- 3.) S18°01'26"W a distance of 123.39 feet to a 5/8" iron pin found at the southeast corner of Lot 2885, being the northeast corner of Lot 3517, said point being 74.19 feet right of Station 262+17.72;

Thence along the north line of Lot 3517, N75°48'04"W a distance of 95.11 feet to a 5/8" iron pin found at the northwest corner of Lot 3517, being 20.91 feet left of Station 262+16.63;

Thence along west lines of Lot 3517, the following three courses:

- 1.) S14°48'46"W a distance of 134.29 feet to a 5/8" iron pin found 20.21 feet left of Station 260+81.67;
- 2.) S22°26'16"W a distance of 235.68 feet to a 5/8" iron pin found 20.81 feet left of Station 258+41.48;
- 3.) S28°34'43"W a distance of 19.56 feet to the intersection of the west line of Lot 3517 with the north line of Lot 3513, said point being the True Point of Beginning, and being 21.19 feet left of Station 258+21.93;

Thence continuing along a west line of Lot 3517, S28°34'43"W a distance of 278.03 feet to a point 26.67 feet left of Station 255+43.95;

Thence along lines through Lot 3513, the following three courses:

- 1.) N61°25'17"W a distance of 5.00 feet to a point 31.67 feet left of Station 255+44.05;
- 2.) N28°34'43"E a distance of 142.77 feet to a point 28.86 feet left of Station 256+86.80;
- 3.) N23°47'55"E a distance of 127.74 feet to a point in the north line of Lot 3513, said point being 36.99 feet left of Station 258+14.28;

Thence along the north line of Lot 3513, being the south line of Lot 3518, S88°23'40"E a distance of 17.55 feet to the Point of Beginning, containing 0.048 acres more or less and being subject to easements, restrictions, and rights-of-way of record.

Bearings are based on the Ohio State Plane Coordinate System, NAD'83 (2011).

The above description was prepared by The Kleingers Group, Inc., under the direction of David L. Cox, Ohio Professional Surveyor No. 7101 and is based on a survey completed on February 16, 2018.

EXHIBIT A

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Gross Take 0.048 Acres
P.R.O. 0.000 Acres
Net Take 0.048 Acres

Auditors Parcel: C1800-012000-050

David L. Cox
1/25/21



ORDINANCE NO. 2021-37

AN ORDINANCE AUTHORIZING THE PURCHASE OF RELA PROPERTY FROM FRANK C. FREY AND MARY LINDON, TRUSTEES OF THE FREY PRESERVATION TRUST FOR EASEMENT PURPOSES FOR THE GREAT MIAMI RIVER TRAIL.

WHEREAS, in connection with the Great Miami River Trail certain easements are required to be obtained; and

WHEREAS, the real property described herein shall be designated as an easement for the Great Miami River Trail.

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

SECTION 1: Council hereby authorizes the purchase of real property in the amount of \$3.298.00 from Frank C. Frey and Mary Lindon, Trustees of the Frey Preservation Trust described on Exhibit "1" attached hereto and made a part hereof as an easement for the Great Miami River Trail.

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: _____

LPA RE 804
Rev. 10/2017

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EASEMENT

Frank C. Frey and Mary Lindon, Trustees of the Frey Preservation Trust dated May 31, 2017, the Grantor(s), in consideration of the sum of \$3,298.00, to be paid by the City of Monroe, Ohio, the Grantee, does convey(s) to Grantee, its successors and assigns, an easement, which is more particularly described in Exhibit A attached, the following described real estate:

PARCEL(S): 3 SH-1, SH-2

BUT-GREAT MIAMI RIVER TRAIL

SEE EXHIBIT A ATTACHED

Butler County Current Tax Parcel No. C1800012000055

Prior Instrument Reference: OR Book 9042, Page 296, Butler County Recorder's Office.

Grantor(s), for themselves and their successors and assigns, covenant(s) with the Grantee, its successors and assigns, that they are the true and lawful owner(s) in fee simple, and have the right and power to convey the property and that the property is free and clear from all liens and encumbrances, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the property against all claims of all persons.

