Monroe Council Agenda
Regular Meeting
October 12, 2021 – 6:30 p.m.
233 South Main Street, Monroe, Ohio

Pledge of Allegiance

Roll Call

Approval of the Minutes – Council Minutes of September 28, 2021; Finance Committee Minutes of September 28, 2021; and Public Involvement Committee of September 29, 2021.

Visitors

- State Representative Thomas Hall – Presentation of Proclamation recognizing the Monroe Fire Department's receipt of the AHA Gold Provider Status.

Committee Reports

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

Old Business

Ordinance No. 2021-46. An Ordinance approving a final plat for Section 2, Block B, of the Trails of Todhunter Conservation Subdivision. (Second Reading)

New Business

Resolution No. 51-2021. A Resolution adopting the Advance Monroe 2040 Comprehensive Plan.

Emergency Ordinance No. 2021-47. An Ordinance granting and designating real property owned by the City of Monroe as an easement for the Great Miami River Trail and declaring an emergency.

Emergency Ordinance No. 2021-48. An Ordinance authorizing a long-term Land Use Permit from the Miami Conservancy District to be used for public purposes related to the Great Miami River Trail – Monroe Section, and declaring an emergency.

Emergency Ordinance No. 2021-49. An Ordinance accepting a donation of real property from the Board of Park Commissioners of MetroParks of Butler County, Ohio for easement purposes for the Great Miami River Trail, and declaring an emergency.

Emergency Ordinance No. 2021-50. An Ordinance accepting a donation of real property from Texas Eastern Transmission for easement purposes for the Great Miami River Trail and declaring an emergency.

Ordinance No. 2021-51. An Ordinance accepting utility easements from Restaurant Management, Inc. and Rhonda G. Posey, Trustee of the Steven Posey Trust.

Ordinance No. 2021-52. An Ordinance adopting the Water Rate Study dated September 14, 2021 and amending and supplementing the water rates as recommended in the Water Rate Study.

Consideration of Motion authorizing the expenditure of $25,391.50 to SiteWorx for the Todhunter Watermain Extension from the Trails of Todhunter subdivision to State Route 63.

Consideration of Motion accepting the June 2021 Finance Reports as submitted.

Administrative Reports

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

Adjournment

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Old Business

Ordinance No. 2021-46. An Ordinance approving a final plat for Section 2, Block B, of the Trails of Todhunter Conservation Subdivision. (Second Reading)

New Business

Resolution No. 51-2021. A Resolution adopting the Advance Monroe 2040 Comprehensive Plan.

Background. Planning Commission gave a favorable recommendation at their September 21st, 2021 Meeting by a 3-1 vote for City Council to adopt the update to the comprehensive plan.

A Comprehensive Plan is a community driven plan that articulates the long-term goals and objectives for how it wishes to grow and develop. It guides policy and decision-making for development, identifies potential locations for future development by type and intensity, as well as overall transportation, recreation, and amenity improvements.

In practical application, the City utilize this Plan as a community vision compass when considering various applications related to development, from land use changes to redevelopment projects. The

Plan can guide staff in prioritization of future projects, capital improvements, and budgeting.

While the Plan intends to give a 20-25 year look into the future, it should be continually reviewed and updated as necessary to ensure the City's goals continue reflect the community's needs.

Per City Charter, Planning Commission has the power and duty to prepare the comprehensive plan for recommendation for adoption to City Council.

For over two years, 5 Steering Committee meetings, Focus Group Meetings, various community events, multiple property owner meetings, a CIC presentation and over 1,500 responses from online surveys occurred. Additionally, we have received follow up letters, essentially since the final draft became public, that are included in this packet.

The Steering Committee which consisted of City Council, Planning Commission, The Board of Zoning Appeals, Park Board, community and business Members, city staff and the professional consultant, Rundell Ernstberger and Associates (REA), worked together through research and information gathering, public input, community engagement phases, and stakeholder feedback to recommend the draft maps, text, and recommendations.

Emergency Ordinance No. 2021-47. An Ordinance granting and designating real property owned by the City of Monroe as an easement for the Great Miami River Trail and declaring an emergency.

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 a have right to exist regardless of any changes to the remainder of the land.

Staff is bringing legislation regarding the trail as it is prepared and this legislation is similar to previously approved Council legislation as it accounts for another of City-owned parcel.

The Director of Development is recommending the ordinance be adopted as an emergency to meet the project acquisition November milestone as established by the Ohio Department of Transportation.

Emergency Ordinance No. 2021-48. An Ordinance authorizing a long-term Land Use Permit from the Miami Conservancy District to be used for public purposes related to the Great Miami River Trail – Monroe Section, and declaring an emergency.

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. While City Council has previously seen easement acquisition as preferred process, due to the responsibility of the Miami Conservancy District to preserve and protect the waterway, easement acquisition is not a feasible option. City Staff has worked with all parties and ODOT is willing to accept a Land Use Permit in lieu of an easement. The Land

Use Permit will authorize the use of the property for trail purposes on a long-term basis (20 Years) which is renewable. The fee for the 20 year permit is $150.00 in total, which is cost effective when comparing to typical easement acquisition.

Similar to previous requests, the Director of Development is recommending emergency approval to meet ODOT's project milestone of November to keep the trail project on schedule. Additionally, the approval is requested to be based on the language remaining substantially similar to account for any final minor modifications required by any/all parties.

Emergency Ordinance No. 2021-49. An Ordinance accepting a donation of real property from the Board of Park Commissioners of MetroParks of Butler County, Ohio for easement purposes for the Great Miami River Trail, and declaring an emergency.

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 properties in accordance with ODOT procedures and negotiates an approved acquisition cost. MetroParks of Butler County was a supporting partner in the grant applications and as such has indicated that donation of the easement areas would be acceptable.

It should be noted that due to erosion issues, the specific easement areas are currently under redesign from what was originally created (attached) and the final legal descriptions are still under review and approval procedures with the project engineer. Additionally, the MetroParks easement language is different than the typical ODOT language and as such, we are noting/requesting that Council approval be given subject all parameters being substantially similar to the attached language.

Similar to previous requests, the Director of Development is recommending emergency approval to meet ODOT's project milestone of November to keep the trail project on schedule.

Emergency Ordinance No. 2021-50. An Ordinance accepting a donation of real property from Texas Eastern Transmission for easement purposes for the Great Miami River Trail and declaring an emergency.

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 properties in accordance with ODOT procedures and negotiates an approved acquisition cost. Texas Eastern Transmission (Pipeline) was a supporting partner in the grant applications and as such has indicated that donation of the easement areas would be acceptable.

Additionally, the Texas Eastern Transmission easement language is different than the typical ODOT language and as such, we are noting/requesting that Council approval be given subject all parameters being substantially similar to the attached language. It should be noted, the due to safety, security and national energy concerns, the pipeline has indicated approval for the trail

easement is subject to various conditions that limit the use of the land if and when they deem the trail to be a risk or determinant to service delivery.

Similar to previous requests, the Director of Development is recommending emergency approval to meet ODOT's project milestone of November to keep the trail project on schedule as well as noting that minor changes in the language or legal description may occur.

Ordinance No. 2021-51. An Ordinance accepting utility easements from Restaurant Management, Inc. and Rhonda G. Posey, Trustee of the Steven Posey Trust.

Background. City regulations dictate that private roads, as related to the servicing of the forthcoming Arby's Restaurant and future outparcels, be built to city standards. As a part of this process, they property owners are required to dedicate utility easements. The Re-Plat proposed is indicating the utility easement areas that will be subject to final engineering approvals.

Ordinance No. 2021-52. An Ordinance adopting the Water Rate Study dated September 14, 2021 and amending and supplementing the water rates as recommended in the Water Rate Study.

Background. At your meeting on September 14th, Baker Tilly presented their recommendations to Council for Water Rates adjustments for the 2022-2025 based on their study of the system needs and upcoming Capital Improvements. The Council asked the Finance Committee to review the rates presented as recommendations in the study. The Committee meet and discussed the rates and has sent a favorable recommendation back to Council to accept those rates as outlined in the report.

After the first reading of the Water Rate Study recommendations, staff will review the existing language of our Water Ordinance to ensure no conflicts occur and bring another piece of legislation to clean up those conflicts, if they exist, with the second reading of the rates.

Consideration of Motion authorizing the expenditure of $25,391.50 to SiteWorx for the Todhunter Watermain Extension from the Trails of Todhunter subdivision to State Route 63.

Background. This is for the installation an 8" watermain in the Trails of Todhunter subdivision. This is to connect the subdivision water system to the main that runs along the school property over to SR 63. This will allow for better water quality and a redundant feed for the subdivision. We are obtaining an easement from the Monroe School district to allow permanent access to our water system. The developer also has given a dedicated easement through the sub-division.

This is due to our water system being located in a different location than what was told to the developer during the design of the project.

The cost of this project is $25,391.50 and is being paid for out of the water capital budget. This is an expense that was not anticipated , but the funding is available due to the delays in the Mason Road Water Main project.

Consideration of Motion accepting the June 2021 Finance Reports as submitted.

CITY OF MONROE OHIO

Administrative Reports

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

Adjournment

Monroe Council Minutes
Regular Meeting
September 28, 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 Fire Department Honor Guard leading in the Pledge of Allegiance.

Roll Call

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

Mrs. Hale moved to excuse Mr. Hickman; seconded by Mrs. McElfresh. Voice vote. Motion carried.

Approval of the Minutes

Mr. Funk moved to approve the Council Minutes of September 14, 2021; seconded by Mrs. McElfresh. Voice vote. Motion carried.

Visitors

Law Director Callahan performed the ceremonial swearing-in of Scott Rauh as Firefighter/Paramedic/EMT and Zachary Bernard as Fire Lieutenant.

Paul Lane, on behalf of the residents on Lebanon Street, thanked City Council for lowering the speed limit on Lebanon Street.

Mrs. Patterson introduced Caleb Bell, Attorney at Law with Bricker and Eckler, who will discuss the Energy Special Improvement District Presentation. Mr. Bell participated remotely.

Mr. Bell advised that he is a member of the Board of PACE Nation a national trade association that focuses on energy efficiency financing. In 2018, the U. S. Department of Energy appointed him as a PACE advisor. The I-75 Energy Special Improvement District was formed by joint collaboration of Monroe and Liberty Township. Generally, PACE financing is available to industrial, commercial, and small business proprieties that seek to put renewable improvements like solar or energy efficiency improvements like HVAC systems, air conditioning, roofing, etc. in their buildings. This is a public/private partnership because the City uses the same mechanisms as it would if it were assessing sidewalks. Ohio has been extremely successful with this as we have funded $500 million in these types of improvements. Nationally about $3 billion has occurred. The most recent modification is, in part, why we are speaking with Council this evening. House Bill 444 makes it easier for programs to grow within counties even when they are not

adjacent to each other. For example, Fairfield is not adjacent to Monroe, but can be part of the same program. Other counties within Ohio have taken advantage of this. Around the country it is used for non-profits, residential, and even governments in certain states. About five years ago there were concerns about the use of PACE for residential. As far back as 2015 there were concerns with how homeowners were working with contractors for home improvement. That is out there, but the reality for Ohio is that this program is used for industrial, commercial, and small business uses. As a property owner it is considered a self-help. Where someone owns a small business or a historical building and they utilize contractors they know to do the things they want and ask for the government's assistance in doing the assessments. The reason why we are here today there are active projects in Butler County, particular in Fairfield. They would like to be part of Monroe/Liberty Township ESID instead of there being several programs across the County.

Mr. Bell explained PACE financing is used for two different purposes. It can be used for an existing building perhaps a rehab. It can also be used as a tool for building a brand new building. Both of those applications are available in Ohio.

Mrs. Patterson advised that we have some historical buildings in town where maybe they would need to replace their HVAC, new windows, or expanding their restaurant this fits in a lower interest rate. It would be the same if we had new hotels near our Interchange as it is a better interest rate.

Mrs. McElfresh asked how exactly does the financing work. For example, if I own a restaurant how does the financing work. Mr. Bell advised maybe they have $1 million of improvements. That property owner would approach the ESID and have professionals identify the scope of the project. Their contractor would evaluate the energy metrics. You want to see a more efficient building. In order to finance that they would work with the property owner to identify a capital provider. It could be the property owner's own bank, through a public source like a port authority, or private source. The property owner would work with the provider of their choice with certain terms. The ESID would approve those terms and it would be forwarded to City Council who would approve or reject those terms. Based on Council's decision they would work with the county auditor for assessments.

Mrs. McElfresh asked if they would be in the first position. Mr. Bell explained that it is just like other assessments and is a tax lien item. If you are a bank they typically have a mortgage. PACE assessments cannot be accelerated. Banks tend to get comfortable with PACE assessments because they only have one year of payments in front of them. They have a very strong position because they have a mortgage on the entire asset.

Mayor Frentzel sought confirmation if it is the existing mortgage. Mrs. Patterson stated that the current mortgage holder would have to approve or deny the PACE financing. Mr. Bell stated there are a few banks that are active lenders on a regular basis such as, Center Bank, Heartland Bank, and Huntington Bank. Huntington is working with borrowers on sophisticated projects along with other tax credits or incentives on construction loans and PACE financing.

Mrs. Patterson clarified you could have a project that is just PACE only, but you could add in new market tax credits or there may be some other state and federal aid coming in on the larger rehabilitation projects. For example, the Dayton Arcade.

Mr. Wagner asked who is doing the underwriting. Mr. Bell explained with PACE lending the bank or lender is going to do a deep dive on underwriting, not only of the borrower, but also the property. They have a metric called the PACE Lien to Value instead of Lien to Value. A bank might lend us 80% and require us to bring 20% equity to the table. PACE market it is customary for a PACE lien to be 25% to 30%. You don't really see PACE liens to be in excess of 30%. You customarily see a certified engineer that will evaluate the project.

Mrs. Patterson commented there is a lot of miscommunication about assessed value versus property value. It has led to a lot of confusion. As an example, my house may be valued at $100,000, but my assessed value is $35,000.

Mr. Callahan asked what the District's fee is. Mr. Bell replied that the Energy District typically charges one-quarter of one percent on the project. Often times the PACE lender tends to have an origination fee. So, with other items you could get a very complex project where it is two or three percent or you could have a very easy project. Just like any other bank there is usually an origination fee that is upwards around one percent.

Mrs. Patterson explained when the District was created it was to never make money off of it. It was to cover costs as there are some legal fees and annual audits. If there is extra revenue it would be reinvested in the community. We may approach a company and advise they are in an older building and ask if they would like to have an energy audit.

Mrs. McElfresh gave an example and what happens if she is a business owner and takes advantage of this program and goes out of business and cannot repay the assessment and do not have a mortgage. Mr. Bell stated that the county prosecutor will initiate a sale of the property and at a sheriff's sale where the delinquencies get paid and the remaining equity goes back to the property owner. If there is no remaining equity then the new buyer takes over. The PACE assessment is something that lasts a long time similar to school taxes and other property taxes. There are improvements that are still in the building. Mrs. Patterson noted that it is a business decision and whoever buys this business would be paying the remaining assessments.

Mrs. McElfresh pointed out that during a foreclosure procedure the improvements and the building is aging. Mr. Bell confirmed and explained that is why the PACE loan to vendor is at a lower percentage because if you are lending against 100% of the building value it is more likely the owner would not pay their taxes. The delinquency rates in this area are less than the general delinquency rates.

Mrs. McElfresh is looking at COVID and how it had changed the business dynamic in this country. Mr. Bell advised that the state and federal government pushed back tax dates and that impacts even the special assessment dates. That provided relief and we saw a lot of lenders with PACE financing

where they would work with borrowers if they needed to refinance or push a payment off. That happened a lot last year across the entire market.

Mayor Frentzel referred to Fairfield being interested in being part of this ESID and, assuming that gets approved and they are admitted in, would the projects occurring in Liberty Township also come to Monroe or just the projects within the City of Monroe. Mr. Bell explained that each political subdivision appoints members to the ESID Board and the Board reviews the project. The assessments for projects within Monroe would only come to Monroe City Council and the assessments for projects within Liberty Township would only come to the Trustees of Liberty Township.

Mayor Frentzel asked when House Bill 444 was passed if there was any discussion within the State to curtail some of the concerns such as exist with the residential side of this. Mr. Bell replied that this Bill was to expand the program and was sponsored, in part, by township officials.

Mrs. McElfresh asked about liability and, if there is liability, where does that reside. Mr. Bell stated that the most significant cost of the City with this type of program is the time spent by the fiscal officer addressing the assessments that are collected. In addition, promoting the program will be additional staff time. Any litigation is an exceedingly low risk. In the 11 years this has been operational in Ohio there haven't been any lawsuits. What has occurred are property owners having a dispute with the contractor or who they bought the property from. He has not seen any actually liability on cities, townships, or counties.

Mr. Wagner asked if contractors need any certification with their cost savings for the energy improvements. Mr. Bell replied that the energy auditor retained by the ESID would review this information and the property owners are allowed to pick their own contractor.

Mr. Wagner asked who presents the project to the Board. Mr. Bell advised the property owner typically presents the project to the Board.

Mrs. Patterson asked Mr. Bell about the timeline and he indicated it is typically a three to four month process.

Mrs. McElfresh advised that when you have a rehabilitation project with a 203k loan, you are required to use certain contractors and asked why that is not a concern of the PACE program. It would seem to keep the contractors that are not good players out of the equation. Mr. Bell advised they are trying not to get in the way of the choice of what contractor to use.

Committee Reports

Mr. Funk reported that the Finance Committee met earlier this evening and reviewed the Water Rate Study. The Committee recommended to move forward with legislation that will be presented to Council at an upcoming meeting.

Old Business

Resolution No. 48-2021. A Resolution accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor. (Second Reading)

Mr. Funk moved to consider this the second reading of Resolution No. 48-2021 and have it read by title only; seconded by Mrs. Hale. Voice vote. Motion carried.

The Clerk of Council read Resolution No. 48-2021 by title only.

Mr. Funk moved to adopt Resolution No. 48-2021; seconded by Mr. Wagner. Roll call vote: six ayes. Motion carried.

Ordinance No. 2021-45. An Ordinance amending and supplementing Chapter 887 of the Codified Ordinances related to retirees, minors, and withholding tiers. (Second Reading)

Law Director Callahan our code requires anyone with a tax liability of $200 or is required to file quarterly returns. House Bill 5 authorizes municipalities to identify a class of taxpayers that would be exempt from that requirement. House Bill 5 clearly states that if someone doesn't pay quarterly and they are required to do so, the municipal tax administrator can waive any penalties. This is not part of the legislation before Council this evening, but the question was asked at the last Council meeting.

Ms. Moran, Tax Administrator, explained that if anyone has a tax liability of $200 or more they are required to file estimated tax payments four quarters throughout the year. We do not charge any penalties or interest provided it is paid by the fourth quarter, which is January 15th.

Mr. Funk moved to consider this the second reading of Ordinance No. 2021-25 and have it read by title only; seconded by Mr. Callahan. Voice vote. Motion carried.

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

Mr. Funk moved to adopt Ordinance No. 2021-45; seconded by Mrs. McElfresh. Roll call vote: six ayes. Motion carried.

New Business

Emergency Resolution No. 50-2021. A Resolution amending Emergency Resolution No. 53-2019 adopted by the City Council of the City of Monroe, Ohio on January 14, 2020 and declaring an emergency.

Mr. Brock explained this is to allow non contiguous political subdivisions to join our ESID.

Mr. Funk moved to suspend the rule requiring the reading of Emergency Resolution No. 50-2021 on two separate days, authorizing its adoption on the first reading, and have it read by title only; seconded by Mrs. Hale. Voice vote. Motion carried.

The Clerk of Council read Emergency Resolution No. 50-2021 by title only.

Mr. Funk moved to adopt Emergency Resolution No. 50-2021; seconded by Mr. Wagner. Roll call vote: five ayes; one nay (Callahan). Motion carried.

Ordinance No. 2021-46. An Ordinance approving a final plat for Section 2, Block B, of the Trails of Todhunter Conservation Subdivision.

Mr. Brock reported this was reviewed by Planning Commission and forwarded to City Council with a favorable recommendation.

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

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

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

Consideration of Motion appointing a member of Council to the Monroe Area Community Improvement Corporation.

Mr. Funk moved to appoint Mrs. McElfresh to the Monroe Area Community Improvement Corporation; seconded by Mrs. Hale. Voice vote. Motion carried.

Mr. Brock noted that Mr. Routson also served on the ESID Board and an appointment will be needed to fill that vacancy. Mayor Frentzel commented that there was some question as to whether the City would like to continue being part of the ESID and perhaps this should be addressed at a future Council meeting. Mrs. McElfresh noted she is still not in favor of being part of the ESID.

Mrs. McElfresh asked if the results have been returned from the Todhunter study. Mr. Brock replied that we do not have the final report and he will follow up tomorrow.

Mrs. McElfresh asked when the dog park would be open to the public. Mr. Brock believed the intent is for the Public Involvement Committee to discuss having a ribbon cutting for the opening of the park and/or opening it up prior to or without a ribbon cutting.

Mr. Callahan referred to the Monroe Bicentennial Commons and we are close to completing Phase I. He looked at the layout of the project and asked about people not being able to walk to the shelters. He suggested that an area be permitted for people to drive closer to the shelters. Mayor Frentzel did not disagree and there are some accessibility concerns and asked if there is some

consideration being given. Mr. Brock advised that accessibility of each phase would be considered during construction. We have one access point over the railroad and we are not going to get a second access. This would all have to go back to the Park and Recreation Board as we move through the phases. Mr. Callahan asked about Mr. Brock's comment that the shelters would be torn down. Mr. Brock clarified that it is a possibility, but they haven't been analyzed yet. We did have to tear down one due to not being structurally sound. Mrs. McElfresh recalled that the City would try to preserve as much of the history of the area as possible and she understood that if they could be salvaged they would be.

Mayor Frentzel announced that he will not be able to attend the next two Council meetings.

He also asked those that are not part of an executive session to leave the Council Chambers so that everyone does not have to be in a smaller room, such as the Council Library, in light of COVID concerns.

Administrative Reports

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

Mr. Funk moved to adjourn into Executive Session to consider the purchase of property and confidential information related to marketing plans, specific business strategy, production techniques, trade secrets, or personal finance statements of an application for economic development assistance; seconded by Mrs. McElfresh. Roll call vote: six ayes. Motion carried.

Council adjourned into Executive Session at 7:47 p.m.

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

Council reconvened into regular session at 8:07 p.m.

Adjournment

Mr. Funk moved to adjourn; seconded by Mrs. McElfresh. Voice vote. Motion carried.

The regular meeting of Council adjourned at 8:08 p.m.

Respectfully submitted,

Angela S. Wasson, MMC
Clerk of Council

Finance Committee of Council
September 28, 2021

The Finance Committee of Council met at 5:45 p.m. on September 28, 2021 in the Council Library located at 233 South Main Street, Monroe, Ohio.

Present were: Keith Funk, Vice Mayor; Tom Callahan, Council Member; Ben Wagner, Council Member; William J. Brock, City Manager/City Engineer; Gary Morton, Director of Public Works; Deborah Armitage, Assistant Finance Director; and Angela S. Wasson, Assistant to the City Manager/Clerk of Council.

Mr. Brock sought questions from the Committee on the June 2021 Finance Reports. He advised that Mrs. Waggaman is looking at the overall design of the reports due to different Committee members prefer different information on the reports and will bring that up at the next meeting. Mr. Brock added that they like to highlight the balance in the General Fund, Income Tax Information, and Public Safety. We also like to compare the budget versus collected fees so you can see how we are doing year-to-date. There were no comments or questions from the Committee.

Referring to the Water Rate Study and the presentation at the last Council meeting, Mr. Brock began the discussion to obtain a recommendation from the Finance Committee to Council on the proposed rates.

Mr. Wagner asked if there was any margin of error on the rate increases. Mr. Brock explained that what is being proposed is based on the capital and operating needs of the water system, so we do not typically have a margin of error.

Mr. Brock explained there were a lot of questions related to the meter replacement fee and that will continue and include the industrial and commercial meters.

Mr. Funk doesn't have an issue when you are talking about infrastructure and keeping up with demand. He asked when the City last had an increase. Mr. Brock advised that Council stopped the increase in the rates this year until the study was completed. These rates will be effective January 1, 2022 and go through 2025. Thereafter, staff should be able to re-evaluate the fees.

Mr. Brock pointed out it is important to understand the age of the system and the needs of the system being met and keeping up with the needs over time, and the meter replacement program.

There was no objection from the Committee to move forward with the rate increase as proposed in the Water Rate Study.

The Finance Committee meeting adjourned at 6:07 p.m.

Respectfully submitted,

Angela S. Wasson, MMC
Clerk of Council

Public Involvement Committee of Council
September 29, 2021
233 South Main Street

The Public Involvement Committee of Council met at 5:30 p.m. in the City Manager's conference room located at 233 South Main Street, Monroe, Ohio.

Present were: Jason Frentzel, Mayor; Anna Hale, Council Member; Christina McElfresh, Council Member; William J. Brock, City Manager/City Engineer; Brian Perkins, Assistant Director of Public Works; Ken Petti, Monroe Lions Club Representative; Judy Shillinglaw, Monroe Historical Society Representative; and Angela S. Wasson, Assistant to the City Manager/Clerk of Council.

Mr. Brock asked the Committee if they would like to have a ribbon cutting for the new dog park. He will reach out to Blue Buffalo and PAWS to see if they would like to be involved. Mr. Brock advised it can be opened unofficially and then a ribbon cutting later if the Committee would like to proceed with that. It was the consensus of the Committee that the dog park would open October 1, 2021, from dawn to dusk.

Mayor Frentzel brought up the Christmas event. Mr. Petti reported that they wanted to change the pancake breakfast that they always do on the first Saturday of December; however, it is going to take time to plan any changes. They are talking about having it at the Log Cabin at Monroe Community Park. This year they will hold it at the School as they have been on the first Saturday of December.

After discussion the Committee agreed that the City would move forward with holding a tree lighting ceremony, have Santa in the new conference room that was the former Sally Port, and seek interest from the Monroe organizations to see if they would be interested in participating. Mr. Petti advised that the Monroe Lions Club would provide hot chocolate and coffee. Mr. Perkins would obtain cost estimates for heaters and the possibility of enclosing a portion of the carport at the rear of the City Building so the event could be held outside. Santa will be attending the Monroe Lions Club pancake breakfast on December 4th. Santa would be contacted to see if he would be available to attend the event at the City Building December 4th as well or if he would prefer November 27th.

Mr. Perkins asked the status of the monument with the City Seal. Mrs. Wasson advised that she continues to check on it and they are swamped, but keep in contact with the quarry. Mr. Perkins was concerned if it arrived soon it would need to be stored due to their workload.

Mr. Petti commented that they are debating to hold the Easter Egg Hunt at Monroe Bicentennial Commons. Mr. Perkins didn't see an issue with that provided they could get plenty of grass to grow.

Mr. Petti reported that the Monroe Lions Club would be interested in cleaning up one of the pavilions and asked if Mr. Perkins could get some cost estimates on the work that would need done.

Mrs. Shillinglaw announced that the Monroe Historical Society will have a meeting with a speaker that wrote a book about the Golden Lamb tomorrow at the Monroe Community Room at 7 p.m.

The Public Involvement Committee meeting adjourned at 6:14 p.m.

Respectfully submitted,

Angela S. Wasson, MMC
Clerk of Council

RESOLUTION NO. 51-2021

A RESOLUTION ADOPTING THE ADVANCE MONROE 2040 COMPREHENSIVE PLAN.