The property conveyed is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

In the event that the Grantee decides not to use the property conveyed for the above-stated purpose, the Grantor(s) have a right under Section 163.211 of the Revised Code to

repurchase the property for its fair market value as determined by an independent appraisal made by an appraiser chosen by agreement of the parties or, if the parties cannot agree, an appraiser chosen by an appropriate court. However, this right to repurchase will be extinguished if any of the following occur: (A) Grantor(s) declines to repurchase the property; (B) Grantor(s) fail to repurchase the property within sixty days after Grantee offers the property for repurchase; (C) Grantee grants or transfers the property to any other person or agency; or (D) Five years have passed since the property was appropriated.

IN WITNESS WHEREOF Frank C. Frey And Mary Lindon, Trustees Of The Frey Preservation Trust Dated May 31, 2017 have hereunto set their hands on the _____ day of _____, _____.

Frank C. Frey, Trustee

Mary Lindon, Trustee

STATE OF OHIO, COUNTY OF _____, SS:

BE IT REMEMBERED, that on the _____ day of _____, _____, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Frank C. Frey And Mary Lindon, Trustees Of The Frey Preservation Trust Dated May 31, 2017 who acknowledged the foregoing instrument to be their voluntary acts and deeds. No oath or affirmation was administered to Frank C. Frey And Mary Lindon, Trustees Of The Frey Preservation Trust Dated May 31, 2017 with regard to the notarial act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

NOTARY PUBLIC

My Commission expires: _____

This document was prepared by: the City of Monroe, Ohio

EXHIBIT A

LPA RX 871 SH

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Ver. Date 01/25/21

PID 109591

**PARCEL 3-SH1
GREAT MIAMI RIVER TRAIL - MONROE, OHIO
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF MONROE, BUTLER COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the City Of Monroe, Butler County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situate in Section 36, Town 3, Range 3, BTM, in the City of Monroe, Butler County, Ohio and being part of Lot 3518 of the designated lots of the City of Monroe and as conveyed to Frank C. Frey and Mary Lindon, Trustees in O.R. 9042 Page 296 of the Butler County Recorder's Office and being more particularly described as follows:

Commencing at a 5/8" iron pin found at the southwest corner of Green Ridge Subdivision, Section One as recorded in P.B. 8 Page 18, said point being the southeast corner of Lot 2699 as conveyed to Eve Kristin, Trustee in O.R. 6624 Page 161;

Thence along the south line of Lot 2699, being the north line of Lot 2700 as conveyed to Eve Kristin, Trustee in O.R. 6624 Page 161, N84°13'09"W, passing a 1/2" iron pin found at 1361.91 feet, a total distance of 1407.10 feet to a point in an easterly line of Lot 2885 as conveyed to the Butler County Park District in O.R. 1180 Page 59, said point being 74.45 feet right of Station 277+92.15 per a survey performed by The Kleingers Group, Inc. for the centerline of the Great Miami River Trail in Monroe, Ohio;

Thence along easterly lines of Lot 2885, the following three courses:

- 1.) S15°07'20"W a distance of 918.14 feet to a point 77.49 feet right of Sta 268+74.73;
- 2.) S11°26'18"W a distance of 536.91 feet to a point 80.62 feet right of Sta 263+40.94;

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- 3.) S18°01'26"W a distance of 123.39 feet to a 5/8" iron pin found at the southeast corner of Lot 2885, being the northeast corner of 3517, said point being 74.19 feet right of Station 262+17.72;

Thence along the north line of Lot 3517, N85°48'04"W a distance of 95.11 feet to a 5/8" iron pin found at the northwest corner of Lot 3517, being 20.91 feet left of Station 262+16.33;

Thence along a west line of Lot 3517, S14°48'46"W a distance of 134.29 feet to a 5/8" iron pin found 20.21 feet left of Station 260+81.67;

Thence continuing along a west line of Lot 3517, S22°26'16"W a distance of 157.00 feet to a the True Point of Beginning, being 26.20 feet left of Station 259+21.26;

Thence continuing along a west line of Lot 3517, S22°26'16"W a distance of 78.67 feet to a 5/8" iron pin found 20.81 feet left of Station 258+41.48;