WHEREAS, on September 21, 2021, Planning Commission recommended that City Council adopt the Advance Monroe 2040 Comprehensive Plan; and

WHEREAS, Council desires to accept the Advance Monroe 2040 Comprehensive Plan.

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

SECTION 1: Council hereby adopts the Advance Monroe 2040 Comprehensive Plan marked Exhibit "A" 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:_____

Exhibit "A" Res No. 51-2021

advancemonroe

ADVANCE MONROE 2040

COMPREHENSIVE PLAN

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EXECUTIVE SUMMARY

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Advance Monroe 2040 articulates the long-term vision of Monroe residents, businesses, and institutions. The Plan provides policies that reinforce this collective vision by directing future development to strengthen the City and create exceptional places for its people.

The comprehensive is a living document that responds to changes in the economy, environment, socially, and politically. The will help City officials and staff identify existing needs and prioritize projects to help achieve those goals. While this Plan cannot address every issue or concern in the community, it works to identify topics that need more attention, action, or further study.

What is a Comprehensive Plan?

A Comprehensive Plan is a citizen-driven plan to set long-term goals and objectives for the community's future. It will guide policy-related decisions for future development and redevelopment of existing areas within the City. The Plan works to prioritize the values and aspirations of the community by identifying potential locations for future development by type and intensity, as well as corresponding transportation, utility, and amenity improvements and needs.

How is it Used?

The Comprehensive Plan is used by City staff and elected and appointed officials use the Comprehensive Plan to review applications for land use changes (rezonings) and other development or redevelopment applications. The Plan guides the action staff and officials should take to align with the community's vision and goals. The Plan helps guide staff by prioritizing recommendations based on importance. The Comprehensive Plan is also a source to inform decisions about capital improvements and broader City budgeting. The Plan should be reviewed annually and updated as needed to ensure that the goals and objectives remain applicable and reflect the community's changing needs.

Process

Planning is a continuous process that has occurred before this Plan and will continue after its adoption. The Advance Monroe Comprehensive Plan results from a dedicated process that brought residents, stakeholders and property owners, and the City together to identify existing conditions throughout Monroe, recognize trends, and create recommendations for the future. The Steering Committee members, City Staff, and stakeholders worked over the last year and a half to create the Plan. The City offered multiple virtual and in-person opportunities throughout the process to ask for input from the broader community.

The Plan process was divided into four phases:

- Discovery
- Visioning
- Framework
- Implementation

The discovery phase was the initiation phase of the project. It addressed quantitative and qualitative opportunities and challenges facing the City. The opportunities and challenges were identified by reviewing existing studies, City tour, and facilitation of various meetings with property owners, stakeholders, elected and appointed officials, and City staff. A summary document was prepared to highlight economic and demographic trends for the community and presented to the public at the first public meeting.

The visioning phase included creating a vision statement and identifying goals for a series of critical frameworks to achieve that vision. Principles for each framework help accomplish the overall vision. These principles ultimately guided the development of the frameworks and the design and policy recommendations. The following frameworks included in the Plan are:

- Land Use
- Economic Development
- Housing
- Transportation
- Quality of Life
- Downtown
- Duke Energy Substation
- Butler Tech LeSourdsville Campus

The framework phase included developing detailed recommendations for each framework. Each framework includes both design and policy recommendations. Maps, graphics, and text were created to support each critical framework.

The final phase, the implementation phase, involved identifying short-term and long-term priorities based on the recommendations. The implementation matrix includes identifying the steps, partners, timing, and cost for each recommendation. An implementation matrix increases the Plan's success by ensuring it is regularly used to achieve the vision. Below is a summary of the opportunities and challenges the community identified during the discovery phase:

Housing

- Better quality residential development
- More affordable housing options
- More multi-family housing options
- Develop more senior housing options

Economic Development & Employment

- Focus on more tech and office development
- Industrial development is too prevalent and visible in the community
- Better separate and buffer industrial and residential uses
- Increase higher paying employment opportunities
- Revitalize the downtown and make it a central hub

Commercial

- Focus on more tech and office development
- Bring in more sit-down restaurants to the community

Transportation

- Develop more complete streets
- Develop better transportation infrastructure
- Increase pedestrian access throughout the City (connectivity)
- Increase overall safety
- Develop more sidewalks throughout Monroe and construct trails
- Reduce congestion along roadways

Quality of Life

- Improve existing parks and recreational spaces
- Develop more parks and recreation opportunities throughout the City
- More sports facilities and fields
- Improve the gateways into Monroe
- Responsibly grow schools
- Create a community center for residents
- Develop a senior center
- Create a dog park

A complete summary of the meetings and events that took place over the development of the Comprehensive Plan can be found in the Discovery Chapter of the Plan.

Outlook & Projections Summary

The Comprehensive Plan builds on past trends to prepare the City for the future. Monroe is a desirable community for families and professionals to live. There has been steady population growth over the last 10 years, and it will continue at that rate unless the City takes other steps to manage development differently.

Population and employment projections determine how much land is allocated to different land uses. These projections are derived from demographic trends. The Steering Committee discussed the fast rate of population and housing development and together determined slow managed growth should be the policy direction of the City. Although Monroe faces challenges in expanding its physical boundaries, the City has enough undeveloped land for future housing to continue attracting future residents to the community. The 2040 Comprehensive Plan will accommodate a future population of 21,000 people by 2040. This population is an increase of 6,000 people from the 2019 population of 15,000 people. The Steering Committee believes this is the appropriate amount of growth over the next 20 years.

Vision

Monroe is an economically diverse community with small town charm focused on quality growth and development, family-centered amenities, and creating a vibrant quality of life for all.

Goals

Land Use: Monroe will achieve a more cohesive and balanced development pattern that strengthens residential neighborhoods and grows the job base while offering more diverse and unique places to enhance the character of Monroe, promote quality development, target strategic redevelopment, protect natural assets, responsibly grow the school district, and minimize impacts to City resources.

Housing: Monroe will encourage a wide range of quality housing including townhomes, apartments, condominiums, and single-family detached homes.

Economic Development: Monroe will be an economically sustainable city with a diverse tax base and high-wage jobs while protecting the community's character.

Transportation: Monroe will have a safe, accessible, and well-connected multi-modal transportation system that addresses vehicular congestion, supports the desired land use pattern; promotes physical activity, health, and wellness; and serves the needs of Monroe's residents, businesses, institutions, and industries.

Quality of Life: Monroe will be a resilient place to live, build a career, do business, eat, shop, and recreate, making it the preferred place to call home in the region.

Downtown: Monroe will reinvigorate the downtown by strategically planning a genuine community gathering space that fosters public private partnerships for varied residential opportunities, creates jobs through business attraction and retention, and caters to a pedestrian-oriented environment with generation bridging activities.

Duke Energy Substation: Enhance the entry experience from State Route 63 to the downtown along the Cincinnati Dayton Road corridor and improve overall aesthetics of the area, especially surrounding the substation.

Butler Tech LeSourdsville Campus: To bridge the Butler Tech LeSourdsville Campus, Monroe Bicentennial Commons, and the surrounding community together through the development of a new hub on the west side complete with live and work opportunities for young adults and entertainment options for all young professionals, workers, and entrepreneurs, and create a stronger partnership between the Campus and City.

Frameworks

Land Use

Monroe will achieve a more cohesive and balanced development pattern that strengthens residential neighborhoods and grows the job base while offering more diverse and unique places to enhance the character of Monroe, promote quality development, target strategic redevelopment, protect natural assets, responsibly grow the school district, and minimize impacts to City resources.

Future Land Use Map

The purpose of the future land use map (next page) is to help decisionmakers, developers, property owners, and the public understand the City's development strategy and the intent for how the City's land resources should be used over the next twenty years regarding type, location, and intensity. The future land use map and land use descriptions are conceptual in nature and portray a high-level view of future development strategies and the desired outcome of the community.

There are three types of development one may expect in Monroe — greenfield, infill, and redevelopment. Greenfield development is construction on previously undeveloped land on open space or agricultural land. Infill development is building on vacant or underutilized property within an area that has previously been largely developed. Examples of infill development could be an empty downtown lot with a newly constructed business or an older vacant subdivision lot on which a new house is constructed. Redevelopment could include a building demolition with a new structure or possibly converting an existing building into a new or different use.

Monroe will continue to see predominately greenfield or infill development because in most cases the current/existing use will be the

same as the planned future use and much of the City's building stock is new enough that redevelopment isn't required. As Monroe continues to build out, City officials should remember there is a limited supply of greenfield land given Monroe's conservative annexation strategy and adjacent jurisdictions.

The future land use map and land use descriptions will be used to guide actions about growth, development, and capital improvements over time. The land use component is a recommendation of policy and should be reviewed from time to time to ensure it remains flexible given the fluctuations in Monroe's economy, resources, and values. This portion of the comprehensive plan is implemented through the City's development regulations and other various public and private development decisions. This plan, with its subsequent land use descriptions and targeted growth and transition areas, should serve as the basis for evaluating potential future zoning ordinance updates and rezoning petitions.

How to Interpret the Future Land Use Map

The land use map is a conceptual map that depicts the future development and character of that development over the next 20 years. Instead of following specific property boundaries, the land use boundaries are more generalized for easier interpretation. Each land use classification, depicted as a specific color as shown on the land use map, signifies a future land use for an area on the map. This future land use classification could be the use currently existing on the site or a desired future state that does not exist on the site. If this future state does not currently exist, a property owner is not required to develop the property or change the land use of the existing site. The use of the building or site can continue indefinitely. However, if the opportunity arises for the site to be developed or redeveloped, the land use map would provide guidance on how that could change. One last caveat for elected and appointed officials, staff, property owners, and developers to keep in mind, this map is still a representation of policy and therefore if economic, physical, or value changes occur in Monroe, this map may need to be amended from time to time.

Housing

Monroe will encourage a wide range of quality housing including townhomes, apartments, condominiums, and single-family detached homes.

Monroe has many vibrant and active neighborhoods that create a safe and welcoming environment for residents and their families. In many ways, neighborhoods are the building blocks that make up Monroe as a city. Besides agricultural and open space lands, neighborhoods combine to be the largest land use across the community. Maintaining these safe and healthy neighborhoods, and ensuring continued opportunities for a diverse housing stock, are essential to the long-term success of Monroe. Key attributes of quality housing and neighborhoods include items such as safety and security, transportation access and connectivity, recreational amenities, maintenance of both open spaces and individual properties and structures, and the support of a quality school system.

These factors and the intangible elements of community spirit and place contribute to the Monroe identity. How people answer the simple question of "where do you live?" says a great deal about their city and their neighborhood. It is the goal of this plan in general, and the recommendations of this chapter specifically, that residents continue to be proud to call Monroe home.

Additionally, quality neighborhoods and creating a place where people want to live is the best way to grow existing businesses, attract new employment opportunities, and support new restaurant and retail offerings. Specifically, enhancing Monroe's existing neighborhoods and promoting new housing development will:

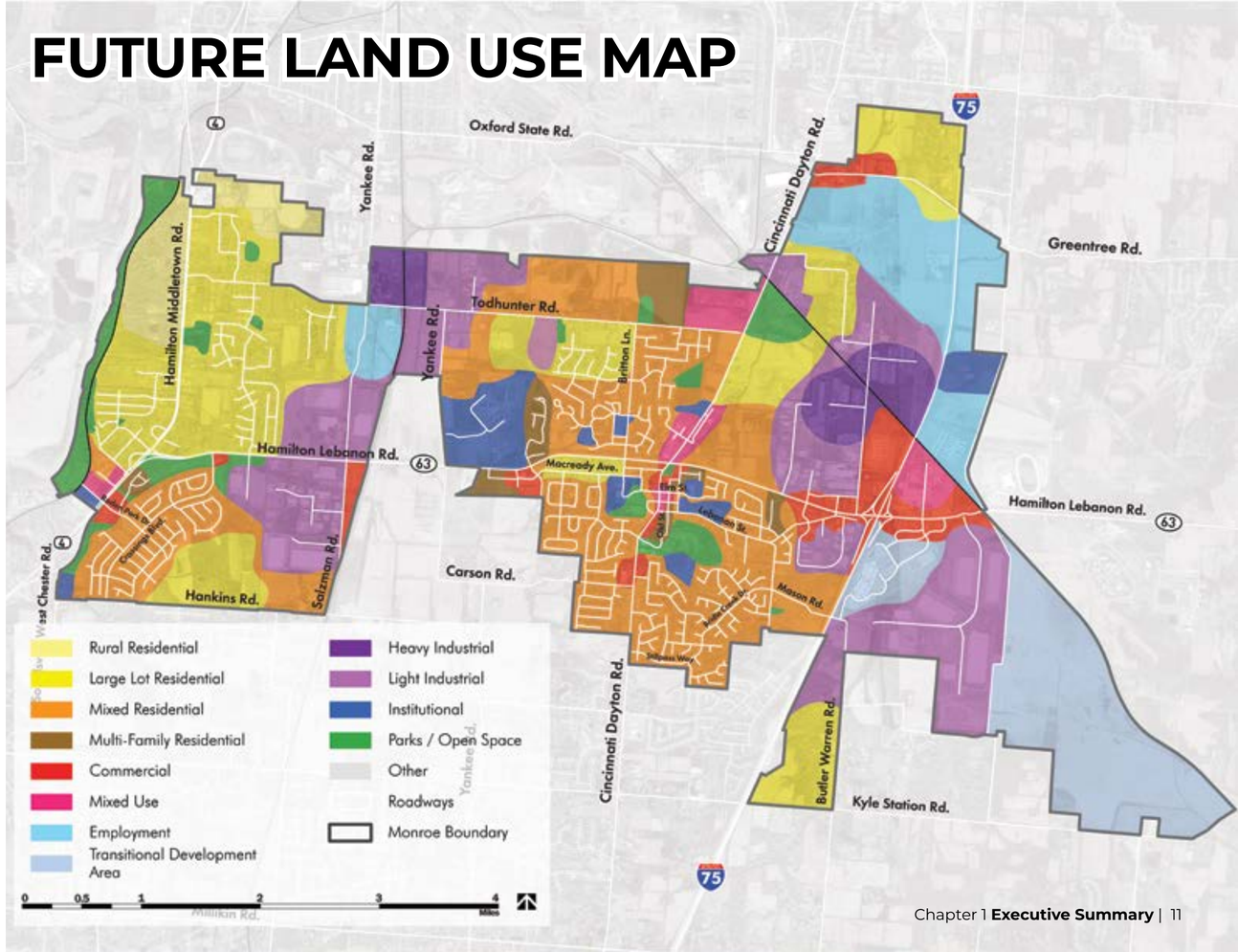
1. Create additional housing units and housing types to attract new residents and provide additional choices as existing residents' housing preferences change.
2. Support economic development efforts related to employment growth.
3. Establish healthier and more connected neighborhoods.
4. Increase residential property values throughout the community.

Economic Development

Monroe will be an economically sustainable city with a diverse tax base and high-wage jobs while protecting the community's character.

The City of Monroe has experienced tremendous economic development growth over the past ten to fifteen years, primarily within the regional retail and logistics sectors. The nature of this development has raised questions within the community about appropriate types of future

FUTURE LAND USE MAP



development on the City's limited remaining land. This section aims to guide future economic development activities within the context of the Comprehensive Plan. Key recommendations include:

- Identify and embrace appropriate economic development opportunities for Monroe.
- Balance business/talent recruitment with business/talent retention.
- Foster a collaborative design environment to ensure buildings are designed with changing industries in mind, compatibles land uses are adjacent, aesthetic standards drive quality development, and redevelopment sites or transitional areas are thoughtfully addressed.
- Develop communication standards, internal and external review processes, and informational resources to provide concise, efficient services to existing and future businesses.

Transportation

Monroe will have a safe, accessible, and well-connected multi-modal transportation system that addresses vehicular congestion, supports the desired land use pattern; promotes physical activity, health, and wellness; and serves the needs of Monroe's residents, businesses, institutions, and industries.

The goal of the Transportation component of the plan is to address concerns identified by the community during multiple public engagement opportunities held in person and online. Areas of improvement were identified as well as additional roadway development needed to support future growth areas. This section will focus on best practices, connectivity improvements, maintenance of existing facilities, and new construction.

A well-connected transportation network is central to supporting and maintaining quality of life and the economic success of a community. The existing network has been identified as a key component of the City's past growth and success. Continued investment in the transportation network will be important for future neighborhood development and for creating connections to key amenities such as parks, schools, and the downtown. The transportation system should be balanced to provide for all means of travel while serving the needs of a wide variety of users. The transportation recommendations in this section are aimed at supporting the plan's overall vision as well as recommendations related to land use and growth, economic development, recreation, and quality of life. Through effective planning and thoughtful design, the City of Monroe's transportation improvements can contribute to the overall community aesthetic and give new life to the City.

Quality of Life

Monroe will be a resilient place to live, build a career, do business, eat, shop, and recreate, making it the preferred place to call home in the region.

Quality of life is a concept that combines the social, cultural, economic, and physical attributes of a community. The relationship between these elements creates a unique community fabric that influences the experiences of residents and visitors. Positive attributes are often associated with housing character, quality schools, access to recreation and entertainment, and a healthy environment. Just as important to overall quality of life is the interaction of residents with each other and their surroundings; this includes civic pride, history, community organizations, and cultural and faith-based institutions.

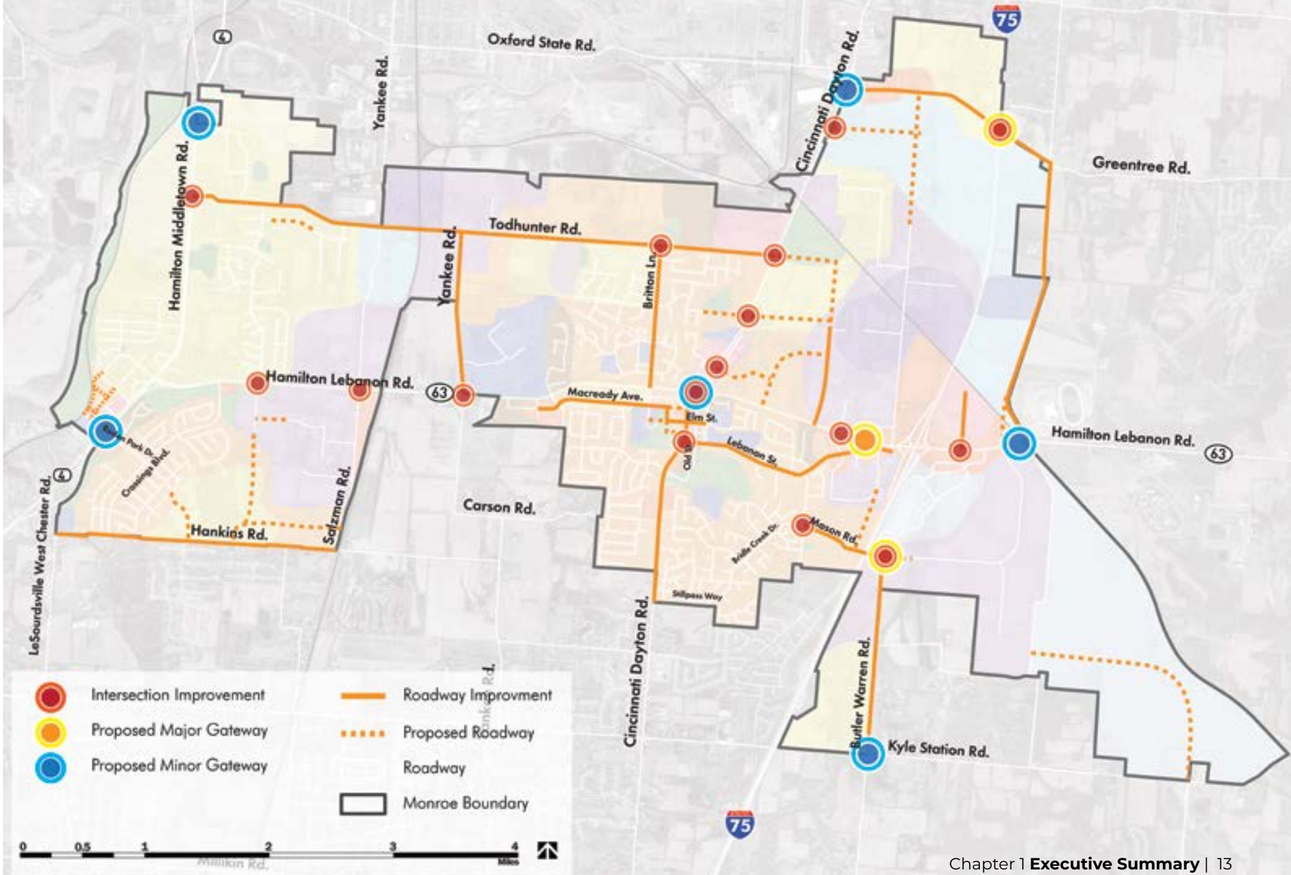
The Quality of Life framework focuses on City services and facilities, parks and recreation amenities, and cultural venues, with the goal of providing superior quality of life in the region to serve existing residents and to maintain a strong local economy. To work towards this goal, the City, residents, businesses, organizations, and schools must all work together. Quality of life is impacted by every development decision the community makes whether that is by City leaders and staff, developers, or individual property owners.

Downtown

Monroe will reinvigorate the downtown by strategically planning a genuine community gathering space that fosters public private partnerships for varied residential opportunities, creates jobs through business attraction and retention, and caters to a pedestrian-oriented environment with generation bridging activities.

This plan envisions the downtown area as a thriving asset that better establishes Monroe as a complete community. In other words, the goal of the downtown recommendations is to create an environment for people to enjoy being downtown for living, shopping, dining, entertainment, recreation, and work opportunities. While Monroe has a diverse land use mix of neighborhoods, employment districts, commercial corridors, and parks, the downtown lacks the activities to make it a unique district. Key amenities to attract families, young professionals, and other residents are critical to the future success of the area. This includes creating opportunities for more urban living, entertainment attractions, activities for families and children, arts and culture events, walkable streets, and interactive gathering spaces.

FUTURE TRANSPORTATION MAP



The recommendations below focus on the amenities and design elements needed to attract new development and subsequently, more residents and visitors to the downtown area. Some of the recommendations in this section will be implemented by the city or local non-profit groups and will require significant public investment. Public investment in these projects helps to exhibit the city's commitment to the downtown and will then help attract developers and stimulate private investment in the area.

Duke Energy Substation

Enhance the entry experience from State Route 63 to the downtown along the Cincinnati Dayton Road corridor and improve overall aesthetics of the area, especially surrounding the substation.

This focus area is an extension of the downtown plan seen on page 113 in the Downtown Section. The Duke Energy Substation just north of downtown is one of the many developments that line Cincinnati Dayton Road / Main Street. Subsequently, it is also one of the first sights to welcome visitors to the downtown when heading south along Main Street. Though electrical substations are critical infrastructure, they are utilitarian in nature and not typically designed to match their surroundings.

The enhancement plan for the substation details an improved streetscape and crossings as well as numerous landscape plantings. Roadway improvements include the incorporation of landscaped medians, new sidewalks, a multi-use trail, and enhanced intersections with colorful crosswalks and large intersection plazas that allow pedestrians and trail users to safely queue before crossing the street. Landscape enhancements include the incorporation of new street trees, varied and low maintenance native plantings, and stormwater planters to help manage runoff. Immediately surrounding the electrical substation, new vegetated buffers are recommended to screen and control views and soften the appearance of the substation from any angle. These recommended improvements will increase biodiversity and enhance the gateway and welcome experience to Downtown Monroe.

Butler Tech LeSourdsville Campus

To bridge the Butler Tech LeSourdsville Campus, Monroe Bicentennial Commons, and the surrounding community together through the development of a new hub on the west side complete with live and work opportunities for young adults and entertainment options for all young professionals, workers, and entrepreneurs, and create a stronger partnership between the Campus and City.

The Butler Tech LeSourdsville Campus property on the west side of Monroe has the potential to become a vibrant district of residences, businesses, and gathering spaces organized around a new, walkable street framework. Uniquely situated between State Route 4 and the planned improvements to Monroe Bicentennial Commons, the property could create a destination in the area capable of supporting retail and restaurant businesses to serve nearby residents while also providing an appropriate location for both single family dwellings and multi-family living at a range of affordability levels.

Implementation

Implementation is the process by which the Plan's recommendations get translated into meaningful change within the community. The City of Monroe has been thoughtful in its approach, crafting its vision for the future carefully. The implementation section lays out the next steps necessary to achieve the goals and recommendations related to this vision. It is crucial that key stakeholders, including the Mayor, City Council, Planning Commission, City staff, business and community leaders, and not-for-profit organizations, play a pivotal role in implementing this Comprehensive Plan.

Principles of Implementation

Flexible Approach

The Plan does not contain the Planning Commission or City Council's actual decisions regarding development. It is a guide for decision-making as the community's collective vision for future growth . The Plan reflects the community's values, and the spirit of the Plan should be adhered to ensure that community input is respected. City staff, Planning Commission, and City Council members should interpret the goals as pieces of that broad, long-term vision

Action steps help direct the day-to-day decisions concerning specific task-oriented activities. Members of Planning Commission and City Council should use the action steps to help determine which of the recommendations they wish to achieve in the short-term, in the long-term and how to accomplish them.

The Plan is also a guide for future projects. The recommendations and implementation strategies in this Plan should not be the only priority and focus for the City to implement. This Plan cannot account for unknown future development projects that may be proposed over the next five to 20 years. The Plan is intentionally written with a bold vision and broad goals to give Planning Commission and City Council the latitude to make the best decision in approving or denying future development projects based on changing conditions and values of Monroe.

The City's collective vision for the future is not negotiable. While there will be petitions that request changes to different land uses, they should not be granted strictly because of a single hardship expressed by a property owner or group of property owners. Should Planning Commission recommend approval to the City Council for numerous rezoning requests inconsistent with the future land use map within the Plan, the Plan should be updated as this is an indication that the City's conditions, issues, or priorities have changed.

Fiscal Responsibility

The implementation of the Plan will require the City's financial commitment and support. Although the City intends to administer this Plan with the current financial resources available, money may need to be set aside in future budgets to carry out some recommendations. Additional funding resources from outside sources may become available and make sense for the City to consider. The City should seek funding resources through federal, state, or local grants, loans, and other resources.

Stakeholder Involvement / Engagement

Public engagement activities and participation was a vital part of the creation of the Comprehensive Plan. Several business owners, stakeholders, residents, and City officials were involved in bringing this Plan to fruition. For implementation to be successful, stakeholder involvement and public engagement must be maintained. Public meetings and hearing about changes to the land use and proposed development is not meant to be taken lightly or left to just the knowledge of the Planning Commission and City Council members. Input from the community about whether or not a project will achieve the vision and goals outlined in the Plan is a vital process. Although the Planning Commission and City Council members will have the final say, additional input from stakeholders and the public when making decisions that will affect the community must be taken seriously and utilized.

Collaboration & Partnerships

Several partners came together to provide input during this process. The implementation of this Plan requires on-going relationships between stakeholders, property owners, business owners, community leaders, the City, and State. Strong partnerships are needed to foster good communication, provide other alliances in implementing some recommendations and explore funding opportunities.

Open and Nimble to Opportunities

This Plan was created to represent the community's vision for the community's future, and it is unlikely that this Plan has accounted for all types of development. This Plan cannot account for the unknown opportunities that may present themselves to the City. City staff, the Planning Commission, and City Council must use their best judgment, experience, and along with the Plan, determine if that project would be beneficial to the community.