Thence continuing along a west line of Lot 3517, S28°34'43"W a distance of 19.56 feet to the southeast corner of Lot 3518, being 21.19 feet left of Station 258+21.93;

Thence along the south line of Lot 3518, S88°23'40"W a distance of 17.55 feet to a point 36.99 feet left of Station 258+14.28;

Thence along a line through Lot 3518, N29°14'54"E a distance of 59.75 feet to a point 35.06 feet left of Station 258+74.34;

Thence continuing along a line through Lot 3518, N36°39'27"E a distance of 46.46 feet to the Point of Beginning, containing 0.024 acres more or less and being subject to easements, restrictions, and rights-of-way of record.

Bearings are based on the Ohio State Plane Coordinate System, NAD'83 (2011).

The above description was prepared by The Kleingers Group, Inc., under the direction of David L. Cox, Ohio Professional Surveyor No. 7101 and is based on a survey completed on February 16, 2018.

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Gross Take 0.024 Acres
P.R.O. 0.000 Acres
Net Take 0.024 Acres

Auditors Parcel: C1800-012000-055

David L. Cox
1/25/21



EXHIBIT A

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Ver. Date 01/25/21

PID 109591

**PARCEL 3-SH2
GREAT MIAMI RIVER TRAIL - MONROE, OHIO
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF MONROE, BUTLER COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the City Of Monroe, Butler County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situate in Section 36, Town 3, Range 3, BTM, in the City of Monroe, Butler County, Ohio and being part of Lot 3518 of the designated lots of the City of Monroe and as conveyed to Frank C. Frey and Mary Lindon, Trustees in O.R. 9042 Page 296 of the Butler County Recorder's Office and being more particularly described as follows:

Commencing at a 5/8" iron pin found at the southwest corner of Green Ridge Subdivision, Section One as recorded in P.B. 8 Page 18, said point being the southeast corner of Lot 2699 as conveyed to Eve Kristin, Trustee in O.R. 6624 Page 161;

Thence along the south line of Lot 2699, being the north line of Lot 2700 as conveyed to Eve Kristin, Trustee in O.R. 6624 Page 161, N84°13'09"W, passing a 1/2" iron pin found at 1361.91 feet, a total distance of 1407.10 feet to a point in an easterly line of Lot 2885 as conveyed to the Butler County Park District in O.R. 1180 Page 59, said point being 74.45 feet right of Station 277+92.15 per a survey performed by The Kleingers Group, Inc. for the centerline of the Great Miami River Trail in Monroe, Ohio;

Thence along easterly lines of Lot 2885, the following three courses:

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Thence along a west line of Lot 3517, S14°48'46"W a distance of 134.29 feet to a 5/8" iron pin found 20.21 feet left of Station 260+81.67;

Thence continuing along a west line of Lot 3517, S22°26'16"W a distance of 24.84 feet to a point 22.68 feet left of Station 260+56.46;

Thence along lines through Lot 3518, the following six courses:

- 1.) N11°48'29"E a distance of 113.73 feet to a point 29.99 feet left of Station 261+70.96;
- 2.) N21°09'17"W a distance of 43.10 feet to a point 55.44 feet left of Station 262+05.74;
- 3.) N16°09'41"E a distance of 33.10 feet to a point 54.79 feet left of Station 262+38.84;
- 4.) N79°06'23"E a distance of 27.14 feet to a point 30.39 feet left of Station 262+50.70;
- 5.) N13°36'09"E a distance of 214.59 feet to a point 28.79 feet left of Station 264+70.21;
- 6.) N12°50'28"E a distance of 326.54 feet to a point in the north line of Lot 3518, said point being 21.46 feet left of Station 267+93.85;

Thence along the north line of Lot 3518, S86°27'55"E a distance of 7.51 feet to the intersection of the north line of Lot 3518 with the west line of Lot 2885, being 14.40 feet left of Station 267+94.96;

Thence along a west line of Lot 2885, S12°11'41"W a distance of 455.06 feet to a point 18.35 feet left of Station 263+38.52;

Thence continuing along a west line of Lot 2885, S16°14'11"W a distance of 122.21 feet to the Point of Beginning, containing 0.196 acres more or less and being subject to easements, restrictions, and rights-of-way of record.

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The above description was prepared by The Kleingers Group, Inc., under the direction of David L. Cox, Ohio Professional Surveyor No. 7101 and is based on a survey completed on February 16, 2018.

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Gross Take 0.196 Acres
P.R.O. 0.000 Acres
Net Take 0.196 Acres

Auditors Parcel: C1800-012000-055

David L. Cox
1/25/21



ORDINANCE NO. 2021-38

AN ORDINANCE AUTHORIZING THE PURCHASE OF REAL PROPERTY FROM FRANK C. FREY AND MARY LINDON, TRUSTEES OF THE FREY PRESERVATION TRUST TO BE USED FOR PUBLIC PURPOSES.

WHEREAS, Council authorized the purchase of certain real property from Frank C. Frey and Mary Lindon, Trustees of the Frey Preservation Trust (“Grantors”) to be used as an easement for the Great Miami River Trail; and

WHEREAS, the Grantors have offered to sell the entire parcel being C1800012000055, which includes the easement for the Great Miami River Trail; and

WHEREAS, the Ohio Department of Transportation requires that separate Council action be taken for the easement for the Great Miami River Trail; and

WHEREAS, Council deems it beneficial to purchase the entire parcel of property said easement is part of for public purposes as it is adjacent to the Great Miami River Trail and the Monroe Bicentennial Commons Park.

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

SECTION 1: Council hereby authorizes the purchase of real property known as Parcel No. C1800012000055 in the amount of \$8,702.00 from Frank C. Frey and Mary Lindon, Trustees of the Frey Preservation Trust, to be used for public purposes. Said real property is marked Exhibit “1” attached hereto and made 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:_____

EASEMENT

Frank C. Frey and Mary Lindon, Trustees of the Frey Preservation Trust dated May 31, 2017, the Grantor(s), in consideration of the sum of \$3,298.00, to be paid by the City of Monroe, Ohio, the Grantee, does convey(s) to Grantee, its successors and assigns, an easement, which is more particularly described in Exhibit A attached, the following described real estate:

PARCEL(S): 3 SH-1, SH-2

BUT-GREAT MIAMI RIVER TRAIL

SEE EXHIBIT A ATTACHED

Butler County Current Tax Parcel No. C1800012000055

Prior Instrument Reference: OR Book 9042, Page 296, Butler County Recorder's Office.

Grantor(s), for themselves and their successors and assigns, covenant(s) with the Grantee, its successors and assigns, that they are the true and lawful owner(s) in fee simple, and have the right and power to convey the property and that the property is free and clear from all liens and encumbrances, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the property against all claims of all persons.

The property conveyed is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

In the event that the Grantee decides not to use the property conveyed for the above-stated purpose, the Grantor(s) have a right under Section 163.211 of the Revised Code to

repurchase the property for its fair market value as determined by an independent appraisal made by an appraiser chosen by agreement of the parties or, if the parties cannot agree, an appraiser chosen by an appropriate court. However, this right to repurchase will be extinguished if any of the following occur: (A) Grantor(s) declines to repurchase the property; (B) Grantor(s) fail to repurchase the property within sixty days after Grantee offers the property for repurchase; (C) Grantee grants or transfers the property to any other person or agency; or (D) Five years have passed since the property was appropriated.

IN WITNESS WHEREOF Frank C. Frey And Mary Lindon, Trustees Of The Frey Preservation Trust Dated May 31, 2017 have hereunto set their hands on the _____ day of _____ , _____.

Frank C. Frey, Trustee

Mary Lindon, Trustee

STATE OF OHIO, COUNTY OF _____ . SS:

BE IT REMEMBERED, that on the _____ day of _____ , _____, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Frank C. Frey And Mary Lindon, Trustees Of The Frey Preservation Trust Dated May 31, 2017 who acknowledged the foregoing instrument to be their voluntary acts and deeds. No oath or affirmation was administered to Frank C. Frey And Mary Lindon, Trustees Of The Frey Preservation Trust Dated May 31, 2017 with regard to the notarial act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

NOTARY PUBLIC

My Commission expires: _____

This document was prepared by: the City of Monroe, Ohio

EXHIBIT A

LPA RX 871 SH

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Ver. Date 01/25/21

PID 109591

**PARCEL 3-SH1
GREAT MIAMI RIVER TRAIL - MONROE, OHIO
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF MONROE, BUTLER COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the City Of Monroe, Butler County, Ohio, its successors and assigns forever.