Accountability

The City is responsible for implementing the recommendations, reviewing and updating the Plan, and accomplishing the vision and goals in this Plan. As the needs of the community change, the Plan should be reviewed and updated regularly to align with those changing needs. Future changes in the local economy may affect what projects are the most important to address. It is recommended that this Plan is reviewed once a year to ensure that the vision, goals, and recommendations are still applicable. If they are not, an update should be done either internally by staff or with help from a consultant team.

Primary Initiatives

After taking into consideration the communicated needs of the City and the information and ideas discussed throughout the planning process, a list of five primary initiatives has been identified to help prioritize City projects and help create a working plan of next steps. These recommendations and associated action steps should be used as the first set of work plan items to be prioritized and completed. During plan review periods, the City should reassess current conditions and adjust this list appropriately. The top ten initiatives, in no particular order, are:

- Form a Comprehensive Plan Implementation Committee.
- Create a three to five-year capital improvements plan.
- Update the Planning and Code.
- Develop an Economic Development Plan.
- Develop a recreation and connectivity master plan.

Implementation Matrix

At the end of the Implementation chapter is an implementation matrix. The matrix lists each of the recommendations under the comprehensive plan topics. For each recommendation, the respective action steps, relative timeline, cost magnitude, and parties necessary for implementation are identified.

INTRODUCTION

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Advance Monroe 2040 articulates the long-term vision of Monroe residents, businesses, and institutions. The Plan provides policies that reinforce this collective vision by directing future development to strengthen the City and create exceptional places for its people.

The Plan sets forth a vision and framework that supports making land-use decisions, managing the quality of development, determining the timing and location of future growth, and directing investment and development activity. It is a dynamic tool that responds to changes and is updated periodically. The Plan is the basis for which zoning and subdivision ordinances can be created, adopted, and changed for a community to represent their best and achieve their future needs. Typically, these long-term plans will help City officials and staff identify existing needs and prioritize projects to help achieve those goals. While this Plan cannot address every issue or concern in the community, it works to identify topics that need more attention, action, or further study.

What is a Comprehensive Plan and How is it Used?

A Comprehensive Plan is a citizen-driven plan to set long-term goals and objectives for the community's future. It will guide policy-related decisions for future development and redevelopment of existing areas within the City. The Plan works to prioritize the values and aspirations of the community by identifying potential locations for future development by type and intensity, as well as corresponding transportation, utility, and amenity improvements and needs.

City staff and elected and appointed officials use the Comprehensive Plan to review applications for land use changes (rezonings) and other development or redevelopment applications. The Plan guides the action staff and officials should take to align with the community's vision and goals. The Plan helps guide staff by prioritizing recommendations based on importance. The Comprehensive Plan is also a source to inform decisions about capital improvements and broader City budgeting. The Plan should be reviewed annually and updated as needed to ensure that the goals and objectives remain applicable and reflect the community's changing needs.

Planning Law

State of Ohio legislation requires Ohio communities to have a comprehensive plan before adopting zoning. The law does not require specific elements in the Plan. It encourages plans to be updated every five years depending on the conditions in the community, regionally, and nationally. Whether government-related or non-profit, many funding programs typically require an updated comprehensive plan before submitting a funding application.

Monroe is a member of the Ohio Kentucky Indiana (OKI) Regional Council of Governments. OKI has published a series of guidelines for communities to review when preparing their comprehensive plans. These guidelines suggest elements to include in the Plan, ensure community needs are met, encourage coordination with other government entities, and incorporate additional data sources and plans.

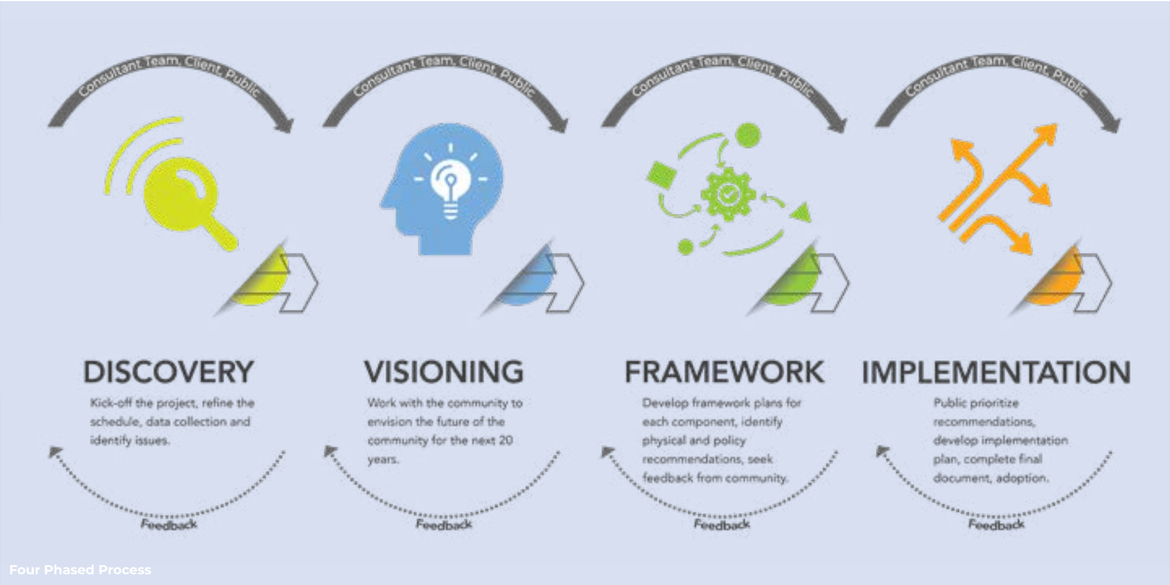
Purpose

Planning is a continuous process that has occurred before this Plan and will continue after its adoption. The Advance Monroe Comprehensive Plan results from a dedicated process that brought residents, stakeholders and property owners, and the City together to identify existing conditions throughout Monroe, recognize trends, and create recommendations for the future. The Steering Committee members, City Staff, and stakeholders worked over the last year and a half to create the Plan. The City offered multiple virtual and in-person opportunities throughout the process to ask for input from the broader community.

The Plan process was divided into four phases:

- Discovery
- Visioning
- Framework
- Implementation

Fourth of July Event in Monroe, OH



Four Phased Process

The discovery phase was the initiation phase of the project. It addressed quantitative and qualitative opportunities and challenges facing the City. The opportunities and challenges were identified by reviewing existing studies, City tour, and facilitation of various meetings with property owners, stakeholders, elected and appointed officials, and City staff. A summary document was prepared to highlight economic and demographic trends for the community and presented to the public at the first public meeting.

The visioning phase included creating a vision statement and identifying goals for a series of critical frameworks to achieve that vision. Principles for each framework help accomplish the overall vision. These principles ultimately guided the development of the frameworks and the design and policy recommendations. The following frameworks included in the Plan are:

- Land Use
- Economic Development
- Housing
- Transportation
- Quality of Life
- Downtown

The framework phase included developing detailed recommendations for each framework. Each framework includes both design and policy recommendations. Maps, graphics, and text were created to support each critical framework.

The final phase, the implementation phase, involved identifying short-term and long-term priorities based on the recommendations. The implementation matrix includes identifying the steps, partners, timing, and cost for each recommendation. An implementation matrix increases the Plan's success by ensuring it is regularly used to achieve the vision.

During the development of this plan, the COVID-19 pandemic emerged and the City delayed the process as the State enacted various shut down measures. This period allowed an opportunity for reevaluation of overarching economic changes and their impact on the goals, objectives, and frameworks of this plan. The City conducted more virtual outreach sessions with stakeholders to gather input to refine plan elements.

How to Use this Plan

This Plan is a roadmap used by City staff and elected and appointed officials to guide Monroe's future development. The Plan contains the vision, goals, policies, maps, and recommendations as decision-making tools. By implementing these tools, the vision in this Plan created by the community will become a reality.

Implementation is the process by which the recommendations of the Comprehensive Plan get translated into meaningful change within the community, which is often challenging. While the objectives and recommendations are organized under various key components, implementation relies on treating them as a part of a whole. The Plan provides policies, projects, and programs within the context of those critical components. Not all goals and recommendations can be completed immediately. This document should continue to evolve as physical, economic, and social conditions change and resources become available. The City must also consider the necessary staff and budget resources and prioritize actions to implement the Comprehensive Plan successfully.

While the Comprehensive Plan has tried to account for many different development scenarios and resource possibilities, there are still elements of uncertainty. This uncertainty is why the Plan should be a dynamic and living plan that continually evolves. As conditions change, the staff should consider whether the opportunity presented meets the Plan's intent, vision, and principles and beneficial to Monroe. If it does, then the opportunity should be approved, and the City should consider updating the Plan.

Monroe City Council Chambers

Focus Areas of the Plan

Within the Comprehensive Plan, a detailed analysis of three key areas occurred. The three focus areas are the downtown, Duke Energy substation downtown, and Butler Tech's LeSourdsville Campus. These focus areas contain detailed recommendations to improve design aesthetics, foster redevelopment, or create a new place within the City.

The first focus area, downtown, is found starting on page 112. This Downtown Plan details a future build-out scenario that encourages downtown redevelopment into a more active town center for the City. The plan recommends streetscape improvements and beautification strategies, mixed-use development, housing opportunities, bike, and pedestrian connections, and creates opportunities for gathering spaces for residents and visitors. The downtown is a destination in Monroe, making development and redevelopment of the area a chance to explore further.

The second focus area is the Duke Energy Substation. Located north of the downtown, the Duke Energy Substation along Cincinnati Dayton Road / Main Street is an area of interest for the City because it is the front door into the City's downtown. Duke Energy awarded the City a grant to plan for upgrades around the facility. The details of the plan for the area are found on page 117.

Butler Tech LeSourdsville Campus is the final focus area called out in the Plan. The Butler Tech administration owns land adjacent to their building, and the City wanted to provide some options for their strategic plan update. The development plan complements Butler Tech's campus and takes advantage of Monroe Bicentennial Commons. It illustrates a total build-out concept complete with housing opportunities, retail, and restaurants for the west side of Monroe. More details about the Plan are found on page 120.

These focus areas address a variety of challenges facing the City and provide solutions that address some of the desires mentioned by the residents throughout the process. While not everything can be implemented immediately or at all, the purpose is to provide a vision for what could be with the right type of development, partners, and incentives.

The Land Use chapter contains additional areas of interest not discussed here starting. The Land Use chapter begins on page 44.

Focus Area: Downtown Plan

Focus Area: Duke Energy Substation Plan

Focus Area: Butler Tech LeSoursville Campus Plan

Planning Framework

The planning frameworks are the main recommendations of the plan that focus on Monroe's physical, policy, and programmatic guidance for the next 20 years. These frameworks were identified during the visioning phase of the process and aim to address critical issues and capitalize on opportunities that will diversify the economy, ensure quality growth, promote family-centered amenities, and create a vibrant quality of life. There are six comprehensive frameworks in this plan: land use, housing, economic development, transportation, quality of life, and focused areas. Each framework is organized into a section with principles that support the goal statement. Each section will showcase various images and graphics, including maps, photographs, or illustrations, accompanied by descriptive text to explain the recommendations. The intent is to help decision-makers and the broader community understand the intent recommendations in each of these sections.

Land Use – This section describes the type, character, quality, and location of all land uses in Monroe for the next twenty years. This section also discusses redevelopment options for uses that might be in a transition period or at the end of their market life.

Housing – This section describes the housing needs, types of housing, and location for various housing types across the City.

Economic Development – This section addresses creating a robust, diverse local economy with higher wages while also retaining jobs.

Transportation – This section addresses creating a multi-modal transportation network, improving mobility and connectivity for all modes, improving safety, and identifying locations for gateway improvements.

Quality of Life – This section addresses the community's needs as it relates to the quality of life of a resident. These amenities include parks, trails, and City services.

Focus Areas – This section includes three focused areas of the community that have more detailed recommendations. These areas include the downtown, Duke Energy substation north of the downtown, and Butler Tech's LeSourdsville campus.

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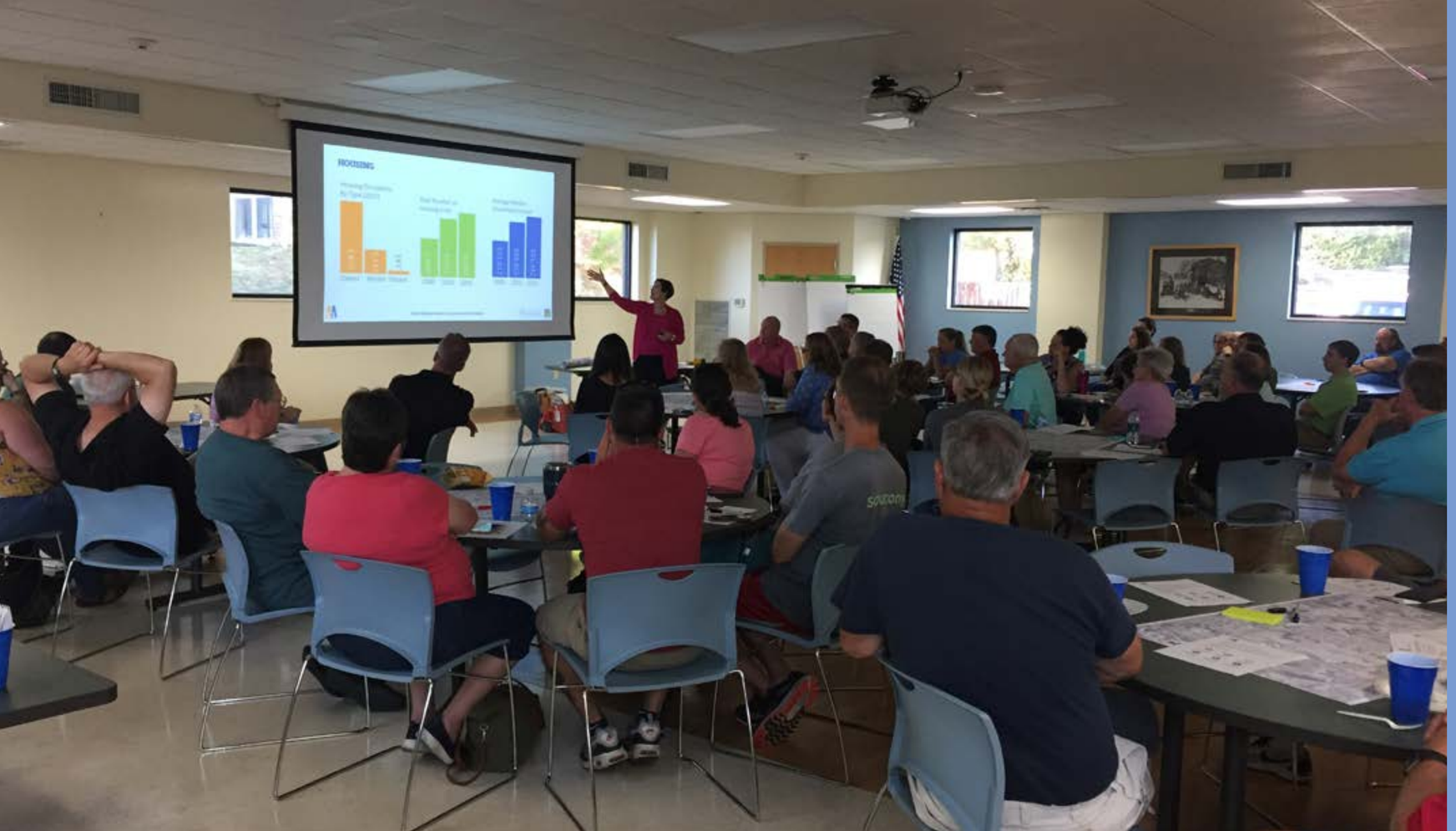

DISCOVERY

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Process & Community Engagement

The City of Monroe hired Rundell Ernstberger Associates to facilitate the planning process and creation of the Advance Monroe Comprehensive Plan. The project took almost two years to complete due to a delay from the COVID19 pandemic shut down, which prevented much of the necessary public engagement and Steering Committee work for nearly a year.

The project started with a kick-off meeting to discuss the process and the plan's critical issues. The first meeting was June 17, 2019, with focus group meetings during the day and ending with the first steering committee meeting. There were seven focus groups organized by the following topics: government, residential realtors and HOA's, residential developments, commercial developers and brokers, the Downtown Business Group, employers and members from the Chamber of Commerce, large landowners in the City, and institutional organizations and representatives.

The Steering Committee was a group of community leaders who provided guidance and feedback to the staff and consultant team throughout the process on various issues and work products. Multiple Steering Committee meetings took place throughout the planning process. Each Steering Committee meeting focused on providing input into the direction of the plan, including the existing conditions, vision, principles, and frameworks, which the public would eventually review.

Public meetings and events were opportunities for residents to get involved and provide feedback in the planning process. Several in-person, online, and virtual options were available to the public even before the pandemic. The project had a dedicated project website that informed, educated, and collected comments from visitors. The public also had the opportunity to respond to online surveys. Over 400 people responded to each question in the series of online surveys. The information gathered thru these surveys allowed further tailoring of ideas and concepts within the plan. Policies, recommendations, and implementation were a direct result of the feedback received throughout the process.

Throughout the process, staff participated in every steering committee and public meeting and specific meetings with the consultant team to review materials and refine content. Each meeting was used as a check-in to present new materials, updates to text and maps, and review various concepts included in the plan.

A complete summary of the meetings and events that took place over the development of the comprehensive plan is as follows:

Monroe's Fourth of July Event

Meetings & Events Summary

March 12, 2019 | Council Meeting

Consultants from REA attended a Council meeting to learn about Monroe, land use changes, rezoning, and other infrastructure improvements. This meeting provided an overview of the development pressures of properties along I-75 and the Council's opinions on development in the area.

April 26, 2019 | Kick-off Meeting & Community Tour

The kick-off meeting was with City Staff and consultants to begin the project. This kick-off meeting included introductions, a review of the schedule, setting up the steering committee, focus group topics, and attendees. A community tour was then given by staff for the consultants to see different areas of the City, understand some of the land use issues, and take images.

June 17, 2019 | Focus Group Meetings & Steering Committee Meeting 1

The consultant team facilitated seven focus group meetings around a variety of topics in June. The focus groups identified a list of critical opportunities and issues to organize discussion for the steering committee and public. The steering committee helped to understand the demographic trends in the community over the last twenty years and identify issues and opportunities.

July 4, 2019 | Fourth of July Event

The Monroe City staff and consultant staffed a booth at the Fourth of July community fair. People attending the fair provided input about issues and opportunities within the community that would help guide future decisions about where to focus and focus on the comprehensive plan.

August 1, 2019 | Night Out Event

The staff attended another existing community event to talk about the project. At this event, the staff facilitated a mapping activity where attendees could place labels that were strengths and weaknesses. Attendees could also identify one thing missing from the community.

August 5, 2019 | Public Meeting 1

This first public meeting included explaining the process, the outcome of the plan, a summary of findings from the previous events, and an analysis of existing physical conditions and demographic and economic data obtained from Census data. Attendees also provide input on their desires for the future of Monroe.

August 15, 2019 | Steering Committee Meeting 2
At the second steering committee meeting, the consultant reported the results of the public meeting to the committee and discussed vision statements and goals.

October 1, 2019 | Staff Work Session
Staff and the consultants worked together to discuss the future land use scenarios that would support the vision statement and goals. These scenarios contained various intensity options that ultimately would be refined into one option. Staff and consultants held individual property owner meetings to discuss their thoughts about the future of their property.

October 28-30, 2019 | Large Property Owners Meetings
Consultants and staff facilitated several individual property owner meetings who owned large tracts of undeveloped land in Monroe. These discussions guided the draft of the future land use map.

November 18, 2019 | Steering Committee Meeting 3
The third steering committee meeting focused on developing a final vision statement and refining policy statements. The steering committee completed an image preference survey to create a visual library of the character of different land use types by framework category, including housing, employment & industrial, commercial, transportation, and quality of life.

January 17 – February 7, 2020 | Community Online Surveys
Online surveys were distributed to the community between the middle of January until the middle of February. The online surveys were image preference surveys. The public selected the images with the types of development they would like to see in Monroe. By the time the surveys closed, there were nearly 1,500 responses collected from the community.

February 26, 2020 | Steering Committee Meeting 4
The fourth meeting of the steering committee was to discuss the draft of the future land use and transportation maps. A breakdown of the future land use in acres, and land absorption calculations, were provided with precedent images to show how future development in some areas could look. The steering committee reviewed materials and provided refinement for both maps.

October 9, 2020 | Grant Meeting
Duke Energy provides planning grants to communities they serve to improve the vitality of communities through K-12 education, workforce, nature, and state strategic impact initiatives. The City of Monroe received a grant to plan improvements near the Duke Energy Substation north of the downtown. The downtown plan incorporated the proposed streetscape improvements for the area around the Duke Energy site. See page 113 for the Downtown Plan and page 118 for the Duke Energy Substation Plan.

November 19, 2020 | Steering Committee Meeting 5
The fifth steering committee meeting was virtual due to the pandemic. During the meeting, the steering committee finalized the vision statement, goal statements, and reviewed multiple plan components, including future land use, transportation, and quality of life.

March 16, 2021 | Monroe Area CIC Meeting
The consultant provided an update on the comprehensive plan to the Monroe Area Community Improvements Corporation (CIC) Board. The consultant presented an overview of the plan, including the vision statement, goal statements, future land use map, future transportation map, and downtown build-out plan to gather feedback from the board members.

Outlook & Projections Summary

The Comprehensive Plan builds on past trends to prepare the City for the future. Monroe is a desirable community for families and professionals to live. There has been steady population growth over the last 10 years, and it will continue at that rate unless the City takes other steps to manage development differently.

Population and employment projections determine how much land is allocated to different land uses. These projections are derived from demographic trends. The Steering Committee discussed the fast rate of population and housing development and together determined slow managed growth should be the policy direction of the City. Although Monroe faces challenges in expanding its physical boundaries, the City has enough undeveloped land for future housing to continue attracting future residents to the community. The 2040 Comprehensive Plan will accommodate a future population of 21,000 people by 2040. This population is an increase of 6,000 people from the 2019 population of 15,000 people. The Steering Committee believes this is the appropriate amount of growth over the next 20 years.

Land use calculations were created to determine how much land should be devoted to each type of residential land use to support the projected population growth of 6,000 people by 2040. These land use calculations can also indicate how many housing units should be developed during the build-out of the plan. The land use summary is below:

Current Population: 15,000 people (2019)

Projected Population: 21,000 people (2040)

Current People Per Household: 2.74 (2019)

Remaining Approved Housing Units by Development:

- Monroe Crossings: 200 Single-Family & Town Homes
- Tall Oaks: 182 Single Family
- Trails of Todhunter: 106 Single Family

Additional Housing Units Needed:

- Projected Housing Units: 2,190
- Approved Housing Units: 488
- Total New Housing Units: 1,702 [1]

[1] Monroe would issue approximately 85 building permits per year. On average, Monroe issues about 80 residential building permits per year.

Assumptions:

- Rural Residential 0.5 units/acre
- Large Lot Residential 2 units/acre
- Mixed Residential 4 units/acre
- Multi-Family Residential 8 units/acre
- Mixed Use 8 units/acre

Proposed Land Use Plan Acreage & Units:*

- Rural Residential 80 acres (40 units)
- Large Lot Residential 825 acres (1,650 units)
- Mixed Residential 760 acres (3,225 units)
- Multi-Family Residential110 acres (895 units)
- Mixed Use 100 acres (770 units)
- Commercial 210 acres
- Employment 780 acres
- Light Industrial 220 acres
- Transitional 835 acres
- Institutional/Parks/Open Space 100 acres

**The City's vision of 6,000 new residents is for the next 20 years. The proposed land use plan is for full buildout of the City which greatly exceeds a 20-year timeframe. To manage growth and achieve 6,000 new residents, which equals the projected 1,702 new housing units for the 20 year period, the City could increase the lot size thereby decreasing residential densities. Additionally, the City could increase open space requirements within residential developments, increase support uses such as libraries, neighborhood commercial development, parks, daycares, etc. to be integrated into the development. Finally, another growth management mechanism is to allow development on smaller lots while preserving a larger area of the development as green space, recreation, or natural area through a covenant.*

Projected Buildout Timing:

- New Population Growth 5,000 every 20 years
- No changes in lot size assumptions
- Requires about 1,800 new housing units
- Approximately 50 to 60 years until residential buildout
- Approximately 40 years until commercial & mixed buildout [2]
- Approximately 50 to 75 years until employment buildout [3]
- Approximately 2 to 10 years until light industrial buildout

[2] Monroe currently issues permits for approximately 34,500 sq. ft. of commercial permits per year.

[3] The timing for employment building out depends on the market and the required infrastructure improvements to support the intensity of development.

Opportunities & Challenges Summary

Comprehensive Plans are developed to help communities manage land use, public investment, and represent its community values . Therefore, community input and participation were critical to this planning process. Multiple opportunities and challenges were identified during the process by Steering Committee members, focus group participants, City officials, and residents. All opportunities and challenges directed the creation of each framework within the comprehensive plan.

Key Challenges

Public input was a significant part of identifying and refining the community's opportunities, challenges, vision, goals. It also provided the basis for this plan's land recommendations. During all phases, public input helped identify the opportunities and challenges, develop the vision, goals, and recommendations and continually refine these elements. Below is a summary of the opportunities and challenges the community identified during the discovery phase:

Housing

- Better quality residential development
- More affordable housing options
- More multi-family housing options
- Develop more senior housing options

Economic Development & Employment

- Focus on more tech and office development
- Industrial development is too prevalent and visible in the community
- Better separate and buffer industrial and residential uses
- Increase higher paying employment opportunities
- Revitalize the downtown and make it a central hub

Commercial

- Focus on more tech and office development
- Bring in more sit-down restaurants to the community

Transportation

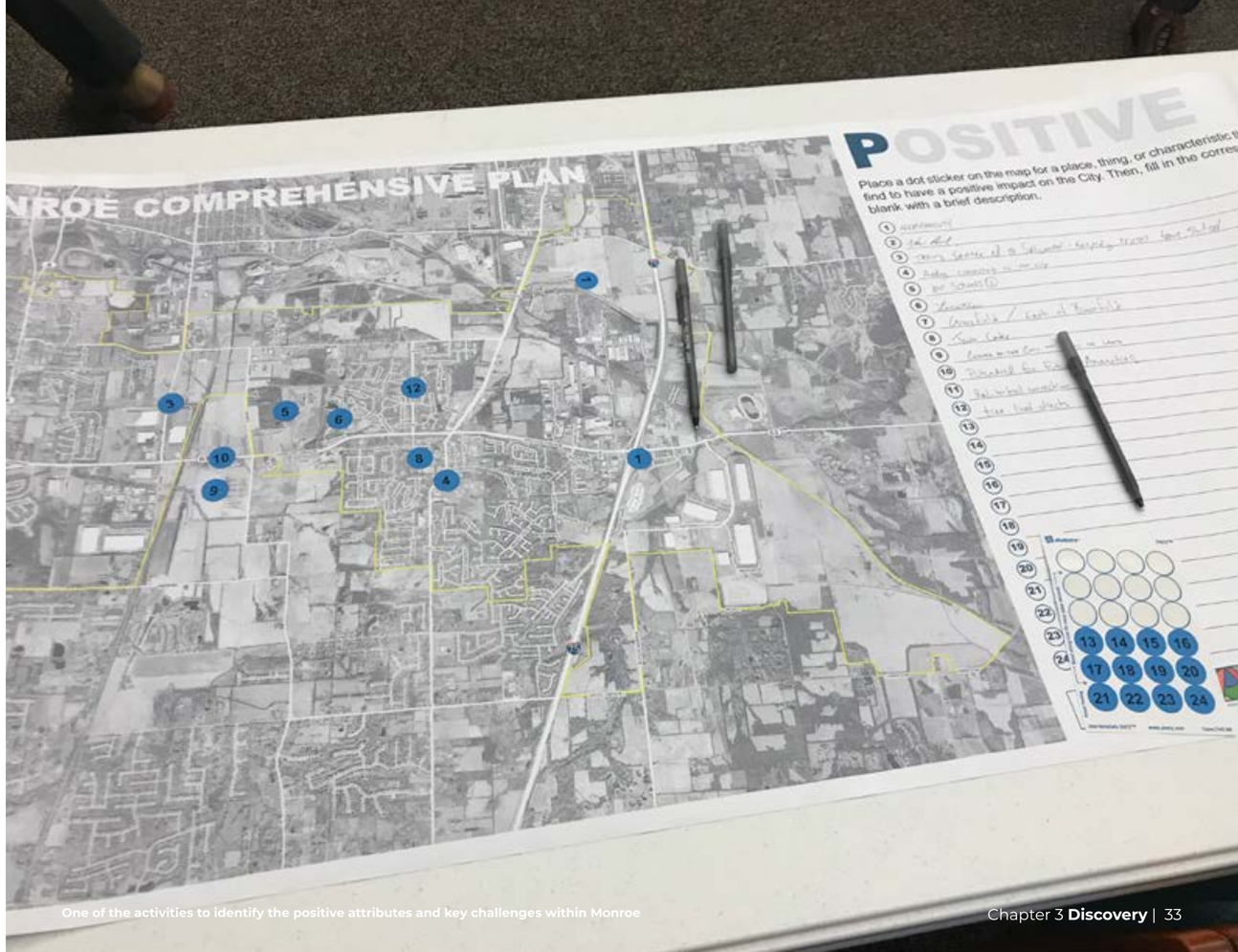
- Develop more complete streets
- Develop better transportation infrastructure
- Increase pedestrian access throughout the City (connectivity)
- Increase overall safety
- Develop more sidewalks throughout Monroe and construct trails
- Reduce congestion along roadways

Quality of Life

- Improve existing parks and recreational spaces
- Develop more parks and recreation opportunities throughout the City
- More sports facilities and fields
- Improve the gateways into Monroe
- Responsibly grow schools
- Create a community center for residents
- Develop a senior center
- Create a dog park

Growth Management

Monroe has seen increased growth in specific market sectors in recent years. These sectors have included single-family residential, manufacturing, and distribution. This significant growth with large land users limits the supply and availability of land for future growth. While Monroe still has land for future development for the next 20 years, the land for the City is not infinite. Monroe has limited options to increase its jurisdictional boundaries through annexation, a method the City has not actively pursued. The public identified more housing choices and options and a desire to see fewer large warehouses/distribution. Over the next 20 years, there are three ways Monroe can manage its growth including population growth, strategic land use priorities, and redevelopment of existing land.



One of the activities to identify the positive attributes and key challenges within Monroe

Land Use Compatibility

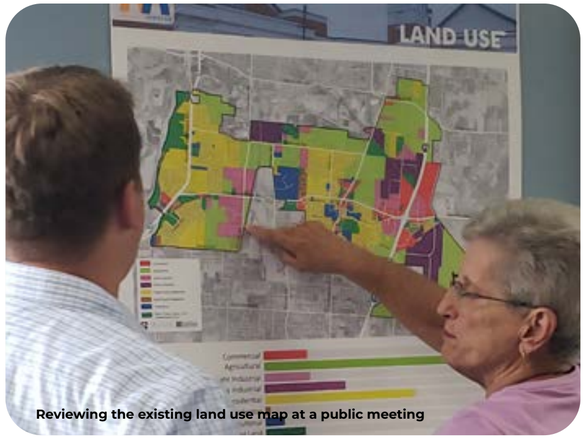
The City of Monroe has a distinct development pattern that created land use incompatibilities. While most of the City is residential, it is split in two by industrial areas toward the center of the community. The land use conflicts created by the adjacency of residential and industrial have soured many residents on future industrial development even though good jobs and wages are provided by those land uses. The comprehensive plan must guide land use conflicts, the intensity of adjacent incompatible land uses, and any other site treatment to help mitigate any negative impacts.

Housing Diversity, Affordability, Availability

Housing is one of the biggest concerns of the community and nationally. The cost to build a house is more expensive, and the pandemic has played a role in supply chain interruptions. Many communities, including Monroe, face housing shortages, a lack of housing choice, and housing affordability issues. Diversity in housing options for young professionals, families, empty nesters, and retired individuals is a big piece of this plan. The public identified high-quality housing development as essential to maintain in Monroe as the type and location of housing. Many responses to the survey indicated other housing options are needed in the community, including condominiums, townhomes, rowhomes, and single-family homes on larger lots. Other rentable housing options are required for those who cannot afford or do not want to buy a house at their stage of line to attract residents for new jobs. These options will allow individuals and families who move into Monroe to age in the community.

Economic Development & Job Opportunities

Adequate and appropriate employment opportunities are essential to the health of the local economy. Monroe is a healthy and attractive community for families, but many residents commute out of the City for employment (see the Appendix for a more detailed analysis). This may be due, in part, to Monroe's industry strengths. There is a substantial amount of level of manufacturing, logistics, and retail employment opportunities that benefit from the City's location between major markets and well-designed infrastructure . Public feedback during the Comprehensive Plan process indicated a preference for jobs that offer higher wages, locally-based small businesses that could enhance a downtown-type area, and office or professional careers in a business park setting.



Reviewing the existing land use map at a public meeting

Job opportunities should be expanded across the City

School Capacity

Monroe has an excellent school system. Students living in Monroe and adjacent communities attend school in Monroe from primary school through high school. The school administration noted the schools remain at total capacity, and there is concern about the impact of new development on capacity within the school system. Since Monroe is a predominantly traditional family community, school enrollment is not expected to change. Therefore, the school must continually evaluate the future expansion . As development continues to occur, the City should be mindful of the impact on the schools.

Redefining Downtown

Typically, a downtown is a denser development with various uses ranging from restaurants, cafes, retail, and residential, and it is an attraction for people to visit and gather. Any downtown vibrancy was greatly hindered in part by the damage of a natural disaster, when a tornado passed through Monroe in the late 1960's. Past efforts to restore and enhance the traditional community gathering space since then have not been realized. Throughout the planning process and multiple public engagement opportunities, the public has generally supported reinvesting in downtown as a place to live, work, shop, and gather. However, many noted that substantial changes would be needed to bring people back downtown. At present, the downtown does not have a variety of restaurants, shopping, or other eating options. It is not walkable within or to adjacent neighborhoods. Residents expressed the desire for a walkable, enjoyable place that offers various places to visit while being easily accessible. The existing downtown is an excellent location with access to nearby neighborhoods and the Community Park and could be an opportunity for reinvestment and redevelopment to create a formal Town Center. This concept is further explored in the Downtown section of the Focus Areas chapter, starting on page 112.

Flexibility in Interpretation of the Plan

The Comprehensive Plan is designed to be a guide for future development and is meant to be flexible. Current zoning will not always align with the recommendations found in this plan or the recommended development patterns. It is up to the City staff, Planning Commission, and Council to ensure that decisions about development and redevelopment line up with the plan's vision, goals, and maps. Opportunities may arise that do not always align with various elements. Still, if the opportunity will help achieve the greater vision and intent and benefit the community, it should be pursued and considered.

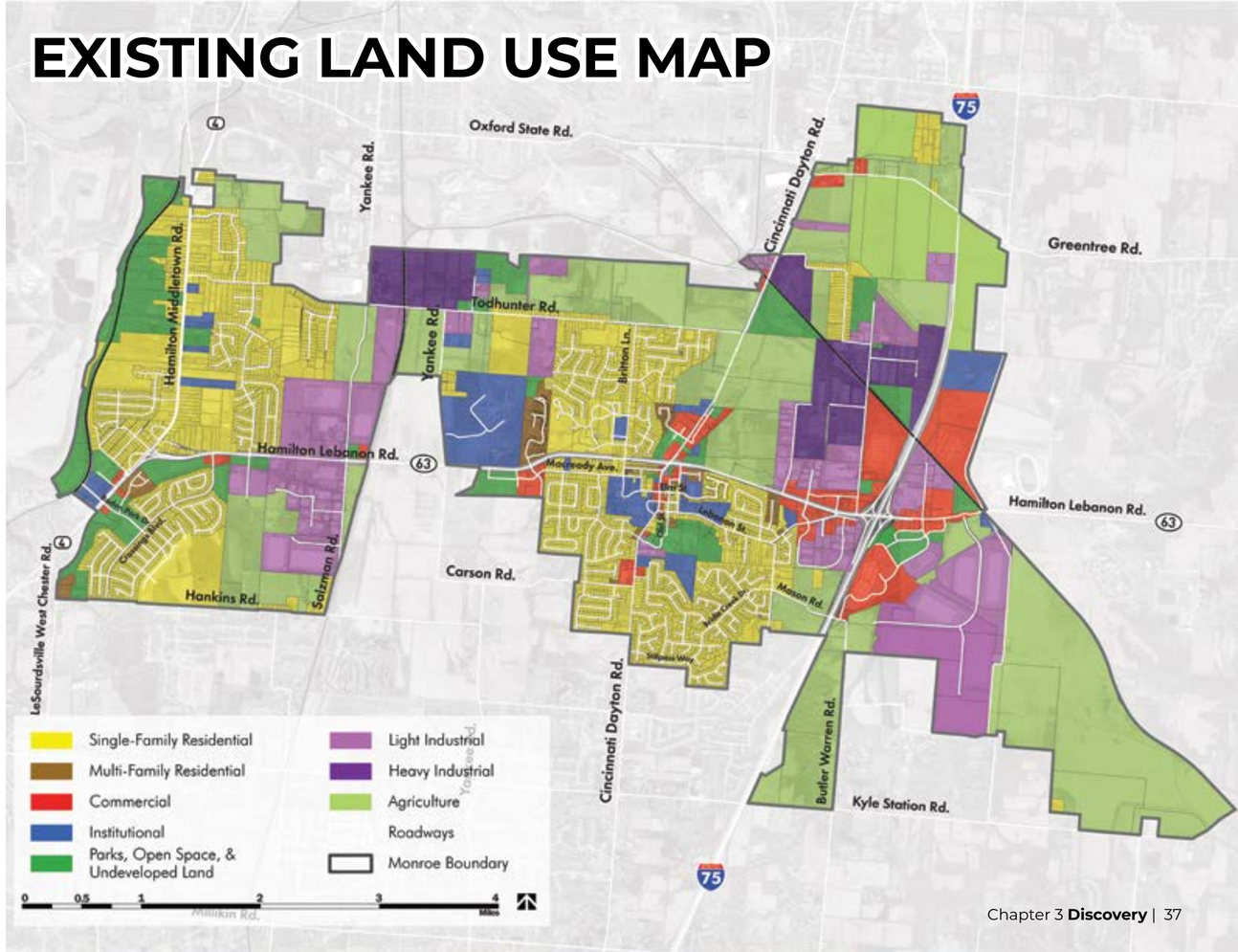
Land Use Mix

The last comprehensive plan identified a land use ratio for which the City should strive for economic development. This ratio included 65 percent commercial/industrial and 35 percent residential to encourage job growth and maintain a strong local tax base. The map on the next page shows the land use pattern that has developed within the City. There are eight land use categories show on the map. These categories were combined into five categories: commercial, industrial, housing, institutional, and passive to review the City land use ratio. While the city has successfully grown by millions of square feet in commercial and industrial growth since the last plan update, it has not reached the set land use ratio in the last comprehensive plan. Its current ratio is 26 percent commercial/industrial and 26 percent residential. Based on community direction, the intent of this plan is to not set specific percentages for growth areas, but rather address the impact of future commercial and industrial development adjacent to residential properties while promoting the strategic location of Monroe and access to advancing employment options with higher skill and wage ranges. Accordingly, this plan needs to revisit the desired land use mix in conjunction with economic development goals. The existing land use mix is:

- Commercial – 5.5%
- Industrial – 21.1%
- Residential – 26.1%
- Institutional – 4.3%
- Passive – 43.0%

Passive uses include agriculturally used lands for farming or other similar uses, park spaces, open space for additional recreational uses, and undeveloped/underutilized lands.

EXISTING LAND USE MAP



VISION

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What are the Vision, Goals, and Recommendations (Design & Policy)?

The **vision** is the overall future state of where the City aims to be in the coming years. The vision statement guides the development of the goals and recommendations of the plan while being realistic, achievable, and flexible for the community. The vision statement is written as a future condition and developed early in the planning process to shape the overall plan. The vision is big, bold, complex, and requires many years to achieve through a series of actions or goals.

Goal statements target specific issues and concerns within each of the framework sections. These guide government officials, Planning Commission, Board of Zoning Appeals, and City staff to evaluate future development and changes within the City by assessing if development will work towards achieving a goal and ultimately the vision.

Recommendations work to support and achieve each goal statement. These recommendations may describe policy needs or changes, needed programs, or the physical construction and design of a project. Recommendations must be specific and quantifiable to be easily understood by those making the decisions in the community and the residents of Monroe.

VISION STATEMENT

Monroe is an economically diverse community with small town charm focused on quality growth and development, family-centered amenities, and creating a vibrant quality of life for all.

Goals

Land Use: Monroe will achieve a more cohesive and balanced development pattern that strengthens residential neighborhoods and grows the job base while offering more diverse and unique places to enhance the character of Monroe, promote quality development, target strategic redevelopment, protect natural assets, responsibly grow the school district, and minimize impacts to City resources.

Housing: Monroe will encourage a wide range of quality housing including townhomes, apartments, condominiums, and single-family detached homes.

Economic Development: Monroe will be an economically sustainable city with a diverse tax base and high-wage jobs while protecting the community's character.

Transportation: Monroe will have a safe, accessible, and well-connected multi-modal transportation system that addresses vehicular congestion, supports the desired land use pattern; promotes physical activity, health, and wellness; and serves the needs of Monroe's residents, businesses, institutions, and industries.

Quality of Life: Monroe will be a resilient place to live, build a career, do business, eat, shop, and recreate, making it the preferred place to call home in the region.

Downtown: Monroe will reinvigorate the downtown by strategically planning a genuine community gathering space that fosters public private partnerships for varied residential opportunities, creates jobs through business attraction and retention, and caters to a pedestrian-oriented environment with generation bridging activities.

New housing development in the Trails of Todhunter neighborhood

State Route 4

Open space and parks should be incorporated within neighborhoods

LAND USE AND DEVELOPMENT CHARACTER

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GOAL

Monroe will achieve a more cohesive and balanced development pattern that strengthens residential neighborhoods and grows the job base while offering more diverse and unique places to enhance the character of Monroe, promote quality development, target strategic redevelopment, protect natural assets, responsibly grow the school district, and minimize impacts to City resources.

The term "land use" literally refers to the use of the land. Over time, as the City has developed, a land use pattern has been established. This includes developed lands and also natural areas, agricultural fields, and those areas in transition.

The development pattern, made up of individual uses, begins to form districts and neighborhoods which create the "look and feel" of an area. The character of an area is directly influenced by the intensity of development, the arrangement of buildings and parking areas, the preservation and use of open space and public spaces, the width of streets, landscape, pedestrian amenities, and other design elements. It is the combination of land use and design elements that determine the compatibility of new development with existing development.

Monroe's future land use framework is broken down into three overarching elements including existing land use, future growth areas, and transitional areas. These together create the City's future development strategy.

Development Strategy

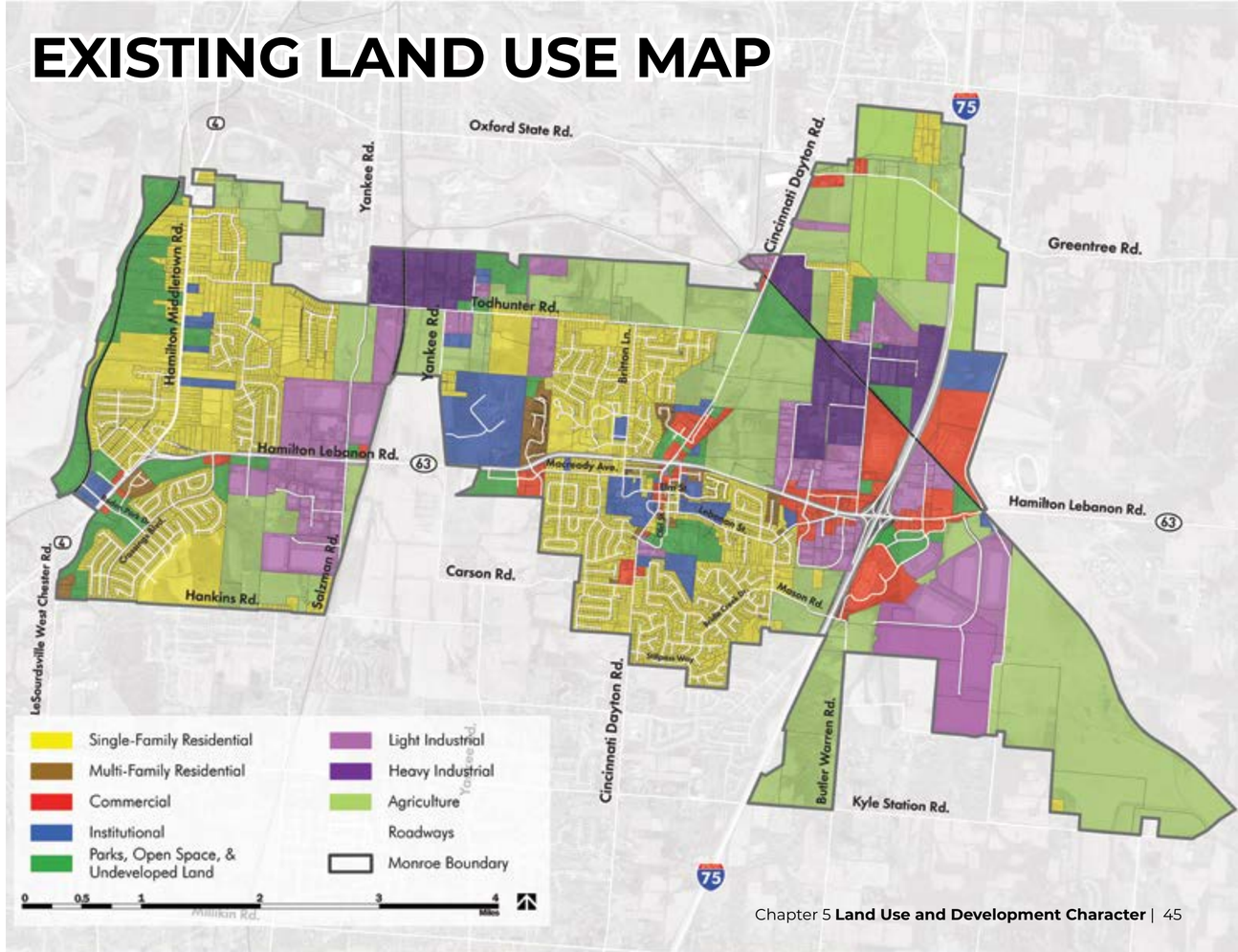
Existing Land Use

The existing land use pattern of the City can be summarized in three primary areas:

1. The west of the city near Monroe Bicentennial Commons. This area is predominately residential with some warehouse uses along the eastern edge of this sub-area.
2. The heart of the city lies at Cincinnati-Dayton Road/Main Street and State Route 63/Hamilton Lebanon Road. The intersection at Main Street and State Route 63 and the broader corridors are lined with commercial properties while the surrounding areas are comprised of established residential neighborhoods. There is a large agriculture tract along the east side of Cincinnati-Dayton Road.
3. The I-75 and State Route 63 interchange. This area has developed with different types and sizes of industrial buildings and a mix of small- and large-scale commercial uses.

Reviewing the overall land use for the community, agriculture and passive uses are the largest land use classification, comprising 43 percent of the existing land within Monroe's jurisdiction. A little over 26 percent of the existing land use is residential. The predominant housing type is single-family residential. There are very few apartments or condominiums, which are classified as multi-family land uses.

EXISTING LAND USE MAP



Industrial development makes up approximately 20 percent of the land use. Commercial development encompasses a little over 5 percent of the land use, while institutional uses are just over 4 percent. The majority of these land uses will continue for years to come; however, the undeveloped land (shown as vacant on the existing land use map) and existing agricultural land use classifications will be designated as future growth areas. Lastly, some existing areas are in transition and could be redeveloped at some point in the next twenty years.

Future Growth Areas

As a community develops out from its core, the edges are typically the last to develop. Monroe is limited in how much it can expand in the future due to Ohio's annexation laws, which the City has not actively pursued, and the location of adjacent communities. This means that Monroe must make deliberate policy choices in how to encourage the remaining land to develop in a pattern that accounts for the City's future goals, market demands, and property owners' rights.

There are eight major agricultural areas remaining within the City that will likely develop over time. Some of these areas have been proactively rezoned at the request of the property owner . Two of these areas, one located on the south side of Greentree Road on both the east and west sides of I-75, and the other, located at the intersection of Yankee Road and Todhunter Road, are proposed for non-residential uses, where the rest of the agricultural areas are proposed for residential uses.

Transition Areas

There are two areas within the City that may transition to include a different mixture of uses in the future:

1. The outlet mall. This area is designated as transitional because within the next twenty years, this use could possibly move from a pure retail use to another commercial or mixed use. The market dynamics at the time this plan was developed were such that, according to Coresight research, in the five years post-COVID19, at least 25% of malls across the United States will be closed due to the pandemic and shifts from brick and mortar retail stores to online. It is too early to tell if this outlet mall will be impacted, however, it is important that the City start planning now.

2. The area east of Union/Nickel Road. The parcel is a very large tract of land currently used for agriculture. This parcel is designated as transitional because of the numerous environmental constraints including a large swath of floodplain which would impact any development opportunity. A creative approach would be needed in order for this parcel to develop.

The first transition area identified is the outlet mall. Due to changing trends in the shopping industry and COVID the retail sector has been hard hit. It is too early to understand the impact on outlet malls, however it is important for the City to work with property owners and plan for the future and provide options for redevelopment.

The second transition area identified in the large tract of land to the east that is used for farming. This land will be difficult to redevelop and require additional environmental mitigation strategies to ensure any future development projects that are built do not fail due to its location in a floodplain.

Future Land Use Map

The purpose of the future land use map (next page) is to help decisionmakers, developers, property owners, and the public understand the City's development strategy and the intent for how the City's land resources should be used over the next twenty years regarding type, location, and intensity. The future land use map and land use descriptions are conceptual in nature and portray a high-level view of future development strategies and the desired outcome of the community.

There are three types of development one may expect in Monroe — greenfield, infill, and redevelopment. Greenfield development is construction on previously undeveloped land on open space or agricultural land. Infill development is building on vacant or underutilized property within an area that has previously been largely developed. Examples of infill development could be an empty downtown lot with a newly constructed business or an older vacant subdivision lot on which a new house is constructed. Redevelopment could include a building demolition with a new structure or possibly converting an existing building into a new or different use.

Monroe will continue to see predominately greenfield or infill development because in most cases the current/existing use will be the same as the planned future use and much of the City's building stock is new enough that redevelopment isn't required. As Monroe continues to build out, City officials should remember there is a limited supply of greenfield land given Monroe's conservative annexation strategy and adjacent jurisdictions.

The future land use map and land use descriptions will be used to guide actions about growth, development, and capital improvements over time. The land use component is a recommendation of policy and should be reviewed from time to time to ensure it remains flexible given the fluctuations in Monroe's economy, resources, and values. This portion of the comprehensive plan is implemented through the City's development regulations and other various public and private development decisions. This plan, with its subsequent land use descriptions and targeted growth and transition areas, should serve as the basis for evaluating potential future zoning ordinance updates and rezoning petitions.

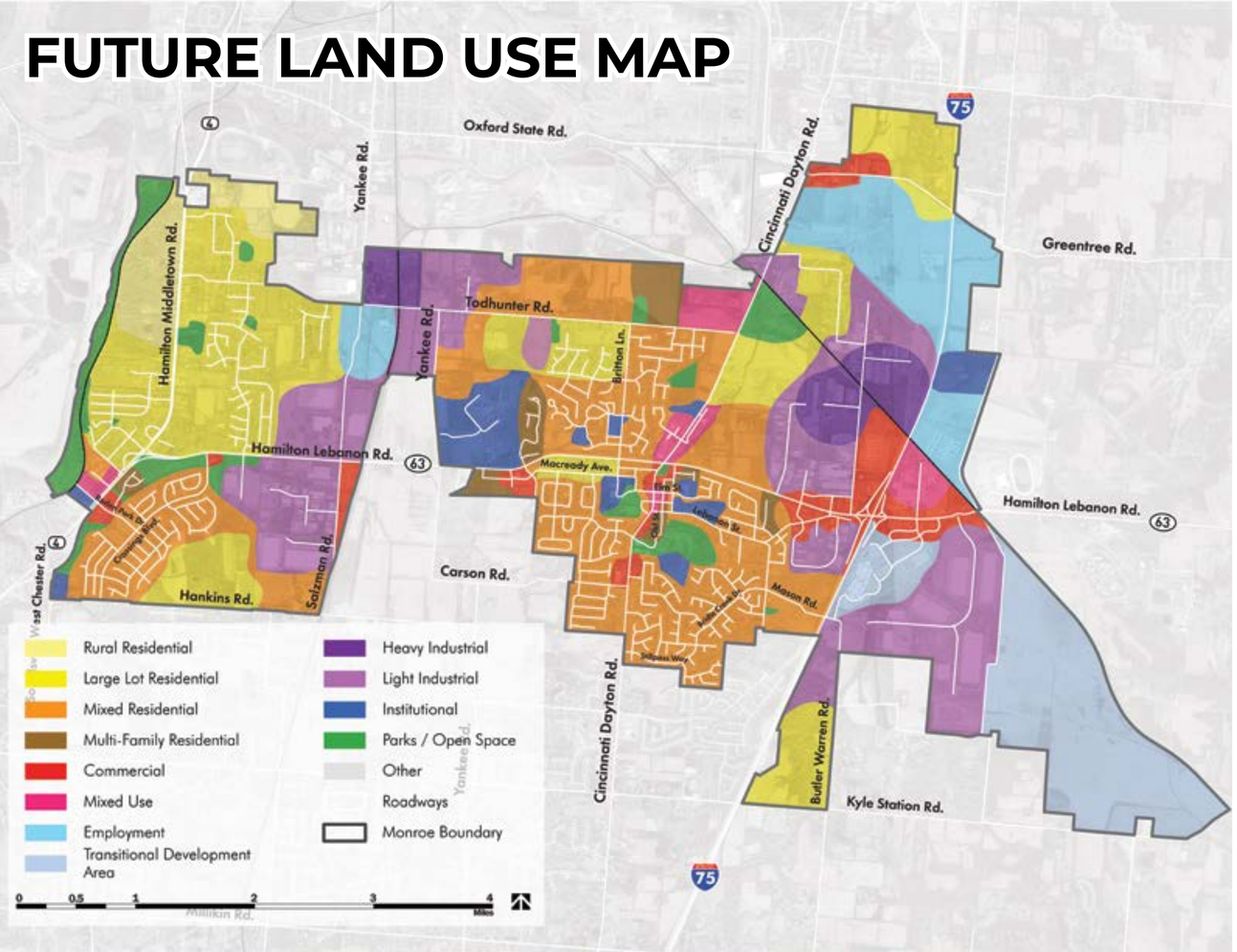
How to Interpret the Future Land Use Map

Ohio enabling legislation allows cities to direct land use development to protect the health, safety, welfare, and property values in their community. To accomplish this, cities like Monroe develop a comprehensive plan with a vision, goals, future land use map, and recommendations to implement plan goals.