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Gross Take 0.024 Acres
P.R.O. 0.000 Acres
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Auditors Parcel: C1800-012000-055

David L. Cox
1/25/21



EXHIBIT A

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Ver. Date 01/25/21

PID 109591

**PARCEL 3-SH2
GREAT MIAMI RIVER TRAIL - MONROE, OHIO
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
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An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the City Of Monroe, Butler County, Ohio, its successors and assigns forever.

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Gross Take 0.196 Acres
P.R.O. 0.000 Acres
Net Take 0.196 Acres

Auditors Parcel: C1800-012000-055

David L. Cox
1/25/21



March 1, 2021

Mr. Bill Brock, PE
City Manager
City of Monroe
233 S. Main Street
Monroe, OH 45050

RE: Hyde Park at the Crossings
Request to Council

Dear Mr. Brock,

On behalf of Park Place Development LLC, we request to be placed on the August 24th City Council agenda to ask Council to authorize the City Manager to sign applications pertaining to the rezoning of Parcels C1800-016-000-019 and -030. The subject parcels consist of vacant land located at the intersection of Crossings Blvd. and Roden Park Drive, within the Monroe Crossings development. Additionally, the subject properties were part of the Shops of Monroe Crossings Commercial Planned Unit Development (C-PUD) which was approved by City Council in 2007. At this time, Park Place Development LLC wishes to rezone the property to allow for the development of Hyde Park at the Crossings – *A Townhouse Landominium Community*.

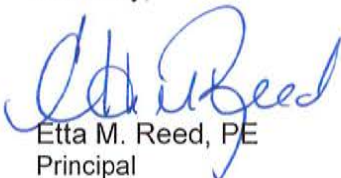
Per City requirements, all property owners within the original Shops of Monroe Crossings Development Plan are required to sign the application for the rezoning of these subject parcels. 1.825 acres of the Monroe Crossings Park, was part of the original Shops of Monroe Crossings Development Plan. Therefore, as an owner of land within the original Preliminary Development Plan, the City is required to sign the application as a property owner.

The property is currently zoned C-PUD with an underlying zoning district of C-4 Gateway Commercial. In order to develop the property as a townhouse landominium community, the underlying zoning district will need to be changed to R-4 Multi-Family Residential District and a Residential Planned Unit Development Plan will need to be approved.

Enclosed please find the proposed Preliminary Concept Plan for Hyde Park at the Crossings, along with an Application for a Zoning Map Amendment and an Application for a Planned Unit Development. Please include these items in Council's packet for their review.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Etta M. Reed'.

Etta M. Reed, PE
Principal

Enclosure

cc: Park Place Development LLC



Application for a Planned Unit Development (PUD)

Monroe Development Department
233 South Main Street, Monroe, Ohio 45050
Phone: 513-539-7374
www.monroeohio.org

For Staff Use Only

Submittal Date:

Date Application Determined Complete:

Date of Planning Commission Review:

Fee Paid:

Staff Initials:

Application/Case Number:

Planned Unit Development Review Information

1. The review procedure, review criteria, and standards for planned unit developments are established in Chapter 1206 of the Monroe Planning and Zoning Code.
2. The PUD review procedure is a two-step process. The first step is the review and approval of a preliminary PUD plan that results in a zoning map amendment and the second step is the review and approval of a final PUD plan. This form shall serve as the application for a PUD zoning map amendment.
3. A pre-application conference is required prior to submission of an application for a zoning map amendment unless the Code Enforcement Officer waives the requirement. Contact the Development Department to set up a time.
4. The applicant shall be responsible for contacting the Development Department to set up a pre-application conference in advance of submitting this form and related information.
5. Unless an alternative timeline is approved by the Planning Commission, a final PUD plan must be submitted to the Development Department within one year of the approval of the preliminary PUD plan approval or the preliminary PUD plan approval will expire. See Section 1206.04 for additional information on timelines.
6. City Council maintains the authority to revoke a final PUD plan approval if construction does not begin within one year of the Council's approval of the final PUD plan. City Council is required to hold a public hearing prior to any revocation. See Section 1206.07 for additional information.
7. The application fee is due at the time the application is submitted and shall be \$500 for the review of a planned unit development.