This land use map provides guidance to the elected and appointed officials, City staff, property owners, and developers of the community's collective vision for future growth, and should be interpreted as such.

The land use map is a conceptual map that depicts the future development and character of that development over the next 20 years. Instead of following specific property boundaries, the land use boundaries are more generalized for easier interpretation. Each land use classification, depicted as a specific color as shown on the land use map, signifies a future land use for an area on the map. This future land use classification could be the use currently existing on the site or a desired future state that does not exist on the site. If this future state does not currently exist, a property owner is not required to develop the property or change the land use of the existing site. The use of the building or site can continue indefinitely. However, if the opportunity arises for the site to be developed or redeveloped, the land use map would provide guidance on how that could change. One last caveat for elected and appointed officials, staff, property owners, and developers to keep in mind, this map is still a representation of policy and therefore if economic, physical, or value changes occur in Monroe, this map may need to be amended from time to time.

FUTURE LAND USE MAP



Future Land Use Descriptions

The following descriptions correspond to classifications on the future land use map. Each land use classification describes the intended character of the area and the appropriate uses that could be located there. It should be noted that this is a policy document to provide guidance and does not take place of the actual zoning of property.

Rural Residential

The rural residential category is designed for low density, single-family housing development of various sizes. The recommended density in this area is a maximum of one dwelling unit per two acres. Many of these lots are larger in nature, potentially with natural elements such as trees or wetlands, and are typically not located within a neighborhood subdivision.

These areas should be designed to protect the existing character and allow for any existing agricultural uses. Such agricultural activities should be small-scale in nature: hobby farm activities, raising chickens and limited livestock, small farm sales and roadside market stands, and seasonal festival activities. Special events and gatherings may be appropriate given adequate, safe, and designated transportation routes, parking areas, lighting, and other site features to ensure mitigation of negative impacts to adjacent properties. Such uses on the property should not create disturbance for other nearby residential uses. Other compatible uses include churches, schools, outdoor recreational facilities, and parks.

Large Lot Residential

The large lot residential classification is designed for single-family housing development of varying sizes with a density not to exceed two units per acre. These residential lots are located within subdivisions. Many of these large lot residences in established subdivisions may not have traditional improvements such as curb and gutter and sidewalks and might have more cul-de-sacs and less interconnected streets.

However, new neighborhoods should have a walkable, well-connected street system that connects to surrounding neighborhoods and nearby amenities and destinations. They should be designed around existing natural features when possible. Parks, schools, religious institutions, and other community facilities may be included in the large lot residential classification at appropriate locations. Common open space or a clubhouse might be provided.

These types of subdivisions are located off collector roadways and typically have one to two entrances into the subdivision.

Mixed Residential

The mixed residential classification reflects much of the current housing development in Monroe and is intended for a range of housing types including single family detached homes on lots of varying size, townhomes, and duplexes. Gross housing density across a development will allow for up to four units per acre and housing types may vary but should always consider surrounding character.

This type of residential development is appropriate for a traditional suburban neighborhood as well as infill development and redevelopment. These areas allow for greater flexibility in form and scale to achieve active, cohesive, and vibrant neighborhoods. Mixed residential developments should be designed around common open space and amenity areas. These neighborhoods should be walkable and well-connected.

Infill and redevelopment near Monroe's downtown should maintain the traditional residential character; architecture, building setbacks, housing types, and massing are important components of infill design. Mixed residential development should be designed around natural features to highlight existing tree stands, ponds, and water courses as accessible community amenities.

These types of residential developments are located on major arterials that can accommodate the traffic load. Depending on the location, acceleration/deceleration lanes and dedicated turn lanes may be needed. Connectivity, bikability, and walkability should be key concepts of new mixed residential development.

Parks, schools, religious institutions, and other community facilities may be included in the mixed density residential classification at appropriate locations. A small commercial node at an entry way to the subdivision or mixed residential area where two collector or arterial roads meet could be appropriate given the location and the character of the housing types chosen for that entryway.

If the desire is to create a mixed development incorporating single-family and multi-family dwellings, multi-family housing should not be more than 50 percent of the overall development. By offering a mix of housing types, this denser residential classification may lend itself well to land with topography or utility constraints. This increased density and mix of housing will be supported by the market and allow successful housing integration. This type of development can be used to transition from commercial or other employment areas to less intense residential development.

Multi-Family Residential

Multi-family residential areas include dwelling units that are two or more attached dwellings with a suggested density not to exceed eight dwelling units per acre. Appropriate housing types to be developed in this land use classification include townhomes, apartments, and condominiums.

It is critical that any multi-family residential areas be developed as walkable, well-connected developments that are located near amenities such as gathering spaces, recreation, shopping, employment, health care, education, and open spaces. Multi-family residential development can be an appropriate use in infill locations where adding housing would be beneficial, such as in the downtown area. Parks, schools, religious institutions, and other community facilities may be included in the multi-family residential classification at appropriate locations. Multi-family residential areas should be located along arterial roadways that have capacity for anticipated traffic generation and have at least two entrances.

Commercial

The commercial area designation is intended for office, retail, hospitality, restaurants, and professional service businesses. These areas may be employment and tax revenue generators for the community. While all these uses are included in the commercial classification and not differentiated on the Future Land Use map, determining their appropriate location may be defined by scale, potential customer base area, and transportation access.

Neighborhood scale commercial centers should be compact developments with a mix of uses and may be distributed throughout the City at key intersections or nodes. These centers typically do not have a large anchor user and may include uses such as a fuel station, coffee shop, laundry services, groomer, salon/barber, doctor's office, café, and restaurants. Neighborhood scaled commercial centers have a mix of active uses at key intersections that serve surrounding residential areas. These centers should be compatible with neighborhood character and contribute to neighborhood livability. They should be defined by building frontages closer to the street, bicycle and pedestrian connections, and an activated street, not by parking lots. Neighborhood commercial centers should be pedestrian-friendly places with high-quality architecture, plazas, outdoor dining, sidewalks, and other pedestrian and bicycle amenities that create active, connected gathering places.

Regional commercial districts are typically larger in size and have the potential for greater impacts to the transportation network. Regional commercial districts can include higher intensity retail and office developments that attract users from a wider area. They typically have anchor tenants including grocery stores, home improvement centers, or large general retailers. These areas should be located closer to the I-75 interchange and major thoroughfares that can handle higher traffic volumes. New developments should have integrated designs with coordinated accesses, amenities, and cohesive architecture that fit within the context of the larger corridor. Buildings should begin to frame and define the street network; internal drives should resemble streets rather than parking lot drive aisles. Large expanses of surface parking, particularly between the building front and the street, should be avoided. Landscape plantings should be used to create more attractive developments and buffer any adjacent residential areas. A coordinated pedestrian system should be provided throughout the commercial area, connecting uses on the site and between the site and adjacent properties.

Mixed Use

Mixed use areas provide for a diversity of high-activity uses within a connected and walkable block layout. Mixed use can be horizontal or vertical in nature. Vertical mixed use may be characterized by individual buildings that contain a mixture of uses on different floors while horizontal mixed use is defined by single use buildings that contain different uses in close proximity to each other. Appropriate uses include restaurants, small-scale retail and professional services, offices, single family attached homes, single-family zero lot line homes, multifamily apartments and townhomes, and recreation amenities. Building height should typically range from two to four stories. Active uses such as retail and restaurants are found on the first floor with office or residential uses are on upper floors.

Mixed use areas should have coordinated development patterns at a pedestrian scale, with high-quality architecture, plazas, public gathering spaces, sidewalks, and pedestrian and bicycle amenities to activate the street and connect these centers to the residential neighborhoods they support. Building setbacks from the primary street should be minimal. All buildings should have an entry oriented toward the primary street; first floor non-residential uses should include large windows to allow views into and out of the space to better activate the adjacent streetscape.

Employment

The employment land use classification is specifically designed to encourage economic growth and job creation through the development of office, research and development, advanced manufacturing, and institutional uses. Building types may include both individual users with multi-story buildings on larger parcels or groups of smaller structures in a business park setting. Many uses within the employment classification will be designed in a campus setting.

Buildings should be smaller scale and oriented so the entry to the building faces the primary street. Some architectural design consideration should be given to the building and certain materials such as aluminum siding should not be permitted. Other elements such as window features, parking lot design and location, loading dock screening and location, landscaping design elements, employee seating areas, and trails should be considered as an amenity to attract higher wage employment uses.

Research and development and advanced manufacturing uses should conduct all operations within an enclosed building and should not utilize outdoor storage areas or operations. When potential conflicts between uses may occur, buffering and landscaping should be used to minimize these impacts. Where areas are subdivided for development of a business park, opportunities for shared open space and connection to the City's nearby amenities and facilities should be explored. These areas should include commercial support uses such as restaurants and personal service businesses, but these should be as a secondary element that follows the employment uses.

Transitional Development

The transitional development classification is used to define areas that may face redevelopment pressures in the future due to changes in the economy, site specific conditions, or be more difficult to develop in the near-term. While these areas could be or are already developed, future development or redevelopment will likely face additional costs due to environmental challenges (hazard mitigation), site remediation, and possible demolition. Appropriate future uses will vary by context and may include open space, recreational facilities, retail, office space, light industrial, and research and development uses. For properties partially within flood hazard areas, significant open space will likely be required. In general, these areas should be master planned to better coordinate open space, stormwater drainage, transportation, and other infrastructure improvements.

Heavy Industrial

The heavy industrial use classification provides locations for manufacturing, warehousing, office, and research and development uses, with some supporting commercial businesses. While these uses may produce some adverse impacts to the community in terms of traffic or aesthetics, they are incredibly important to the employment and economic base of the City. Building types may include both large footprint users with multi-story buildings on large parcels and groups of smaller structures in a business park setting. Some of these uses involve extensive exterior storage or movement of goods and require measures to control adverse environmental and visual impacts. When potential conflicts between uses occur, buffering and landscaping should be used to minimize these impacts. Where areas are subdivided for development of an industrial or business park, opportunities for shared open space should be explored. Industrial areas may include limited commercial support uses, but these should be as a secondary element that follows the industrial development. These areas should be located along rail and roadway corridors with the capacity to handle the necessary volumes of truck traffic and be built out in a planned manner to maximize investments in public infrastructure systems.

Light Industrial

The light industrial use classification provides locations for small scale manufacturing and warehousing, office, and research and development use, with some supporting commercial businesses. Building types may include multi-story buildings on large parcels or groups of smaller structures in a business park setting. These uses should not involve extensive exterior storage or operations. When located next to less intense uses, buffering and landscaping should be used to minimize potential adverse impacts. Where areas are subdivided for development of an industrial or business park, opportunities for shared open space should be explored. These areas may include supporting commercial uses both within the district or integral to small manufacturing or warehouse buildings, such as in a warehouse/showroom operation. These areas should be located along roadway corridors with the capacity to handle the car and truck traffic volumes they generate and be built out in a planned manner so as to maximize investments in public infrastructure systems.

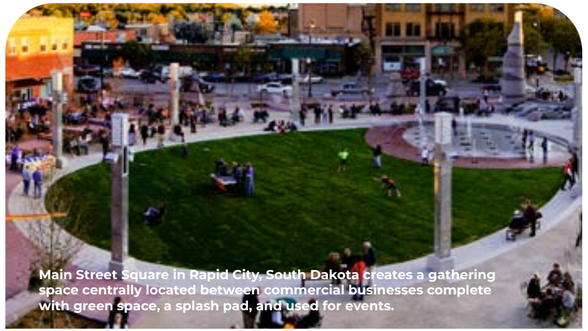
Flat Fork Creek Park in Fortville, Indiana

Institutional

Institutional land uses are classified to serve a community's governmental, social, spiritual, educational, health, and cultural needs. Uses in this classification include schools, libraries, museums, religious institutions, and government facilities. Many institutional uses are distributed within single family residential and other land use classifications.

Parks / Open Space

The parks and open space classification is established to distinguish and protect recreation areas, public parks, golf courses, private recreation facilities, and general open space. Uses may include passive open spaces, ball fields, play equipment, conservation areas, and environmentally sensitive lands. Public parks and open space further increase the overall quality of life for residents. Recreation and park areas should link to each other with bicycle and pedestrian facilities and connect to other existing destinations and neighborhoods.



Main Street Square in Rapid City, South Dakota creates a gathering space centrally located between commercial businesses complete with green space, a splash pad, and used for events.

Old City Park in Greenwood, Indiana shows upgraded playground facilities with unique design features.

Principles that Guided Development of the Future Land Use Recommendations

- Public direction was for the City to change its previous land use mix which was 65% industrial/commercial development and 35% residential development. Existing industrial development has split the City into two distinct residential areas with limited transportation and greenspace connectivity between these two areas.
- The amount of land the City has for growth in the future is getting smaller as development continues, especially with large 400,000 plus square foot industrial buildings accounting for the majority of non-residential growth over the past 15 years.
- Updated economic trends and public input were considered during this planning process, which guided future development possibilities. Industrial development is still desirable; however, this development should be at a smaller building scale . See the Economic Development and Downtown goals for more details.
- Through this land use policy update, the City will be able to promote more residential options for young professionals, families, and the aging population, so that residents can remain in Monroe as housing preferences or needs change.
- Currently, the City's residential dwellings are very similar with the majority limited to single-family detached housing. While that caters to a particular lifestyle, it potentially excludes young, single professionals or empty nesters. Other types of housing will increase the opportunity for those household types to find a home in Monroe.
- Monroe is relatively land locked. Subsequently, City Council has decided to manage its future population growth to approximately 6,000 more people, a total of 2,190 housing units, by 2040. Using this as a growth management strategy, complete build out of all the land currently in the City would not occur for another 50 years.
- The fast-paced growth of the City from the early 2000's through 2010 resulted in challenges to the newly formed Monroe Local School District. While the most recent decade of growth has remained stable, future planning should create manageable scenarios to continue excellent education opportunities for residents.
- The land use framework provides guidance for decisions by elected officials, various board and commission members, and staff that builds upon a growth management strategy and the strength of the City. The overarching goal is to integrate land use, transportation, economic development, infrastructure improvements, and quality of life enhancements to ensure that the City continues to grow in an economically and environmentally sound way.

Recommendations

1. Update to ensure that City Ordinances reflect the recommendations of the Comprehensive Plan.
   a. Complete a full ordinance audit to identify areas where the zoning and city ordinances need to be updated to align with the policies of the updated comprehensive plan.
   b. Explore fully integrating the subdivision ordinance into a Unified Development Ordinance. This is a step beyond the hybrid ordinances the City has now and would allow the streamlining of processes, create consistencies between definitions and interpretations, allow standards such as design that would only be triggered under subdivisions to be reviewed for single lot developments.
   c. Improve overall flexibility while simplifying and making the ordinance more predictable for developers and property owners. This can be accomplished by making some decisions administrative and incorporating change limits that do not require applications to go back to the Planning Commission.
   d. Residential zoning district regulations should be updated to encourage the integration of different housing types, styles, densities, and values. These developments are appropriate in locations such as downtown, near Butler Tech LeSourdsville Campus adjacent to Bicentennial Commons, and the development area at the northeast quadrant of Hamilton-Lebanon Road (State Route 63) and Main Street (Cincinnati Dayton Road).
   e. Create redevelopment criteria to foster redevelopment of key industrial and commercial transitional sites.
   f. Create infill development criteria for neighborhoods and properties along Main Street and Hamilton-Lebanon Road (State Route 63).

g. Improve buffer criteria for incompatible land uses such as where industrial uses are adjacent to residential uses.

h. Update the zoning regulations to reflect and match the land use classification goals.

i. Update residential classifications so they incorporate the mix of residential uses and include character images.

j. Ensure mixed residential developments offer different product types, lots sizes, and are planned to allow citizens to age in place by incorporating universal design and accessibility standards, offer development incentives such as increased density, height, reduced setbacks, reduced landscape and/or buffering, reduced parking, etc.

k. Incorporate various residential images into the zoning ordinance to illustrate the types of residential units the City wants to attract.

l. Update use standards to regulate uses and streamline approval processes.

2. Limit singularly focused commercial developments to smaller footprints located at key intersections or development focused corridors such as State Route 4.

   Given the changes in the market around commercial and retail, purely commercial areas should be limited to smaller commercial nodes. Instead, encourage commercial use to be part of a larger mixed use development, a redevelopment project within the downtown as a first floor use, in buildings along key corridors such as State Route 63 or State Route 4, or as support uses within a larger development in the employment district.

   a. Encourage single commercial districts at key intersections including, but not limited to:

      i. Hamilton-Middletown Road (State Route 4) & Roden Park Drive & Jerry Couch Boulevard

      ii. Hamilton-Lebanon Road (State Route 63) & Main Street (Cincinnati Dayton Road)

      iii. Hamilton-Lebanon Road (State Route 63) & I-75

   b. Limit big box retail and purely commercial areas to the outlet mall, downtown, or as part of a larger development concept.

3. Encourage more mixed-use, commercial, and employment area development projects to boost Monroe's economy.

   Over time, the City has been developed with a number of large warehouse and distribution buildings. The public has expressed concern about the impacts of these uses adjacent to residential development and the impact on the road network. The City of Monroe strives to reserve large, non-residential tracts of land for targeted economic development. Part of the City's economic development strategy is to bring a more comprehensive value to the City by increasing the number of businesses, and jobs, increasing wages, and diversifying the local economy. Development in the employment district should prohibit heavy industrial uses and outdoor storage. Office buildings, more intense commercial uses, and light industrial developments are encouraged. Design standards should adhere to the following requirements:

   a. Building Size: less than 350,000 square feet

   b. Architectural Standards: focus on the style and shape of building to limit a big box look; use of color or other architectural features to minimize long walls, and screening of loading docks

   c. Landscaped site, including enhanced and substantial buffer areas

   d. Front door oriented toward street

   See the Economic Development chapter for more targeted uses.

4. Ensure that the City can accommodate future growth while maintaining the existing level of community services.

5. Preserve the remaining large tracts of land along I-75 for targeted economic development that brings a more comprehensive economic value to the City.

   Review development plans with other jurisdictional partners to ensure the impact of new development will not have an adverse impact on services they may provide to residents and businesses of Monroe.

   a. After the comprehensive plan is adopted, develop a summary presentation of the plan to share with various City civic groups and adjacent jurisdictions, OKI Regional Council of Governments, Monroe Local School District, and Butler Tech.

   b. Identify areas at the edge of the City where development decisions by any jurisdiction can impact community character and work with the adjacent jurisdiction to develop a protocol to jointly review development petitions to ensure each community is protected and growth is consistent with future land use, transportation, and infrastructure plans.

   c. Continue to work and coordinate future land uses with Butler and Warren Counties and Turtle Creek and Lemon Townships.

6. Industrial uses should not be developed adjacent to single-family residential homes, and vice versa, unless there is significant buffering between the uses.

   a. A more appropriate scaling and intensity of uses including apartments, commercial, or mixed use development could provide a better transition between the intensity of uses.

   b. Limit land use conflicts by requiring additional buffering and transportation improvements if existing industrial uses adjacent to residential uses request to further expand operations.

   c. Different buffering standards could be developed specifically for residential to industrial adjacency. This could include a wider berm with dense plantings, or a fence with plantings or some other combination.

   d. Similar to buffering standards, streetscape standards could be developed to minimize the impact of industrial uses, slow down large semi traffic, and provide more visual interest to a street where larger industrial buildings are located.

   e. The City should review its building standards for industrial buildings to ensure that there is not a large continuous wall facing residential areas, that loading docks are screens and face away from residential, lighting is shielded an does not shine past the property line, etc.

7. Ensure there is a mix of housing types and prices throughout Monroe so residents can have the option of different housing types and styles while remaining in the community.

8. Land uses, aesthetic improvements, and access management should be enhanced around the I-75 and State Route 63 Interchange as a major gateway into the City.

   The I-75 and State Route 63 Interchange has been identified as a major gateway (see the Transportation chapter for more information). As the front door to the entire City, the type of land uses should be managed around the interchange and aesthetic improvements and access management should be enhanced. For land use management, land uses should be organized in the following manner:

   a. At the time the plan was written, Cincinnati Premium Outlets was the major land use located on the southeast side of the interstate. In August 2020, Coresight Research Company presented a study that within the next five years 25% of America's malls will close due to the shift to online shopping as accelerated by the effects of the COVID-19 pandemic. As the economic landscape continues to change and malls are reimagined, it is important the City plan for the redevelopment of the mall site. Since this is a major gateway into the City, it is imperative that the City be proactive by creating a subarea plan for the mall. This area should transition from a purely retail use to a mix of uses.

   b. South of the transitional designation on the southeast side of I-75 and State Route 63, the remaining area is designated as light industrial. It is anticipated that any buildings in these areas would range from 100,000 square feet and greater and can be anything from processing and advanced manufacturing to warehouse and distribution uses. However, all uses should be contained indoors. These areas have the infrastructure needed to access I-75. Liberty Township has proposed an interchange at I-75 and Millikin Road in their comprehensive plan. With improvements to Butler Warren Road in the future, this road could also be used as an access point to I-75.

c. The areas northeast of I-75 and State Route 63 should remain commercial along State Route 63, with mixed use located directly north of the commercial area. This is Monroe's primary interchange into the heart of the community, therefore, specialized amenities should be emphasized that encourage the community and visitors to spend time dining, recreating, and retailing with less emphasis on convenience or quick serve businesses . Introducing mixed use into the commercial area could include employment uses such as service-based uses including printing, specialized business to business services, and office.

d. On the west side of I-75 both north and south of State Route 63, the land uses remain as commercial fronting State Route 63 with a mixture of light and heavy industrial uses nearby.

e. The light and heavy industrial areas east of I-75 are anticipated to remain industrial for the next 20 years. However, as these types of uses change, they should shift from heavy industrial to employment uses with higher wages and expansion potential. Examples include final assembly, advanced indoor farming, and advanced manufacturing.

f. The employment designation is intended for certain areas adjacent to I-75 and north of State Route 63. Specifically, the employment area northeast of the interchange containing Traders World Flea Market will continue as a flea market use for the foreseeable future due to its success. Future policies to assist with transition should be developed for higher employment uses that could possibly capitalize on the rail access for its redevelopment. The undeveloped land further north on both sides of I-75 should be reserved for potential business park uses or research/advanced industrial.

9. Residential development should include supporting uses such as parks, schools, institutions, and community facilities.

10. Encourage the development of non-residential land uses that offer strong economic benefits to the City while designing sites with sensitivity to the context of the surrounding area.

    While the goal of this comprehensive plan and the current values of the residents is to limit certain types of land uses and increase other types, the City should maintain flexibility, creativity, and consideration when reviewing individual development petitions.

11. Preserve the quality of existing and future residential neighborhoods through active ordinance enforcement and preventative maintenance programs.

12. Allow smaller lot development in mixed residential projects if the quality of materials and the development layout is creative and consistent with the character surrounding the adjacent area.

    Amend the current code to allow denser development where appropriate such as Downtown, Butler Tech, and any similar development locations.

13. Infill development will be important to Monroe in the future as it is nearly landlocked with little opportunity to grow outward. The only other opportunity is to develop vacant land or redevelop within its boundaries. Monroe should create an infill policy that addresses a wide range of situations.

    a. Ensure infill development is consistent with surrounding character.

    b. Use incentives such as increased density, ability to incorporate a mix of housing types and providing infrastructure to high priority redevelopment sites.

    c. Develop specific design criteria for Planning Commission to evaluate new and infill development to ensure consistency with the vision and goals of the comprehensive plan.

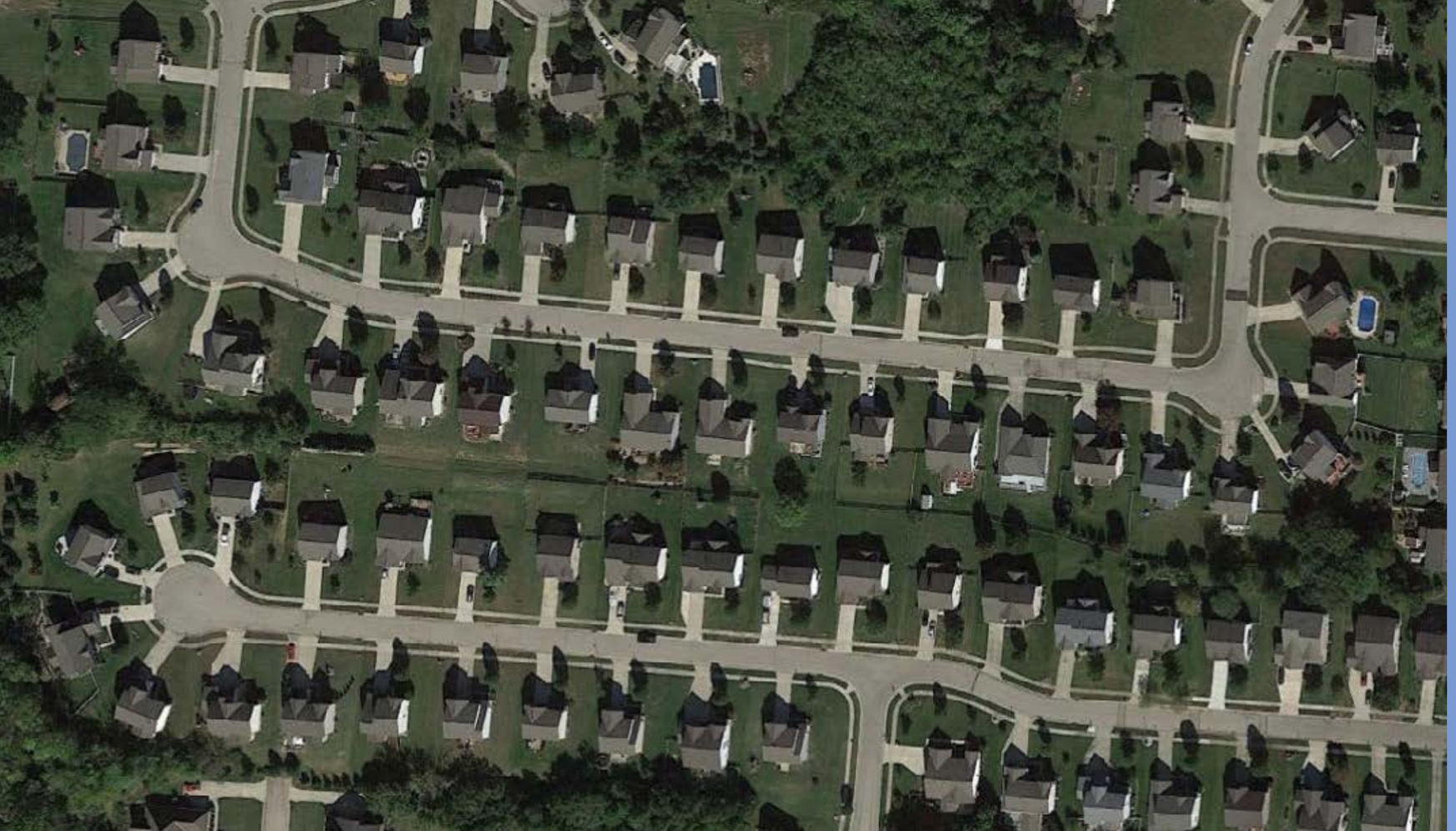
    d. Balance incremental infill development and redevelopment with the existing character of the surrounding area.

        i. Develop criteria for the Planning Commission to review infill and redevelopment petitions.

        ii. The Planning Commission should carefully review each to ensure consistency with the goals of the comprehensive plan and the desired change advocated by the community.

14. Develop a series of criteria that provides guidance for appropriate transitions between different land use intensities.

    Use appropriate transitions between different land uses intensities. Often at the edge of districts or development, there is a transition between the scale and intensity of uses. This typically occurs between commercial or office and residential areas. Adjust the building height and scale in transition from one area that has higher intensities into an area that might be a single use or lower intensity.



HOUSING

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GOAL

Monroe will encourage a wide range of quality housing including townhomes, apartments, condominiums, and single-family detached homes.

Monroe has many vibrant and active neighborhoods that create a safe and welcoming environment for residents and their families. In many ways, neighborhoods are the building blocks that make up Monroe as a city. Besides agricultural and open space lands, neighborhoods combine to be the largest land use across the community. Maintaining these safe and healthy neighborhoods, and ensuring continued opportunities for a diverse housing stock, are essential to the long-term success of Monroe. Key attributes of quality housing and neighborhoods include items such as safety and security, transportation access and connectivity, recreational amenities, maintenance of both open spaces and individual properties and structures, and the support of a quality school system.

These factors and the intangible elements of community spirit and place contribute to the Monroe identity. How people answer the simple question of "where do you live?" says a great deal about their city and their neighborhood. It is the goal of this plan in general, and the recommendations of this chapter specifically, that residents continue to be proud to call Monroe home.

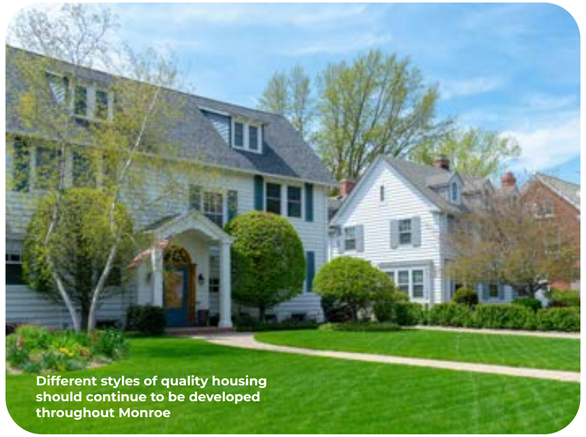
Trails of Todhunter neighborhood under construction

Additionally, quality neighborhoods and creating a place where people want to live is the best way to grow existing businesses, attract new employment opportunities, and support new restaurant and retail offerings. Specifically, enhancing Monroe's existing neighborhoods and promoting new housing development will:

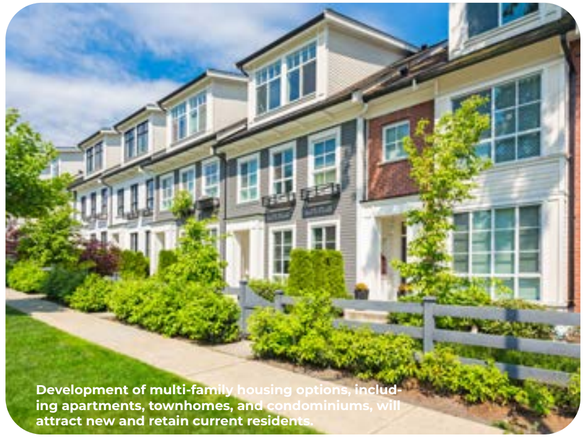
1. Create additional housing units and housing types to attract new residents and provide additional choices as existing residents' housing preferences change.
2. Support economic development efforts related to employment growth.
3. Establish healthier and more connected neighborhoods.
4. Increase residential property values throughout the community.

Principles That Guided Development of the Housing Recommendations

- Throughout the entire process, community leaders and the public indicated that housing is the top priority to be addressed in the comprehensive plan.
- Housing options are an important factor in economic development in attracting businesses and employees to the city.
- Quality housing and safe neighborhoods are some of the expectations that residents have of their community.
- The City has relatively few options in rental housing or apartments, which has been a major obstacle to economic development. No new apartments have been constructed since 2008.
  - Development of townhomes and condominiums for young professionals and new families provide affordable housing options for rental or ownership options. Higher density developments will attract additional amenities including parks, trails, shops, and restaurants for residents and visitors.
- Approximately 25% of Monroe's land area is dedicated to residential land uses. Of the total residential land use, 88% is single-family residential housing; the remaining 12% is multi-family housing.
- The City needs to be proactive in setting policies that manage the development of residential areas.



Different styles of quality housing should continue to be developed throughout Monroe



Development of multi-family housing options, including apartments, townhomes, and condominiums, will attract new and retain current residents.

- City Council has currently targeted future population growth of approximately 6,000 more people or a total of 2,190 housing units by 2040. This would result in a total estimated population of 21,000.
- Community leaders and the public have indicated that Monroe needs higher quality residential development, larger lot sizes as well as more affordable housing and high-density development in select areas including townhomes, condominiums, and senior housing.

Recommendations

1. Where residential areas abut commercial and industrial land uses, ensure residential uses are well-protected by increasing buffering standards and screening, position loading docks and trash areas so they do not face residential areas, and ensure lighting doesn't shine onto residential properties.
2. Perform a sidewalk gap analysis to prioritize infill and improvement projects that will enhance pedestrian mobility throughout residential neighborhoods.
3. New housing should be compatible with the existing character of adjacent neighborhoods. Housing should be of varying sizes and types supported by the market.
4. Housing developments should strive to offer a variety of different design styles, housing types and densities, be built with a mixture of materials, incorporate common open space and gathering areas, and promote connectivity through sidewalks and trails.

   For more design style recommendations, see the appendix.
5. Start a rental registration program to ensure landlords are registering property with the City. This allows the City to track essential information over time, inspect the property to ensure it is maintained in a safe condition and that there are no zoning violations.
6. Recruit high-value housing and mixed-use developments that contain a mix of lot sizes and housing types.
7. Encourage the development of a new neighborhood north of State Route 63 and east of Cincinnati Dayton Road in the presently undeveloped area. It should have a walkable pattern of small blocks with sidewalks, and be connected to the existing neighborhoods.
8. Develop infill standards for the zoning ordinance for single family housing and mixed use developments that would contain housing.
9. Consider working with developers, home builders, and property owners to incentivize the development of custom, single-family homes on large lot sites.
10. Preserve existing and future residential neighborhoods through active ordinance enforcement.
11. Utilize incentives to promote infill residential development in downtown.
12. Encourage developers to build strong neighborhoods by incorporating amenities into new subdivision developments such as park and recreation areas, public spaces, public art, and sidewalks and trails that connect to the existing network or build segments of the future network. Developers should consider adding other mixed-use amenities and community facilities into a node at the entrance of the development when located along key arterial roadways.
13. Single-family housing developments should be designed to promote walkability and encourage vehicular, bicycle, and pedestrian connectivity throughout the community. Prioritize residential areas that are within ¼ to ½ mile from Downtown, Monroe Community Park, and Monroe Bicentennial Commons. See the Transportation and Quality of Life chapters regarding trail and transportation improvements.
14. Multi-Family housing developments should be designed to encourage walk-up entries, patios, and balconies to encourage active ground floor uses, walking, and socializing. Access to parking/loading should occur from alleys or side streets to minimize curb cuts to provide for more navigable pedestrian and bicycle experience.
15. Update the Planning and Zoning Code to encourage more residential development and ensure that neighborhoods retain their property value and are well-connected within Monroe.
    a. Develop infill standards to guide development or redevelopment in the context of surrounding neighborhood. Utilize incentives to promote infill residential development in incomplete subdivisions or in downtown.
    b. Update regulations in the ordinance to discourage demolition of smaller homes to build one larger home across two smaller lots, which would not be consistent with the character of the existing neighborhood.
    c. Update standards in the zoning ordinance to allow more flexibility in developing mixed types of housing in neighborhoods. This includes updating conventional zoning districts with clearly defined criteria for mixed or traditional neighborhood development and allow such development through a standard approval process.
        i. The zoning ordinance needs to include definitions for a range of housing and other building types, their design characteristics, their appropriate land use context, and images depicting the character for Monroe.
        ii. Residential density should be determined by the location of the development, adjacent use and intensity, proposed building height, distance from the street, architectural styles and variety, and streetscape features rather than just a straight unit per acre calculation.
    d. Increased density in residential development should be encouraged in the downtown and adjacent to the Butler Tech LeSourdsville Campus. These developments should be planned, mixed-use developments that integrate apartments, detached single family dwellings, and attached single family dwellings into one development that takes advantage of their location adjacent to Community Park, Downtown, Monroe Bicentennial Commons, and Butler Tech.
    e. Update the subdivision design standards in accordance with the recommendations in the Land Use chapter. Subdivision streets should include sidewalks on both sides of the street, a minimum of five feet in width, and a five-foot landscaped green strip separating the road from the sidewalk. The location of these sidewalks should connect to other external trail and sidewalk connections that create a safe pedestrian system throughout Monroe.
    f. Road designs for new neighborhood development should have a well-connected street network and walkable blocks. Considerations for returning to the traditional street grid would increase connectivity and establish more walkable blocks. The City's zoning ordinance should be updated to require new developments utilize a street pattern of walkable blocks with a minimal use of cul-de-sacs. Neighborhoods should have multiple entrances and connections to adjacent neighborhoods.
    g. Update standards in the zoning ordinance to allow more flexibility in developing different types of multi-family housing in all residential districts.
    h. Update standards in the zoning ordinance to allow mixed housing developments in more residential and mixed-use zoning categories.
    i. Update subdivision standards and zoning so that housing developments are designed to promote walkability and encourage both pedestrian and vehicular connectivity throughout the community.
    j. Develop incentives in the zoning ordinance that can be used to encourage quality mixed housing types, mixed-income housing, and senior housing to meet the needs of the community.
    k. Create an overlay district for downtown and the Butler Tech LeSourdsville Campus subarea (see the Focus Areas chapter) to permit a wider range of uses, increase density of residential development, ensure a walkable environment, quality design, and increased amenities.

ECONOMIC DEVELOPMENT

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GOAL

Monroe will be an economically sustainable city with a diverse tax base and high-wage jobs while protecting the community's character.

The City of Monroe has experienced tremendous economic development growth over the past ten to fifteen years, primarily within the regional retail and logistics sectors. The nature of this development has raised questions within the community about appropriate types of future development on the City's limited remaining land. This section aims to guide future economic development activities within the context of the Comprehensive Plan.

Principles that Guided Development of the Economic Development Recommendations

- Economic development opportunities are constantly shifting as a community grows, and industry trends are often cyclical. There has been substantial community input that the City should try to attract more advanced industrial uses and associated services rather than the logistics facilities that have located in Monroe over the past ten years.
- Existing businesses are a critical part of the City's future growth, but the quantity and quality of the City's undeveloped land require special consideration. The City has over 4,200 acres of vacant, undeveloped, or underutilized land within the City's jurisdiction available for development; however, many of those parcels have topographic challenges making future projects difficult. Additionally, property owners have a right to keep or sell their land as they deem appropriate. Historically, the City has not proactively annexed land from surrounding townships, making it unlikely the amount of available land in the City will increase.
- The City wants to attract office, advanced manufacturing, and technology jobs that appear to pay higher wages when compared to existing warehouse or distribution jobs. Focusing on smaller scale industrial uses with higher paying jobs diversifies the economy, allows Monroe to manage land use growth, and allows the City to be more strategic about economic development.
- Community development patterns and standards should ideally improve incrementally over time through the City's policies and initiatives. Similar types and styles of development work well together and encourage complementary development. With that said, the City should be aware of potential situations where large, single-use buildings can become obsolete and may have a detrimental effect on surrounding uses.
- Workforce development, also known as talent acquisition, is essential to business success, regardless of industry. Creating and retaining a sustainable talent pool often includes developing reliable multi-modal transportation infrastructure, encouraging various housing choices to accommodate different income levels, and identifying appropriate amenities that residents/employees will regularly support.

Recommendations

1. Identify and embrace appropriate economic development opportunities for Monroe.

   Economic development is more complex than just labeling a map with commercial, industrial, and business parks. Identifying the right mix, the targeted industries, retention, and attraction of existing and new businesses are all part of the program. These elements go beyond the high-level goals and recommendations within the comprehensive plan and are often best addressed through a comprehensive economic development strategic (CEDS) plan. A CEDS evaluates the community's strengths and weaknesses while considering current and future trends. Special consideration should be given to the viability of both emerging or unique industries and stable sectors, so the community has a varied and sustainable business base. A CEDS plan is also a requirement to receive any federal funding from the US. Department of Commerce, Economic Development Administration.

2. Balance business/talent recruitment with business/talent retention.

   Business recruitment and retention require strong public and utility infrastructure as well appropriate housing and amenities. However, having available, prepared sites and a sufficient workforce is essential to moving any project forward. Without a viable site and sufficient employees, any existing business or potential project is likely to fail.

   To facilitate viable development and redevelopment sites, the City should develop a strategy to encourage site investment. This strategy should be part of the Comprehensive Economic Development Strategy Plan discussed in recommendation 1 (above).

   The City should also continue to support and engage with public and private entities that can positively influence the talent pipeline for existing and future businesses. These entities include all education levels, including local school districts, vocational and technical schools, community colleges, universities, and other training or education providers. Additionally, the City should be mindful that having a variety of desirable housing stock choices and related amenities can also positively affect the quality and depth of the talent pool in the City.

3. Foster a collaborative design environment to ensure buildings are designed with changing industries in mind, compatibles land uses are adjacent, aesthetic standards drive quality development, and redevelopment sites or transitional areas are thoughtfully addressed.

   Buildings of a similar type and aesthetically pleasing tend to encourage a similar development standard in the surrounding area. The City must implement and maintain high aesthetic standards through its planning, zoning, and property maintenance processes to facilitate high-quality development.

   Redevelopment sites and transitional areas present opportunities to think creatively about solutions such as public-private partnerships, cluster development, and green infrastructure that is beneficial to Monroe. Individuals studies or redevelopment plans may be necessary for redevelopment sites or transitional areas to reach their full potential. The City should prepare to address these opportunities when appropriate by creating a potential plan for future locations and annually allocating resources to a specific redevelopment project fund.

4. Develop communication standards, internal and external review processes, and informational resources to provide concise, efficient services to existing and future businesses.

   Monroe should invest resources into developing a business-focused approach to communication as an essential strategic advantage over other communities. The City should continually review its processes and procedures to ensure efficiency, understand the community's expectations and goals and improve the public and businesses experience by streamlining processes, clearing communication channels, and eliminating ambiguity.

TRANSPORTATION

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GOAL

Monroe will have a safe, accessible, and well-connected multi-modal transportation system that addresses vehicular congestion, supports the desired land use pattern; promotes physical activity, health, and wellness; and serves the needs of Monroe's residents, businesses, institutions, and industries.

The goal of the Transportation component of the plan is to address concerns identified by the community during multiple public engagement opportunities held in person and online. Areas of improvement were identified as well as additional roadway development needed to support future growth areas. This section will focus on best practices, connectivity improvements, maintenance of existing facilities, and new construction.

A well-connected transportation network is central to supporting and maintaining quality of life and the economic success of a community. The existing network has been identified as a key component of the City's past growth and success. Continued investment in the transportation network will be important for future neighborhood development and for creating connections to key amenities such as parks, schools, and the downtown. The transportation system should be balanced to provide for all means of travel while serving the needs of a wide variety of users. The transportation recommendations in this section are aimed at supporting the plan's overall vision as well as recommendations related to land use and growth, economic development, recreation, and quality of life. Through effective planning and thoughtful design, the City of Monroe's transportation improvements can contribute to the overall community aesthetic and give new life to the City.

Existing Transportation Network

Monroe's existing transportation network is made up of important roadway connections that help residents and visitors travel into and around Monroe. Access to I-75 helps the local economy by bringing in jobs nearby and providing access to major cities such as Cincinnati and Dayton. State Route 63 provides the primary East-West connection across the City. Despite these existing thoroughfares, there are opportunities to improve Monroe's local street network and better connect neighborhoods and employment areas.

I-75 to the east, State Route 4 to the west, and State Route 63 are the major roadways and frame the transportation network across the community. These three roadways, while serving as major connectors out of the City, create internal separation throughout Monroe.

Other major roadways include Todhunter Road and Cincinnati-Dayton Road (Main Street). Todhunter Road runs east-west to the north of the City boundary and connects vehicles from State Route 4 to Cincinnati-Dayton Road while avoiding the truck traffic along State Route 63. Cincinnati-Dayton Road runs north-south just west of I-75 and provides an alternative to the interstate for travel. Development along this roadway is located primarily to the south and provides direct access to the downtown and some residential neighborhoods. Heading north, development is limited on either side of the roadway and is suited for future development along the east side, heading north to Greentree Road and Middletown with little need for expansion. Cincinnati-Dayton Road will need additional supporting infrastructure to ensure safety and appropriate access in the future.

Neighborhood roads provide access from arterial and collector roadways to individual properties. Opportunities to extend existing neighborhood roads and create additional connections to collector roadways such as Hankins Road to the south, Todhunter Road, Yankee Road to the west of the High School, or Carson Road, and to Cincinnati-Dayton Road (arterial) should be explored as development occurs. Creating a more connected transportation system through local roads and collector roadways will be key to increasing connectivity, especially for future residential development. Planned access management and roadway improvements in cooperation with responsible governmental entities will enhance traffic flows while fostering responsible growth. Overall, an intentionally planned, more connected, and multi-modal transportation system will be the key for increasing connectivity for business and residential development.

Issues & Opportunities

Through focus group discussions, Steering Committee meetings, and public engagement opportunities online and in-person, several issues and opportunities were identified relating to the current transportation network in Monroe.

The main concerns were the amount of truck traffic on State Route 63, and the I-75/State Route 63 interchange. Additional concerns involved the desire for increased access to the Monroe Local School Campus while eliminating congestion along Yankee Road. Feedback from the Steering Committee and public identified improvements to the Todhunter Road & Britton Lane and Hamilton-Lebanon Road (State Route 63) & Yankee Road intersections as priorities due to the nearby neighborhoods and school campus.

Safety and general maintenance of roadways were also identified as large concerns. Multiple comments and suggestions heard throughout the public process involved expanding the transportation network to address all types of mode uses including bike lanes, trails, and more sidewalk development (see more about these issues and recommendations in the Quality of Life chapter, starting on page 100).

Principles that Guided Development of the Future Transportation Recommendations

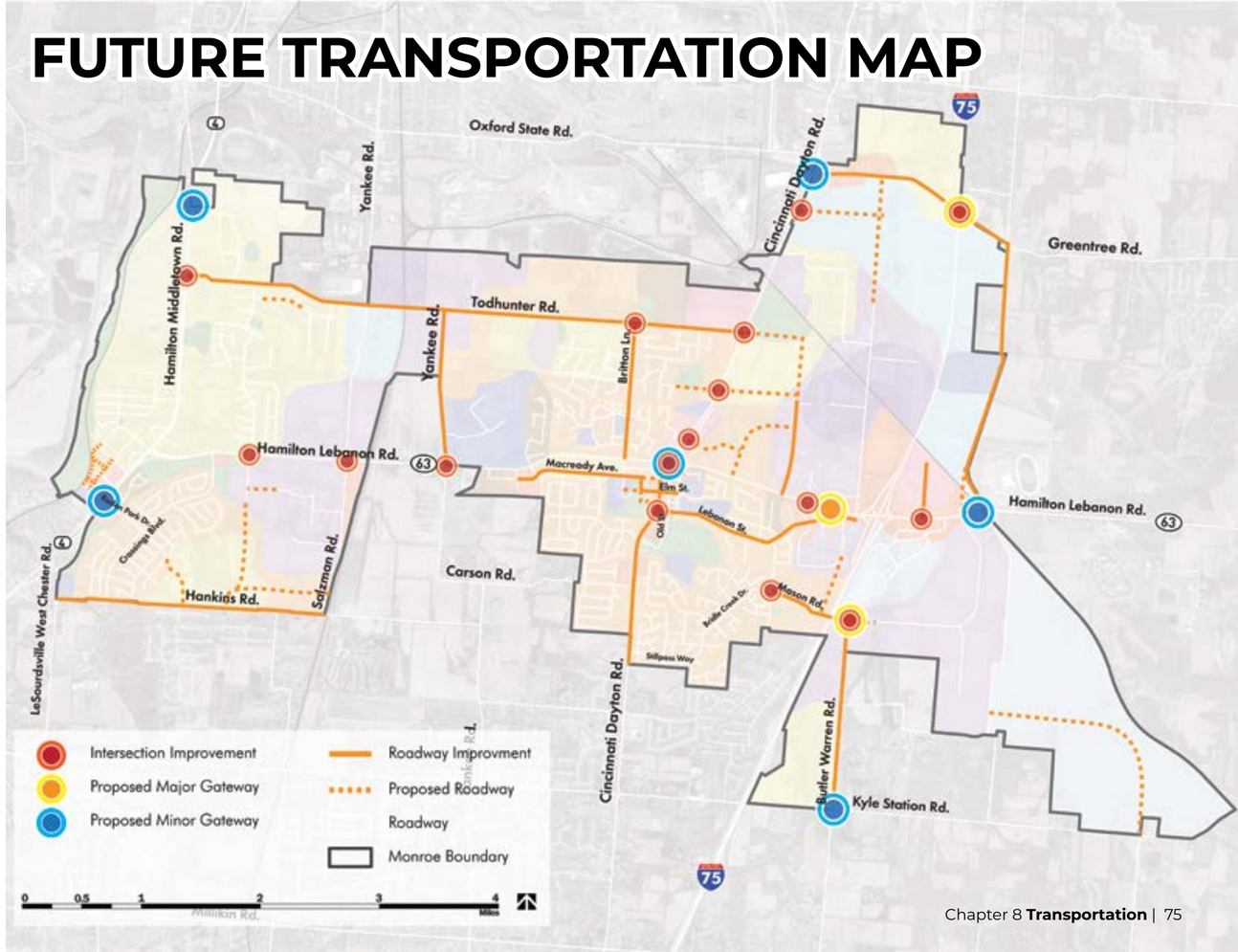
- Development trends, especially in neighborhoods, have not encouraged connectivity throughout the community. Connectivity through roadways, sidewalks, bike trails and paths will make it easier to navigate throughout the City using multiple modes of transportation.
- A grid street layout in the downtown should be continued and enhanced to create a walkable area, foster dense development, and create a sense of community where people can gather.
- Development of a new interchange along I-75 and roadway improvements along Greentree Road to accommodate for an increase in traffic will help spur development near the area.
- Existing roadway improvements should be encouraged across the City and done in collaboration with other governmental jurisdictions and projects. Projects such as widening and resurfacing roadways, developing trails or bike lanes, and updating existing utilities should be built at the same time to limit construction and closure times.
- New signalized intersections should be developed as new roadway connections are developed to encourage safe and efficient traffic flow, limit the chance of crashes, and encourage safety for multiple modes of transportation, including bicyclists and pedestrians.
- Multi-modal facilities help ensure equal access to essential good and services, jobs, healthy food options, and entertainment places within Monroe and to adjacent communities.
- Monroe's existing code emphasizes "encouraging the incorporation of alternative modes of transportation by emphasizing pedestrian circulation and establishing requirements for bicycle parking."