Basic Information

Project Address: Entire Lot 4599 and Pt. Lot 4600

County: ☒ Butler ☐ Warren Total Area of Rezoning: 21 acres

County Tax Parcel ID: Parcels C1800-016-000-019 and -030

Existing Zoning District: C-PUD with an underlying zoning district of C-4 Gateway Commercial

Proposed Zoning District: R-PUD with an underlying zoning district of R-4 Multi-Family Residential District

Applicant Information

Applicant Name: Park Place Development, LLC

Contact Person: Scott Willis

Contact Address: 5372 Cottage View Ct. Liberty Twp., Ohio 45011

Contact Phone Number: 513-675-6408

Contact Fax Number:

Contact E-Mail: kscottwillis30@gmail.com

Property Owner Name: Shops of Monroe Crossings, LLC

The applicant may attach a separate sheet of a paper with contact information for additional people, if necessary (e.g., additional owners, registered engineer, landscape architect, etc.). The same contact information shall be provided for each contact name.

Project Address or Tax Parcel ID:

Planned Unit Development Information

1) Describe any change in conditions, trends, or other facts that necessitates the proposed zoning amendment. Furthermore, describe how the proposed zoning district will remedy the change in conditions, trends, or other issues.

Since the 2007 PUD approval for the Shops of Monroe Crossing Project, the original vision of the property, including retail and commercial, has not occurred. The addition of a higher density multi-family owner occupied project as proposed will provide needed residential traffic for the adjoining commercial PUD. In the overall development and land use context (as current and proposed), residential housing drives retail and retail typically drives commercial. The proposed project also gives the residents of Monroe additional housing options not found in Monroe.

2) Describe how the proposed amendment furthers the objectives of the comprehensive plan.

Since the 2007 PUD approval for the Shops of Monroe Crossing Project, the original vision of the property, including retail and commercial, has not occurred. The addition of a higher density multi-family owner occupied project as proposed will provide needed residential traffic for the adjoining commercial PUD. In the overall development and land use context (as current and proposed), residential housing drives retail and retail typically drives commercial. The proposed project also gives the residents of Monroe additional housing options not found in Monroe.

3) Provide any additional information necessary to document how the proposed plans meet the review criteria established for PUDs in Section 1206.05(C) of the Monroe Planning and Zoning Code.

Monroe needs diverse housing options to serve its residents. This will provide an attractive option to Monroe's residents, adjoining business owners and also new home buyers, all consistent with the new Monroe comprehensive plan. Additionally, the City of Monroe Comprehensive Housing Study states, "... the City should diversify its housing market in the form of higher-end single-family homes and upscale multi-unit housing." It goes on further to indicate "Higher end multi-unit housing and upscale single family homes, in particular have the potential to expand Monroe's tax base significantly without adding large numbers of school age children."

Project Address or Tax Parcel ID:

Certification and Signatures

Applicant Signature - I certify that, to the best of my knowledge, the information contained in this form and within any attachments is correct and truthful. I understand that knowingly falsifying this information may be grounds for the denial or revoking of this PUD application and any subsequent zoning permit or other review applications.

Print Name: Park Place Development, LLC

Signature:

Date:

Property Owner Signature - If the property owner is not the named applicant on this form, the property owner shall sign the form below acknowledging that the applicant is an authorized agent of the property owner as it relates to proposed project. If the proposed PUD affects multiple properties owned by different property owners, each property owner subject to the PUD review shall be required to sign this form acknowledging consents of this PUD request. Separate signature sheets or letters acknowledging such consent are acceptable.

Print Name:

Signature:

Date:

Note: A letter signed by the property owner, authorizing the applicant to act on their behalf may be submitted in lieu of the property owner's signature on this form.

Submittal Requirement Checklist

Submittals shall include 8 copies (minimum of 24" x 36") and 8 copies (minimum of 11" x 17") Additional copies may be required based on project specifics. Final mylars and digital Files will be required after approval.

General Information

☐	Completion of required pre-application conference
☐	Planned Unit Development Review Application Form
☐	Application fee
☐	Copies of the plans and maps established below at a scale no smaller than 1 inch = 100 feet, unless otherwise noted
☐	Traffic impact study, if required. See Section 1211.04
☐	Any additional information determined to be necessary by the Development Department

Vicinity Map (Scale may be smaller than 1" = 100')

☐	Date, north arrow, scale, and a legend for all symbols
☐	Identification of properties subject to the proposed rezoning
☐	All surrounding properties, streets, and corporation limits within a minimum of 500' of the outer boundaries of the project site

Preliminary PUD Plan and Map Amendment

☐	The existing and proposed zoning for all properties that are a part of this application for a PUD. The map shall also identify the existing zoning for all surrounding properties
☐	Existing streets within 200' of site with names and centerlines
☐	Existing watercourses and bodies of water including any applicable flood hazard areas
☐	A development plan with an appropriate scale, illustrating the proposed streets, internal circulation, sidewalks and trails, open spaces and related improvements, lots, land uses and related densities, for the entire PUD, regardless if the PUD will be developed in phases.
☐	A proposed schedule for completion of the project, including any phasing schedule, for submitting the final PUD plan(s)
☐	General illustrations of building elevations to demonstrate an understanding of the applicable architectural standards

Final PUD Plan

☐	A plan with subdivision level details illustrating the final lot layout, street information (e.g., width and access), sidewalks and trails, building footprints, and other information necessary to demonstrate that the final plan is in compliance with the approved preliminary PUD plan
☐	A copy of any deed restrictions or covenants that will apply to development in the PUD. Note: This submittal shall in no way imply a requirement for the city to enforce any of these private agreements
☐	Final building elevations for all buildings to be constructed. The applicant may submit a series of elevations to illustrate the architectural character and materials for any residential product



Application for a Zoning Map Amendment

Monroe Development Department
233 South Main Street, Monroe, Ohio 45050
Phone: 513-539-7374
www.monroeohio.org

For Staff Use Only

Submittal Date:

Date Application Determined Complete:

Date of Planning Commission Review:

Fee Paid:

Staff Initials:

Application/Case Number:

Zoning Amendment Review Information

1. The zoning map amendment review procedure and review criteria are established in Section 1203.03 of the Monroe Planning and Zoning Code.
2. A pre-application conference is required prior to submission of an application for a zoning map amendment unless the Code Enforcement Officer waives the requirement. Contact the Development Department to set up a time.
3. The application fee for a zoning amendment is \$500, due at the time the application is submitted.

Basic Information

Project Address: Entire Lot 4599 and Pt. Lot 4600

County: ☒ Butler ☐ Warren Total Area of Rezoning: 21 acres

County Tax Parcel ID: Parcels C1800-016-000-019 and -030

Existing Zoning District: C-PUD with an underlying zoning district of C-4 Gateway Commercial

Proposed Zoning District: R-PUD with an underlying zoning district of R-4 Multi-Family Residential District

Applicant Information

Applicant Name: Park Place Development, LLC

Contact Person: Scott Willis

Contact Address: 5372 Cottage View Ct. Liberty Twp., Ohio 45011

Contact Phone Number: 513-675-6408

Contact Fax Number:

Contact E-Mail: kscottwillis30@gmail.com

Property Owner Name: Shops of Monroe Crossings, LLC

The applicant may attach a separate sheet of a paper with contact information for additional people, if necessary (e.g., additional owners, registered engineer, landscape architect, etc.). The same contact information shall be provided for each contact name.

Zoning Map Amendment Information

1) Describe any change in conditions, trends, or other facts that necessitates the proposed zoning amendment. Furthermore, describe how the proposed zoning district will remedy the change in conditions, trends, or other issues.