Example of an improved intersection

Example of a major gateway

Example of a minor gateway

FUTURE TRANSPORTATION MAP

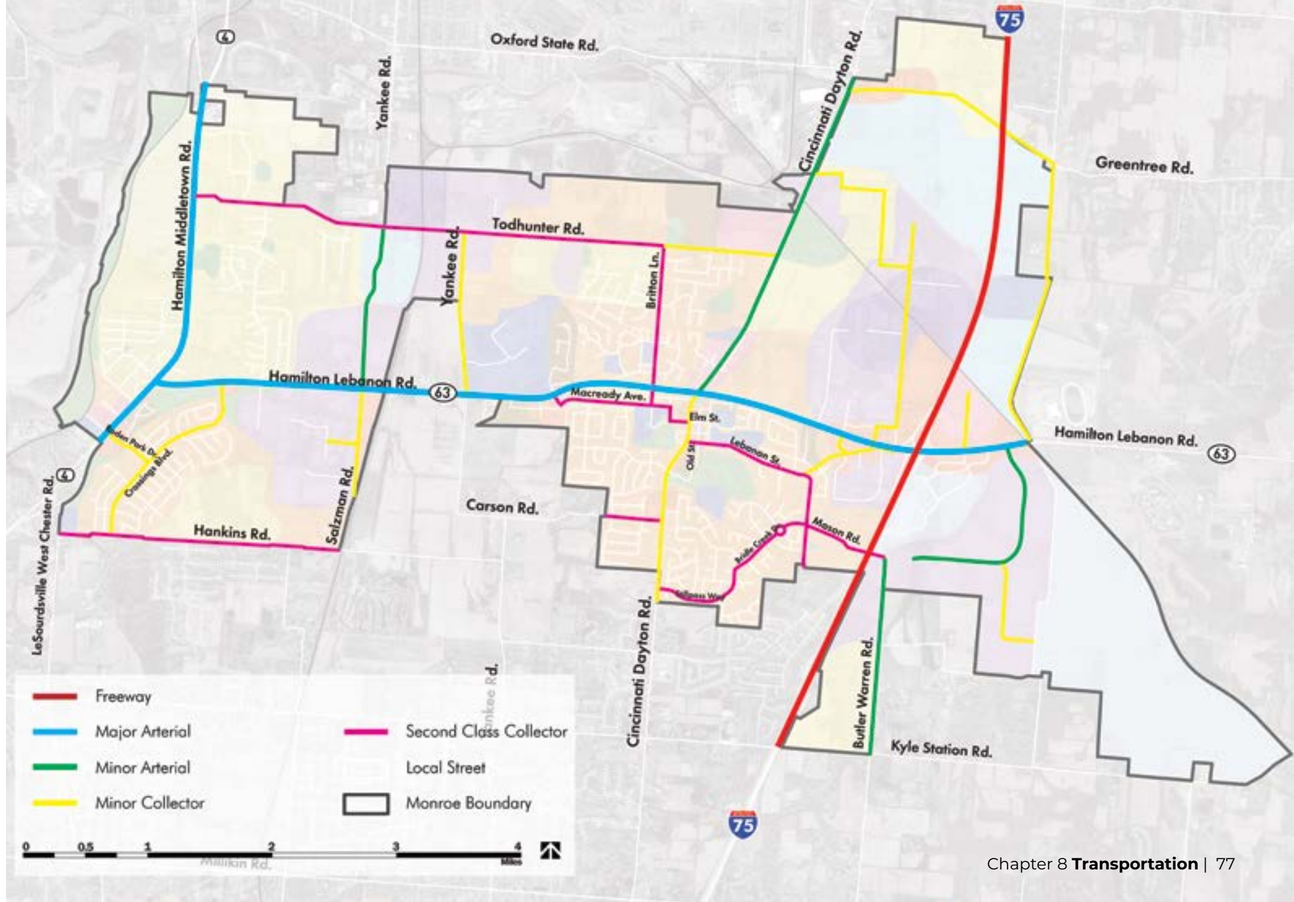


FUNCTIONAL CLASSIFICATION OF ROADWAYS

Roadway Type	Function and Characteristics	Existing Average Daily Traffic (ADT)
Freeway	• Carry high volumes of traffic at high speeds over long distances. • Serves interstate/intrastate/interregional/intracity travel. • No direct property access. • Median/grade separation of opposing traffic movements.	Over 20,000 vehicles per day
Major Arterial	• Provides access and mobility at moderate to high speeds/volumes/distances. • Serves interregional, intercity, and intracity travel. • Direct property access is not permitted or restricted.	9,000 - 20,000 vehicles per day
Minor Arterial	• Provides access and mobility at low to moderate speeds/volumes. • Serves intercity, intracity, and intracommunity travel. • Direct property access is restricted.	4,000 - 12,000 vehicles per day
Minor Collector	• Provides access and mobility at lower speeds, with equal priority assigned to access and mobility. • Connects local or second class collector streets to arterials. • Residential driveways not permitted; commercial driveways restricted by number/spacing/site distance.	3,000 - 6,000 vehicles per day
Second Class Collector	• Connects primary collectors to local streets. • Limited residential or commercial driveways based on volume/speed/sight distance/spacing.	1,000 - 4,000 vehicles per day
Local Street	• Provides local land access. • Carries traffic to and from local land developments and collectors. • Direct property access is permitted.	Less than 1,000 vehicles per day

Source: FHWA Functional Classification Guidelines and City of Monroe

FUNCTIONAL CLASSIFICATION MAP



INTERSECTION IMPROVEMENTS

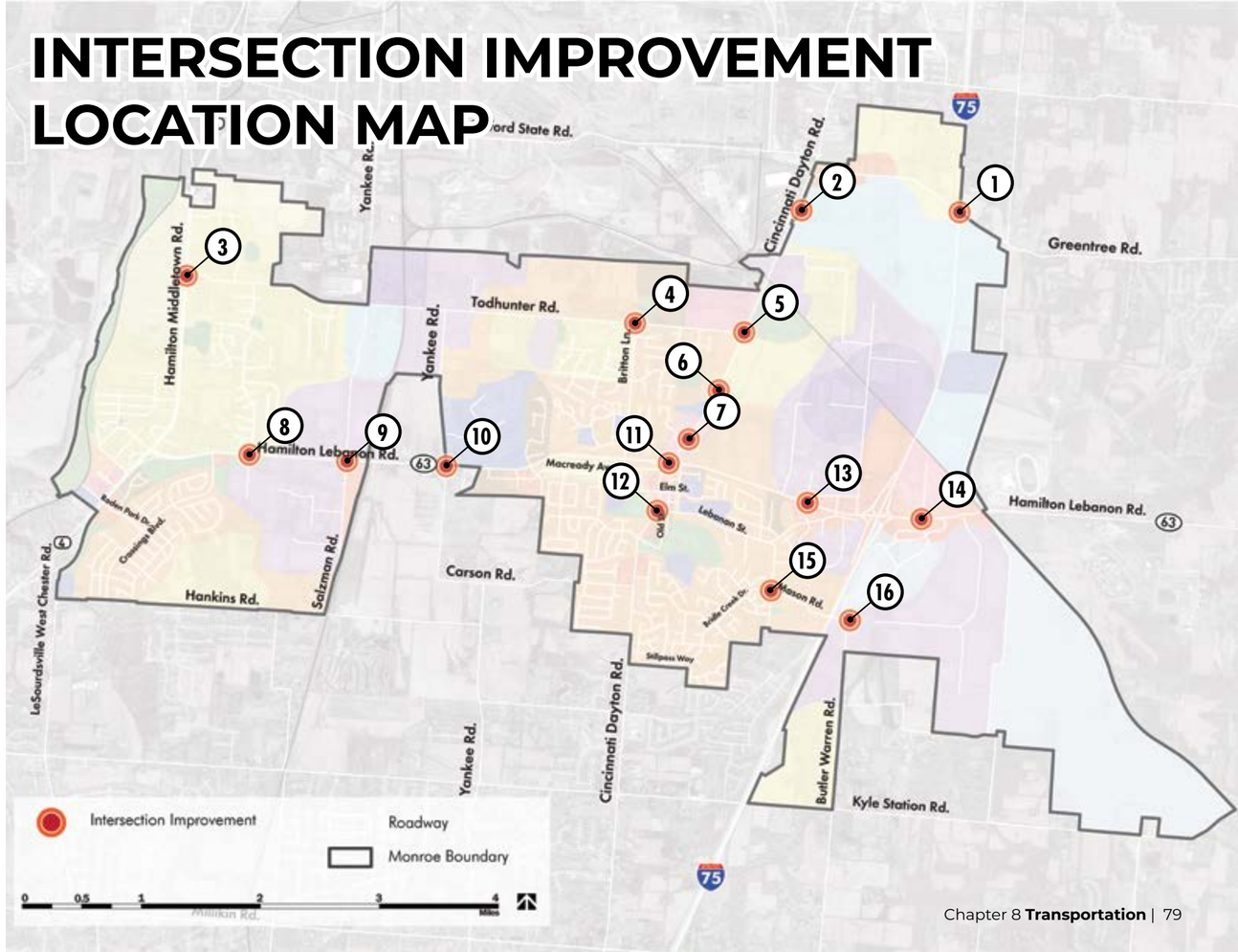
There are multiple recommended intersection improvements shown on this map. They are listed in the table on pages 80 and 81 with the location of the improvement and the reason for its inclusion in this plan (see table for details).

In all cases, an additional traffic study will need to be completed as part of the design process for any of these suggested improvements Some of these improvements can be examined as part of a larger transportation study conducted for Monroe that looks at the entire transportation system and provides overall recommendations. Certain site-specific issues related to an intersection brought about by a particular development should be tied to a study completed at the time development review and approval is conducted.

Other general recommendations include adjustment of signal timing, road restriping (repainting lines), and as necessary, repavement of roadways. Where new intersections are created in the future with the addition of roadways, funding for new lighting infrastructure, which includes traffic signals, roadway lighting, and pedestrian scaled lighting for adjacent sidewalk and trails, and street trees should be included in the cost with new roadway development. Any intersection improvement is recommended to be done concurrently with roadway construction to reduce street closure time.

Example of an improved intersection in Jacobsville Neighborhood located in Evansville, Indiana.

INTERSECTION IMPROVEMENT LOCATION MAP



INTERSECTION IMPROVEMENT CHART

Improvement	Number on Map	Reasoning
Creation of a new interchange at Interstate 75 (I-75) and Greentree Road	1	Improve access for future development in the area Ensure acceptable level of service as the area develops
A new signalized intersection along Cincinnati-Dayton Road south of Greentree Road	2	Improve access and connection to future development This will need to be coordinated with Middletown
Hamilton Middletown Road (State Route 4) & Todhunter Road	3	Addition of a traffic light to ensure safe turning on to State Route 4 from Todhunter Road
Todhunter Road & Britton Lane	4	Widen the roadway, improve turning radius, and address safety concerns as future development occurs nearby
Todhunter Road & Cincinnati-Dayton Road	5	Additional traffic signal head to control future eastern leg of the intersection Improve access for future development in the area
A new signalized intersection along Cincinnati-Dayton Road at the proposed Edgewood Drive extension	6	Improve access for current and future development needs in the area
A new signalized intersection at Cincinnati-Dayton Road and Overbrook Drive (as development occurs)	7	Additional traffic signal at the intersection when Overbrook Court extends east as future development occurs Ensure appropriate level of service to address increase in traffic flow and user needs as future development occurs nearby
Hamilton-Lebanon Road (State Route 63) & Clark Boulevard / Hollytree Drive	8	Address any safety concerns including light timing, pedestrian crossing, and infrastructure improvement needs
Hamilton-Lebanon Road (State Route 63) & Salzman Road	9	Additional lanes needed on the north and south leg of the intersection Address any safety concerns including light timing and infrastructure improvement needs
Hamilton-Lebanon Road (State Route 63) & Yankee Road	10	Improve access and ensure safety for drivers Addition of left and right turn lanes on to State Route 63 Reduce traffic congestion along Yankee Road during school hours Improvement efforts will need to be coordinated with the State or annexed into the City

Improvement	Number on Map	Reasoning
Hamilton-Lebanon Road (State Route 63) & Cincinnati-Dayton Road	11	Address any safety concerns including light timing and infrastructure improvement needs
Lebanon Street and Main Street	12	Redesign of the intersection to improve mobility for vehicles, pedestrians, and bicyclists See Downtown Plan for more details, page 113.
Hamilton-Lebanon Road (State Route 63) & Lawton Avenue	13	Address any safety concerns including light timing and infrastructure improvement needs
Hamilton-Lebanon Road (State Route 63) & Corridor Park Drive	14	Address any safety concerns including light timing and infrastructure improvement needs
Mason Road/ Bridle Creek Drive & Gallaher Road	15	Development of a roundabout for the intersection Address any safety concerns including infrastructure improvement needs and appropriate level of service to address an increase in traffic volume
Mason Road/ Gateway Boulevard & Butler Warren Road	16	Addition of a signalized intersection (with the extension of Gateway Boulevard) to address safety concerns

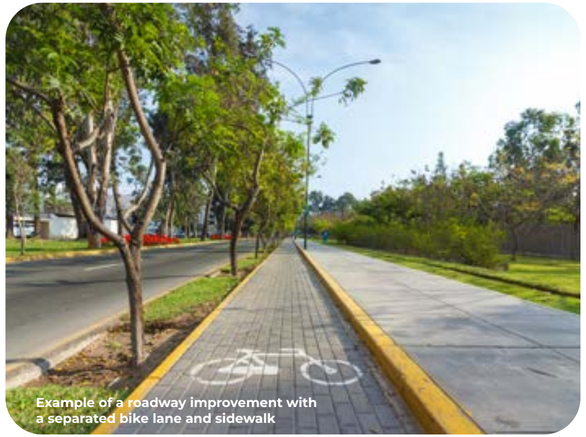
Existing Roadway Improvements & Future Roadway Connections

Solid orange lines denote needed improvements to existing road segments, either to address current conditions or to ensure a safe and efficient roadway system as development occurs in the future. These roadway improvements should be coordinated with the Future Recreation Network recommendations (see the Quality of Life chapter for more information) when possible to provide bicycle and pedestrian facilities in a cost-effective manner.

As development occurs in Monroe, additional roadway connections will need to be created. The dashed orange lines on the map represent the general location of future roadways to increase access and connectivity throughout the City.

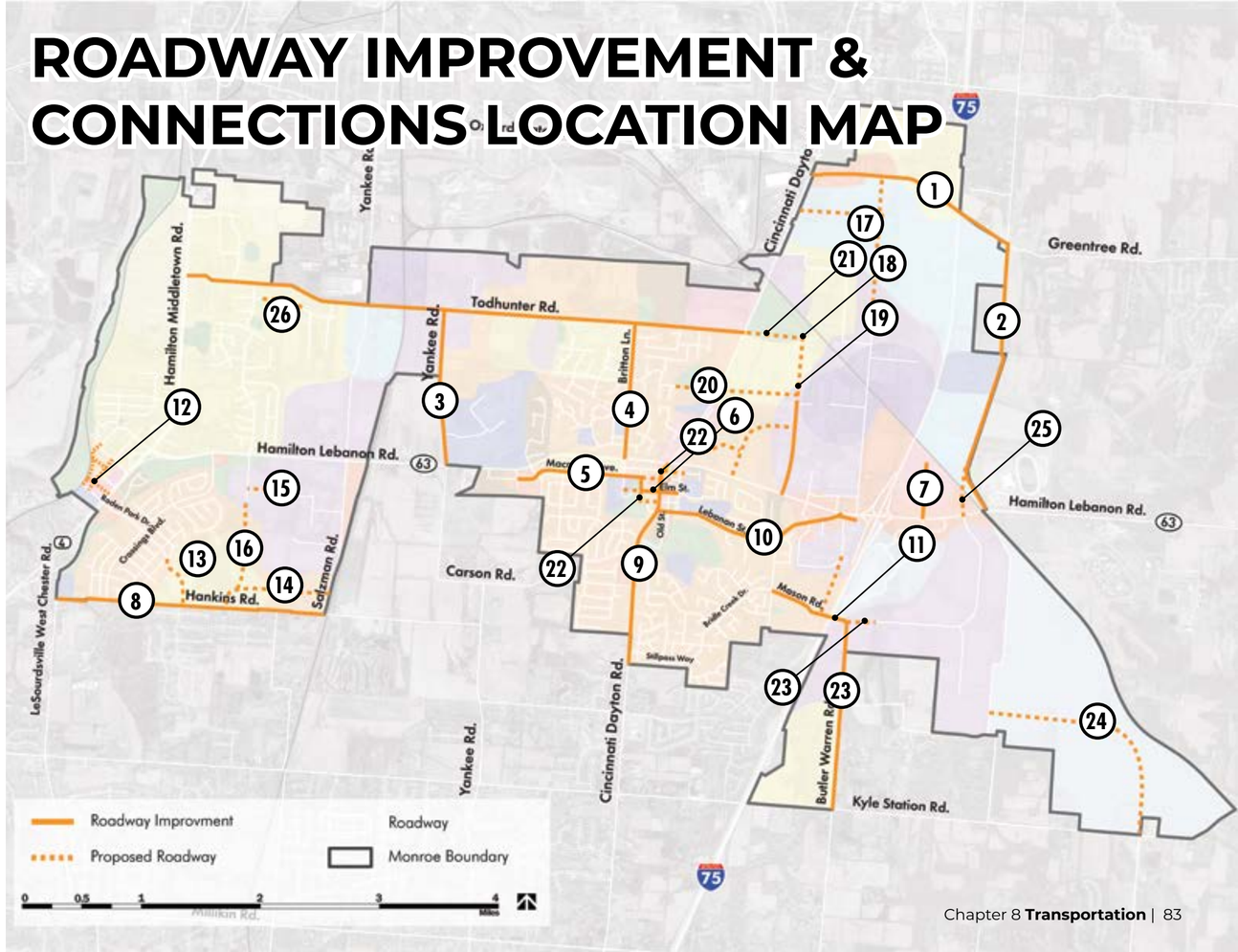
The existing roadways that have been identified for improvements and notable areas that will need additional roadways are listed in the following table and identified on the map. To view the functional classification roadway map, see the appendix.

Example of a roadway improvement within a neighborhood with a separated sidewalk



Example of a roadway improvement with a separated bike lane and sidewalk

ROADWAY IMPROVEMENT & CONNECTIONS LOCATION MAP



ROADWAY IMPROVEMENTS AND CONNECTIONS CHART

Improvement	Number on Map	Reasoning
Greentree Road: from Cincinnati-Dayton Road to Union Road	1	Ensure acceptable level of service as the area develops Additional infrastructure improvements to accommodate the new interchange including the widening of the roadway
Union Road: from Greentree Road to State Route 63	2	Improve existing poor conditions of the roadway to ensure acceptable level of service as the area develops Realign roadway to intersect with State Route 63 at Gateway Boulevard
Yankee Road: from Todhunter Road to State Route 63	3	Examine possible drainage issues and address any concerns along the roadway Work with County to improve roadway, specifically at the driveway access to the school
Britton Lane: from Todhunter Road to State Route 63	4	Add curb and gutters to improve safety and stormwater infrastructure Future sidewalk and trail construction should be considered along this roadway
Macready Avenue: from Heritage Green Drive to Lee Price Avenue	5	Add curb and gutters to improve safety and stormwater infrastructure Widen the roadway where necessary to improve overall safety
Elm Street	6	See Downtown Plan for more details, page 113, and see the cross sections on pages 92 and 93
Senate Drive: entire length	7	Improve existing poor conditions Examine possible drainage issues and address any concerns along the roadway
Hankins Road: from LeSourdsville West Chester Road to Salzman Road	8	As development occurs north of the road, address safety concerns by adding curbs and gutters near access points
Cincinnati-Dayton Road / Main Street	9	See Downtown Plan for more details, page 113, and see the cross sections on pages 92 and 93
Lebanon Street: entire length	10	Improve existing poor conditions Examine possible drainage issues and address any concerns along the roadway

Improvement	Number on Map	Reasoning
Mason Road: entire length	11	Improve existing poor conditions Add curb and gutters to improve safety and stormwater infrastructure as future development occurs nearby
Butler Tech LeSourdsville Campus	12	See the Butler Tech Plan for more details, starting on page 120 (plan on page 121)
Future housing development in the southeast of the Monroe Crossings neighborhood	13	Support and serve new residential development in the area
Future housing development north of Hankins Road (east of Monroe Crossings neighborhood)	14	Support and serve new residential development in the area
The industrial park southwest of State Route 63 and Salzman Road intersection: Edison Drive extended to Clark Boulevard	15	Extension of existing roadways to improve connectivity
The industrial park southwest of State Route 63 and Salzman Road intersection: Clark Boulevard extended south	16	Extension of existing roadway to improve connectivity
The land north of the railroad, to the west of I-75, and south of Greentree Road	17	Support economic development by serving new employment opportunities such as commercial, small scale industrial and manufacturing, and office spaces
The land south of the railroad, north of State Route 63, and east of Cincinnati-Dayton Road	18	Expansion of existing roadways Supporting economic development with the development of new commercial/mixed use development and serve new residential development
Lawton Avenue extension north; Edgewood extension to Cincinnati-Dayton Road	19	Extension of existing roadway to support residential development and connectivity
Edgewood extension from Cincinnati-Dayton Road to Lawton	20	Extension of existing roadway to support residential development and connectivity
Extension of Todhunter Road from Cincinnati-Dayton Road to Lawton Avenue extension	21	Extension of existing roadway to improve connectivity

Improvement	Number on Map	Reasoning
Additional roadway connections in the downtown	22	See Downtown Plan for more details, page 113
A connection from Mason Road to Gateway Boulevard (creating an intersection at Butler Warren Road) and Butler Warren Road from Mason Road to Kyle Station Road	23	Improve connectivity and safety concerns through infrastructure improvement Support economic development and serve the needs of new residential development Improve the existing poor conditions of the roadway Address any safety concerns and maintain level of service for increased traffic as development expands nearby
The industrial park southeast of the outlet mall: From Union Road to Hamilton Road (connecting at the extension of Exploration Drive)	24	Extension of existing roadway
Union Road extension	25	Extension roadway for better connectivity
Residential Connection	26	Extension of existing roadway for residential development

Gateway Development

In the context of city planning, a gateway is a landmark, land use transition, or significant feature that is a point of visual interest when entering a community. Gateways play a significant role as part of the regional transportation network, moving people into and around the City. They also contribute to community character and are the first impression realized by travelers passing through the City on I-75, new visitors to the community traveling along State Route 63 and State Route 4, or residents who come in and out of City daily. Gateways are typically a combination of elements that work together to create an experience as someone traverses the City. Various components of a gateway could include public art, landscape plantings, signage, adjacent private development, and other aesthetic treatments.

Typically, gateways are characterized in two categories - major and minor. The I-75 and State Route 63 (Hamilton-Lebanon Road) interchange is a major gateway. Major gateways elements should include features such as bicycle and pedestrian facilities, landscape treatments, lighting, art, signage, restricting certain land uses, and design regulations for development in the area. These gateways tend to be the most used entrances into the community and in Monroe's case, are all associated with I-75. Therefore, to make an impact, the elements of the gateway must be substantial, and scaled appropriately to be seen at high rates of speed.

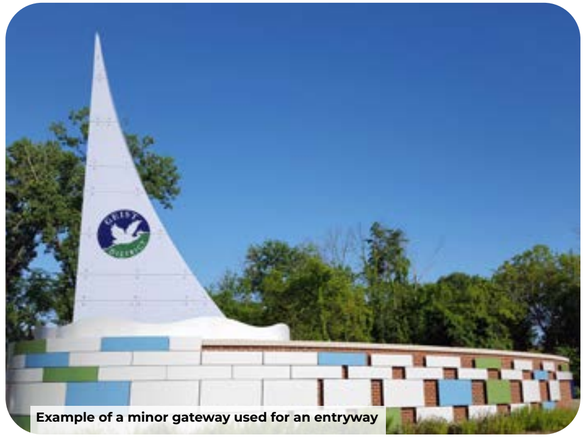
The I-75 and State Route 63 gateway area can be characterized as a fairly typical interstate interchange, developed with convenience restaurants, retail, and hotels. However, restrictions could be placed on land uses through an overlay district. Prohibiting, limiting, or encouraging certain uses at the gateways, developing a unified corridor plan to address landscaping, lighting, fencing and other street improvements are all zoning considerations that can set the character for the gateway. Access management practices along the roadway may also help the function and appearance of the area, especially as redevelopment and infill occur east of the I-75 interchange. Since the Ohio Department of Transportation (ODOT) controls State Route 63 in this area, access management and improvements within the limited access areas will have to be an on-going discussion between City leaders and ODOT.

The proposed interchange (I-75 & Greentree Road) and gateway area would be the second gateway to the Employment District. This interstate interchange would be the second interchange for Monroe and located about two miles north of the interchange at State Route 63. The development of an interchange in this location would require additional roadway improvements along Greentree Road to accommodate for the increase in traffic that would be accompanied with developing a new access point along I-75. A City monument sign would accompany the development of the new interchange. The proposed land uses adjacent to the highway include single-family housing to the northwest and employment districts along both sides of I-75 leading up to the interchange. Travelers can see this directly while driving along I-75. An interchange feasibility study will need to be conducted as the surrounding area is developed. It should be noted that funding for this project has not been allocated. If ODOT proceeds with the development of an interchange in the future, the City should advocate for and consider funding additional gateway improvements in addition to the roadway infrastructure improvements along Greentree Road.

Minor gateways are secondary entrances into a community that do not carry a significant amount of traffic but still serve as an entrance to the city. Minor gateways incorporate some elements of a major gateway but are typically smaller in scale. For Monroe, these gateways are located at Cincinnati-Dayton Road and State Route 63, State Route 4 and State Route 63, Cincinnati-Dayton Road and Greentree Road, and Kyle Station Road and Butler Warren Road.

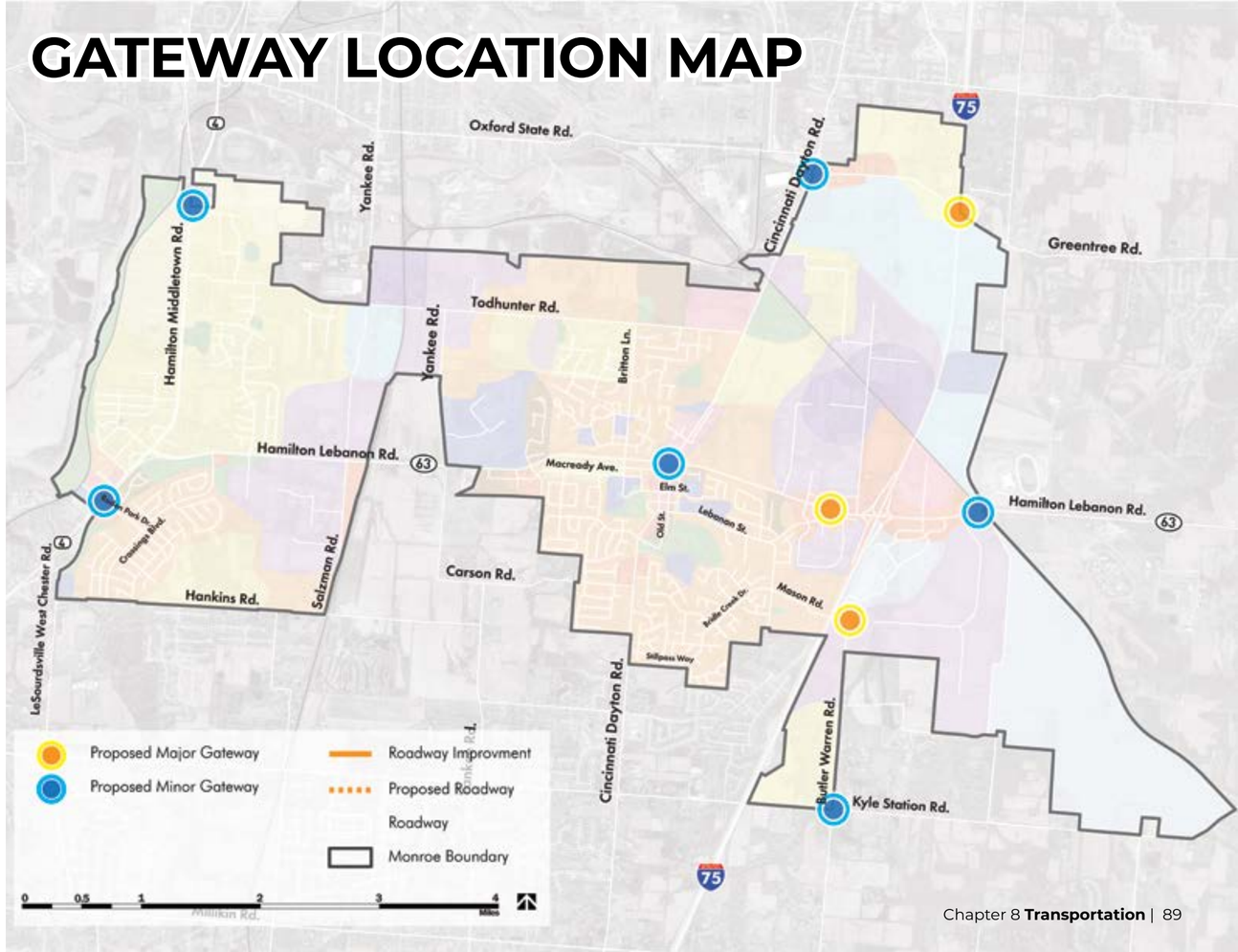
Gateway structures should be designed to reflect Monroe as a community and used as a defining marker for the area to be recognized by residents, workers, and visitors. They do not have to be uniform across all locations with the same structure in each location but should be reflective of nearby destinations. It is also imperative that they be scaled to reflect the context of the adjacent roadway and nearby development. In short, wide commercial corridors with relatively high traffic speeds and lots of signage need larger gateway elements or they may be easily lost. Some ways that these gateways can be designed to stand out include landscaping, lighting, and public art.