Since the 2007 PUD approval for the Shops of Monroe Crossing Project, the original vision of the property, including retail and commercial, has not occurred. The addition of a higher density multi-family owner occupied project as proposed will provide needed residential traffic for the adjoining commercial PUD. In the overall development and land use context (as current and proposed), residential housing drives retail and retail typically drives commercial. The proposed project also gives the residents of Monroe additional housing options not found in Monroe.

Project Address or Tax Parcel ID:

Rezoning Information Continued

2) Describe how the proposed amendment furthers the objectives of the Comprehensive Plan.

The proposed project will offer additional economic development while encouraging new job growth within the commercial businesses and also should provide additional retail needs to serve the residents of the project as well as neighboring residents. Allowing the zone change to multi-family dwellings with the PUD overlay will be a more effective use of the land which currently has sat vacant for almost 15 years.

3) Provide any additional information necessary to document how the map amendment meets the review criteria established for zoning map amendments in Section 1203.03.

Monroe needs diverse housing options to serve its residents. This will provide an attractive option to Monroe's residents, adjoining business owners and also new home buyers, all consistent with the new Monroe comprehensive plan. Additionally, the City of Monroe Comprehensive Housing Study states, "... the City should diversify its housing market in the form of higher-end single-family homes and upscale multi-unit housing." It goes on further to indicate "Higher end multi-unit housing and upscale single family homes, in particular have the potential to expand Monroe's tax base significantly without adding large numbers of school age children."

Certification and Signatures

Applicant Signature - I certify that, to the best of my knowledge, the information contained in this form and within any attachments is correct and truthful. I understand that knowingly falsifying this information may be grounds for the denial or revoking of this zoning map amendment application and any subsequent zoning permit or other review applications.

Print Name: Park Place Development, LLC

Signature:

Date:

Property Owner Signature - If the property owner is not the named applicant on this form, the property owner shall sign the form below acknowledging that the applicant is an authorized agent of the property owner as it relates to proposed project. If the proposed rezoning affects multiple properties owned by different property owners, each property owner subject to the rezoning shall be required to sign this form acknowledging consents of the rezoning request. Separate signature sheets or letters acknowledging such consent are acceptable.

Print Name:

Signature:

Date:

Note: A letter signed by the property owner, authorizing the applicant to act on their behalf may be submitted in lieu of the property owner's signature on this form.

Submittal Requirement Checklist	
General Information	
☐	Completion of required pre-application conference
☐	Zoning Map Amendment Review application form
☐	Application fee
☐	Legal description of the parcels subject to the proposed rezoning.
☐	Sixteen copies of the plans and maps established below at a scale no smaller than 1 inch = 100 feet, unless otherwise noted – Eight of the copies shall be on pages with a minimum size of 24"x36" and the other eight copies shall be on pages with a minimum size of 11"x17". Additional copies may be required based on project specifics.
☐	Eight copies of the Traffic Impact Study, if required. See Section 1211.04
☐	Any additional information determined to be necessary by the Development Department
Vicinity Map (Scale may be smaller than 1" = 100')	
☐	Date, north arrow, scale, and a legend for all symbols
☐	Boundary line of the land subject to the proposed rezoning
☐	All surrounding properties, streets, and corporation limits within a minimum of 500' of the outer boundaries of the project site
Proposed Zoning Map	
☐	The existing and proposed zoning for all properties that are a part of this application for a zoning map amendment. The map shall also identify the existing zoning for all surrounding properties
☐	Existing parcel lines for the properties to be rezoned and all parcel lines within 200' of the site
☐	Existing streets within 200' of site with names and centerlines
☐	Existing watercourses and bodies of water including any applicable flood hazard areas



DESIGN SUMMARY
 Site Acreage: 20.91 Acres

Current Zoning: C4 with PUD Overlay
 Proposed Zoning: R4 with PUD Overlay

Total Units: 101
 West Property: 74 Units
 East Property: 27 Units

Density: 5.05 Units / Acre

Required Open Space - 4.00 Acres
 Required Formal Open Space West - .65 Acre
 ±.65 Acre Provided
 Required Formal Open Space East - .40 Acre
 ±.48 Acre Provided

Parking Required: 2.5 Spaces / Unit = 255 Spaces
 (Provided by Garages and Driveways)