Example of a minor gateway sign in Monroe



Example of a minor gateway used for an entryway

GATEWAY LOCATION MAP

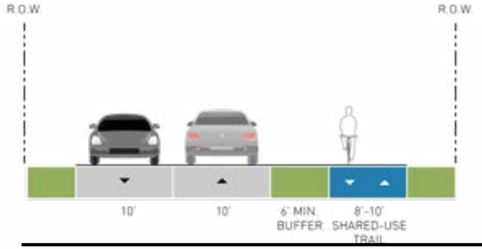


Cross Sections

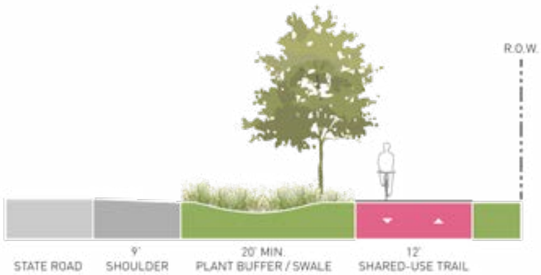
A road is more than simply a route between two destinations. Roads, thoroughfares, corridors, and related facilities are significant components of a community's landscape and public realm. Integrating transportation planning with land use planning is critical in creating livable and sustainable communities. The alignment, scale, and character of roadways help define a community's human-made context, development patterns, and sense of place. Thoughtful design, construction, and management of streets and highways that enhance interconnected transportation options with adjacent land uses create a corridor character that becomes a community focal point and contributes to an area's quality of life. Roadway improvements and design treatments involve corridor medians, access control, curbs, streetscape amenities, landscape, lighting, whether the corridor is a gateway into the City, and if design guidelines are applicable now or in the future. Mobility considers if a corridor is likely to host transit in the future, how and where bicycle and pedestrian facilities should be incorporated, and if on-street parking is appropriate.

Ultimately, improving Monroe's corridors is a tool for area economic development efforts where land uses will be organized, transportation facilities will be comprehensive and consistent, and aesthetics and urban design will complement the environment and adjacent uses. These improvements will increase the appeal and establish the corridor's sense of place within the community. New and continued economic investment is more likely to occur in areas demonstrating enduring investment by both the public and private sectors.

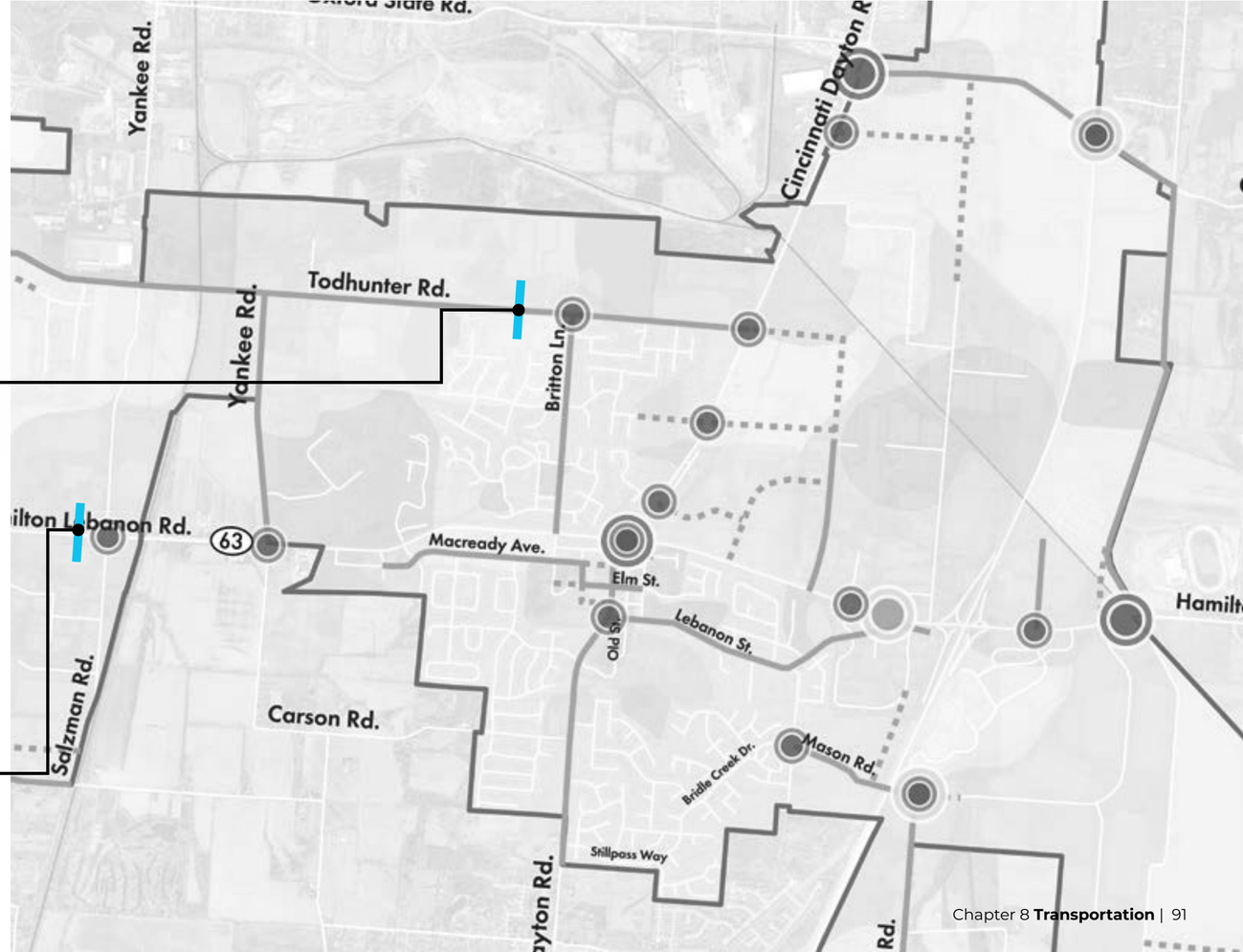
The following cross sections demonstrate public and private space organization along the roadway to maximize land use and associated transportation facilities. Each example provides dedicated travel lanes for motorists, bicyclists, and pedestrians and incorporates streetscape amenities, natural features, and landscape design. These examples represent possible options and should not be considered the sole design solution for the respective corridors. Specific design standards are in the City's Planning and Zoning Code. These should merely provide a starting point when evaluating new development and start a conversation to promote connectivity and mobility in Monroe, which is much needed and overwhelmingly supported by residents.

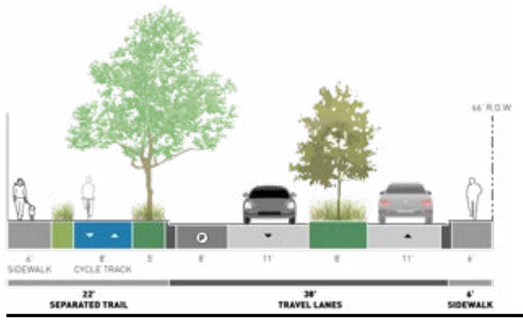


Two-Lane Street Enhancement example: this street cross section shows a two lane road with a shared-use trail on one side of the road on Todhunter Road. This may be replicated throughout the City.

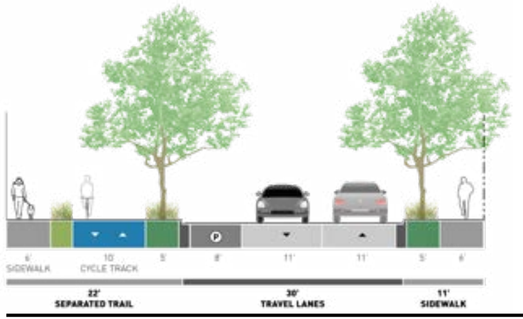


State Road Enhancement example: this street cross section along State Route 63 shows how a shared-use trail may be incorporated along one side of the road to allow for a multi-modal design option.

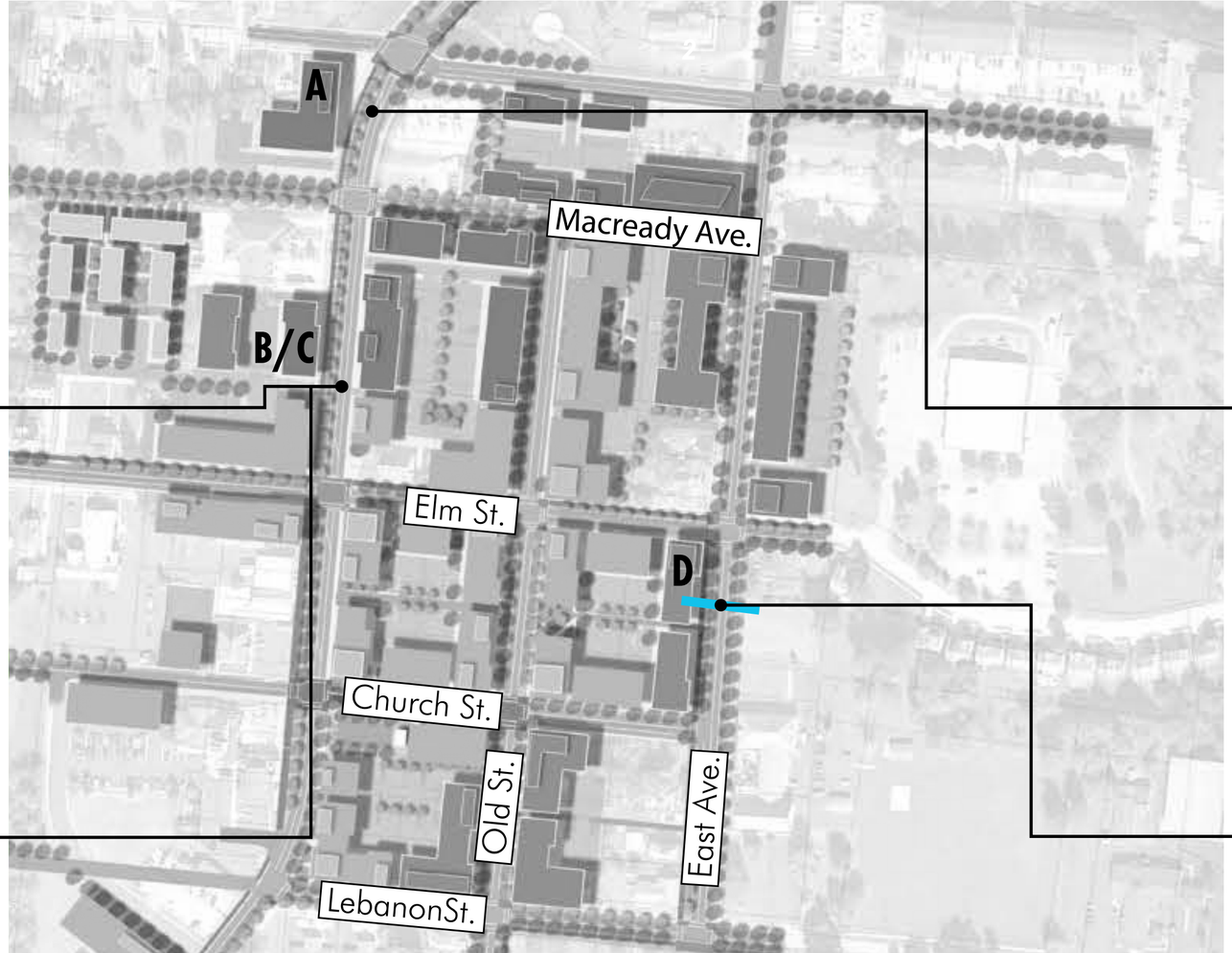


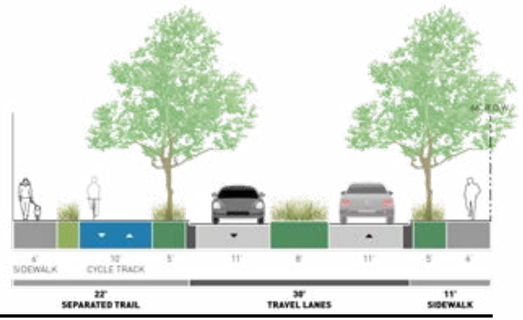


Downtown Cross Section B example: this portion of Main Street will see more pedestrian activity so two options were created for possible design options. Option A shows an eight foot median separating the two driving lanes which could double as a pedestrian safety island.

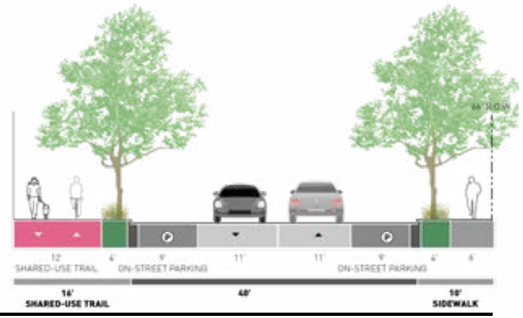


Downtown Cross Section C example: very similar to Option A, Option C has a separated trail and cycle track but no center median. A separated sidewalk is shown in this cross section.





Downtown Cross Section A example: this cross sections shows a possible redesign of Main Street with new treatment heading south into Downtown Monroe with sidewalks and a cycle track.



Downtown Cross Section D example: this design for East Street shows an option for a redesign including on-street parking on both sides of the street with a separated sidewalk and shared-use trail.

Recommendations

1. Connectivity and access through sidewalks, trails, and streets should be the focus moving forward in all development, including the promotion of Complete Streets throughout the City.

2. All neighborhood streets should have sidewalks on both sides of the street with a minimum five-foot lawn strip for street trees to be planted and a minimum five foot sidewalk.

3. A City-wide trail system should be planned and built along Main Street, Todhunter Road, and State Route 63 to connect to the Great Miami River Regional Trail. This will provide bicycle and pedestrian access to all neighborhoods, parks, amenities, and schools in Monroe. For more details on the trails list, please see the recommendations in the Quality of Life chapter.

4. Future neighborhood design should limit the development of cul-de-sacs in order to promote connectivity throughout a neighborhood.

5. As streets are developed, connectivity should be a primary focus. Through streets should be considered as development opportunities in existing neighborhoods where they would be most beneficial and applicable if land were to be available in the future. Cul-de-sacs should be limited in new neighborhood development and discouraged in dense housing development where a combination of housing opportunities are present (this includes duplex, triplex, quadraplex, townhomes, condominiums, and multifamily housing opportunities). Such areas where cul-de-sacs would be discouraged in favor of developing a more grid-like street layout would be in the Downtown, housing development near the Downtown, near Butler Tech, and with the development of a possible Town Center or larger community gathering space.

6. Incorporating public transportation routes across Monroe might become necessary in the future. Routes will need to be designed and possible infrastructure improvements may be necessary including benches, bus shelters, and bumpouts. Depending on the location of these routes, a separate bus lane may be explored along Route 63, or designated bumpouts at key stop locations that are separate from the travel lanes to ensure continued traffic flow.

Complete Streets

"Complete Streets are streets designed and operated to enable safe use and support mobility for all users. Those include people of all ages and abilities, regardless of whether they are travelling as drivers, pedestrians, bicyclists, or public transportation riders. The concept of Complete Streets encompasses many approaches to planning, designing, and operating roadways and rights of way with all users in mind to make the transportation network safer and more efficient. Complete Street policies are set at the state, regional, and local levels and are frequently supported by roadway design guidelines.

"Complete Streets approaches vary based on community context. They may address a wide range of elements, such as sidewalks, bicycle lanes, bus lanes, public transportation stops, crossing opportunities, median islands, accessible pedestrian signals, curb extensions, modified vehicle travel lanes, streetscape, and landscape treatments."

Source: U.S. Department of Transportation

7. New roadway connections:
   a. Butler Tech LeSourdville Campus: see the Butler Tech Plan for more details in the Focus Areas chapter
   b. Future housing development in the southeast of the Monroe Crossings neighborhood
   c. The industrial park southwest of State Route 63 and Salzman Road
   d. The land north of the railroad, to the west of I-75, and south of Greentree Road
   e. The land south of the railroad, north of State Route 63, and east of Cincinnati-Dayton Road
   f. Lawton Avenue; Edgewood extension to Cincinnati-Dayton Road
   g. Edgewood extension from Cincinnati-Dayton Road to Lawton
   h. Lawton Avenue extension north
   i. Extension of Todhunter Road from Cincinnati-Dayton Road to Lawton Avenue extension
   j. Additional roadway connections in the downtown: see the Downtown Plan for more details on page 113
   k. A connection from Mason Road to Gateway Boulevard (creating an intersection at Butler Warren Road)
   l. The industrial park southeast of the outlet mall to connect to Hamilton Road
8. Existing roadway improvements:
   a. Greentree Road: from Cincinnati-Dayton Road to Union Road
   b. Hankins Road: from LeSourdsville West Chester Road to Salzman Road
   c. Elm Street: see the Downtown Plan for more details on page 113
   d. Lebanon Street: entire length
   e. Mason Road: entire length
   f. Cincinnati-Dayton Road: see the Downtown Plan for more details on page 113
   g. Gallaher Road: from Lebanon Street to Mason Road
   h. Butler Warren Road: from Mason Road to Kyle Station Road
9. Develop two gateways along major corridors:
   a. Near Butler Tech LeSourdville Campus on State Route 4
   b. To the west of the existing I-75 and State Route 63 interchange.
10. Trails: See the Quality of Life chapter
11. Sidewalks:
   a. All streets should have sidewalks on both sides of the street with a minimum width of five feet as required by the Monroe Planning and Zoning Code.
      i. As funding allows, sidewalks should be developed on both sides of the streets including older existing areas that may only have sidewalks on one side or roadways with no sidewalks.
      ii. Sidewalks and multi-use paths should be developed along major roadways where connectivity and access is important. A minimum width of five feet for a sidewalk is recommended on one side of the street. On the opposite side, a multi-use path with a minimum width of 12 feet is recommended. These multi-use paths should help connect people across the community and be developed in a way to create loops.
12. Gateways:
   a. Major and minor gateways should be developed at the locations referenced previously.
   b. Major gateways should include signage, lighting, and low-maintenance landscape plantings. Public art may also be incorporated. Additional design standards for development at gateway locations and corridors may be incorporated through an overlay zoning district.
   c. Minor gateways should include signage, lighting, and low-maintenance landscape plantings.
13. Conduct a Traffic Impact Study to help assess the future needs of the community and determine priority projects for roadway improvement, roadway development, and intersection improvement. Reference the Traffic Impact Section of the Planning and Zoning Code.

14. Parking:
    a. Shared parking and off-site parking should be encouraged, especially within the downtown and near the Butler Tech LeSourdsville Campus as development expands.
        i. Amend Planning and Zoning to allow for off-site parking where appropriate.
    b. Parking Structures
        i. Parking structures should be encouraged within the downtown and near the Butler Tech LeSourdsville Campus as development expands and is appropriate. Parking structures must be hidden to not detract from the character of the surrounding area.
        ii. Development should surround approximately 3 / 4 of the parking structure with the main access being on the side without development. Additional entrances and exits to the structure for people may be located on all sides where applicable.
15. Access:
    a. As development expands in the downtown, Butler Tech, and similar mixed use areas, buildings are encouraged to be located as close to the street as possible with parking located to the side of or behind the building. Access to parking should be located at a side street when possible to avoid congestion on the main street.
16. Complete Streets:
    a. Amend Planning and Zoning code to include language about Complete Street development and integration.
17. Multi-Use Trails
    a. Amend the Planning and Zoning Code to require installation of multi-use trails where shown on the Proposed Recreation Network map and other bicycle, pedestrian, and recreation plans for the City of Monroe.
    b. Multi-use trails should be developed on at least one side of all collector and arterial streets (see the functional classification map on page 77), and a sidewalk should be installed on the other side. Improvements should meet these requirements:
        i. Multi-use trails should have a minimum width of 12 feet.
        ii. Construction materials may include asphalt, concrete, or pavers.
    c. Amend Improvement Standards to include multi-use trails.
18. Explore creating a “Fee-in-lieu of Construction” requirement for trail and sidewalk infrastructure in order to fund future mobility projects. Fees-in-lieu of construction are funds paid to the City, by the developer, in place of the developer installing the required infrastructure. These fees go into a special account to only be used for trail and sidewalk projects. Fees-in-lieu of construction could be used in a situation where it doesn’t make sense to install a trail or sidewalk because a planned utility project would necessitate their temporary removal. In such a case, the fees would be used to pay for the trail project once the utility work was complete. Similarly, the City may allow a developer to pay the fees in lieu of constructing a trail that would not connect to any existing facilities. If there are no other trail segments along a roadway, the cost of that trail may be better utilized to create other connections in the City.

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QUALITY OF LIFE

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GOAL

Monroe will be a resilient place to live, build a career, do business, eat, shop, and recreate, making it the preferred place to call home in the region.

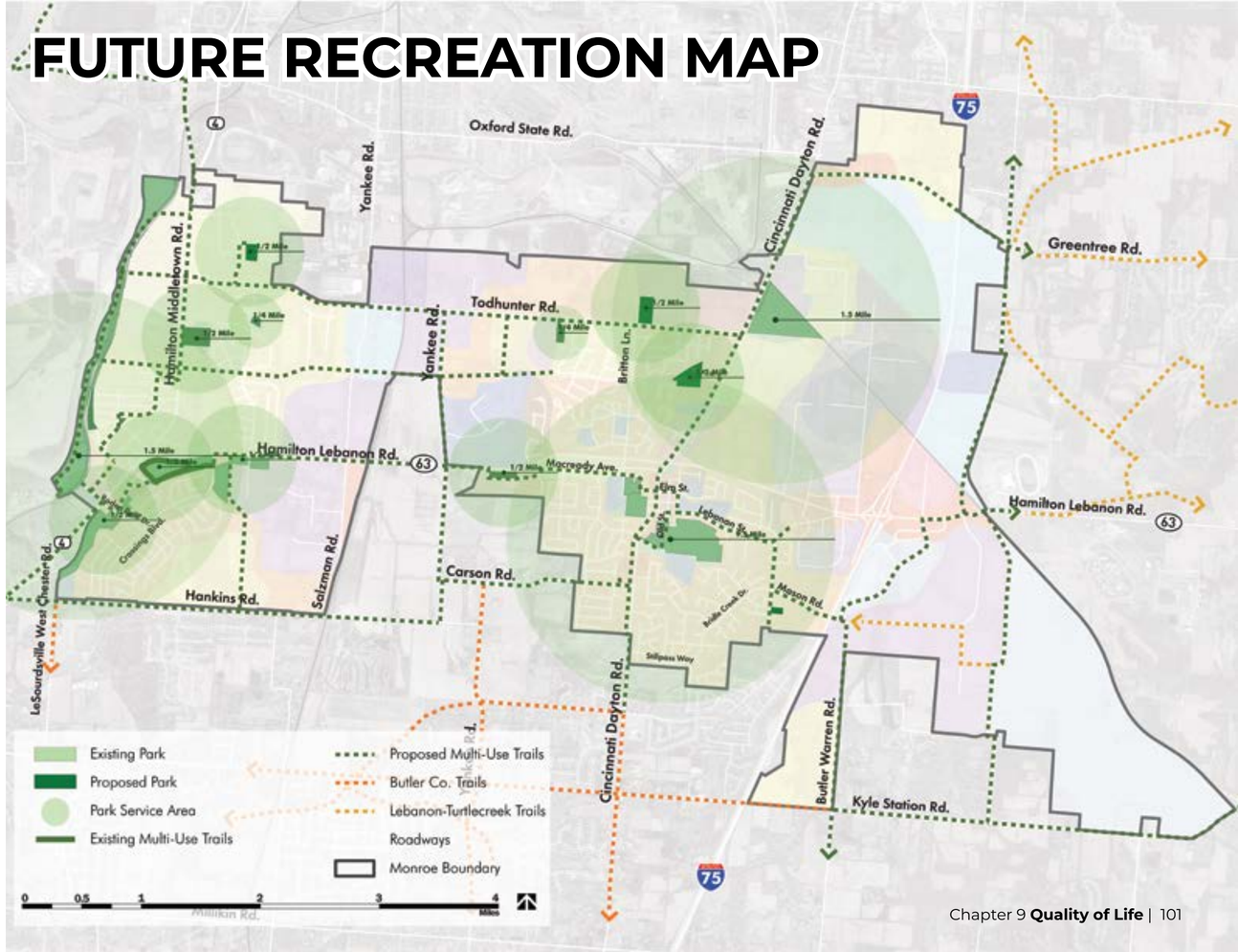
Quality of life is a concept that combines the social, cultural, economic, and physical attributes of a community. The relationship between these elements creates a unique community fabric that influences the experiences of residents and visitors. Positive attributes are often associated with housing character, quality schools, access to recreation and entertainment, and a healthy environment. Just as important to overall quality of life is the interaction of residents with each other and their surroundings; this includes civic pride, history, community organizations, and cultural and faith-based institutions.

The Quality of Life framework focuses on City services and facilities, parks and recreation amenities, and cultural venues, with the goal of providing superior quality of life in the region to serve existing residents and to maintain a strong local economy. To work towards this goal, the City, residents, businesses, organizations, and schools must all work together. Quality of life is impacted by every development decision the community makes whether that is by City leaders and staff, developers, or individual property owners.

Principles That Guided Development of the Quality of Life Recommendations

- Improving elements that contribute to a resident's quality of life offered in a community can help drive investment, attract future residents, and create a stronger local economy.
- Quality of life is directly associated with how a person thinks of and feels about a community. These elements are usually determined based on the amenities and entertainment options offered, culture, history, and other residents and visitors.
- While some of these elements like public gathering spaces, parks, and recreational areas can be improved by the City, other elements such as art, museums, and private recreation facilities will be provided by other entities.

FUTURE RECREATION MAP



Trails and Parks Network

Monroe's current trail network is limited and the existing development pattern has created obstacles to community-wide walkability. Generally, for a resident to get to school, work, a restaurant or shop, a motor vehicle is the primary means of travel. Bicycle and pedestrian connections between neighborhood sidewalk networks and community destinations are limited. The future addition of trails to the west, including the Great Miami River Trail to be completed in 2023, will increase the total trail network in the city, but there is no safe, direct access to the Downtown or amenities on the east side. This highlights a need for a more complete, integrated trail system throughout the community that connects destinations, amenities, and the neighborhoods within Monroe.

According to the Trust for Public Land, 20 percent of Monroe residents live within a 10-minute walk of a park. The national average is 54 percent. However, there are several parks of varying sizes and open spaces and fields that dot the community and provide more access to residents than the existing trail network. While parks are more accessible to the community, some maintenance and updated equipment may be necessary to ensure a high quality of life in Monroe.

Safety

Safety is a critical component of any healthy community. Monroe has taken steps to ensure that its residents and businesses are safe at home and at work. The City has been thoughtful in its expansion of police and fire services so that they can respond to any need in the City.

The fire stations have been strategically located throughout the city to be able to quickly respond to fire and rescue emergencies. Monroe has two municipal fire stations; Fire Stations 61 and 62. Fire Station 61 is in the downtown on Main Street (Cincinnati Dayton Road), and Fire Station 62 is located on Hamilton Middletown Road (State Route 4). Monroe's fire department is a full-service career department that provides a multitude of services from fire suppression to technical rescue and paramedic level emergency medical services. They also provide several public education programs such as CPR and First-Aid classes, fire safety lectures, home safety inspections, and more.

Monroe's police station recently moved locations. Previously located in the lower level of the Monroe City Building along Main Street, the department has moved into a new building along South Main Street south of the City Building. The police outgrew their space at City Hall and in 2019 purchased a new building to house the department. The City renovated an old grocery store for the police department to occupy. Monroe's Police Department covers a large area in the City and engages in proactive safety initiatives and addresses a variety of issues including traffic violations and community policing.

Monroe's police station that opened in 2021

Public Library

Monroe has two public libraries; the Monroe Public Lending Library & Community Center in the downtown, and Mid-Pointe Public Library located next to the Mount Pleasant Retirement Community off Britton Lane.

Schools

Monroe has two public school campuses: Monroe Primary, Monroe Elementary, and Monroe Junior High / Senior High Schools with the primary school separately located from the main elementary, junior/ senior high campus. Monroe Primary is for grades kindergarten through first and offers preschool classes for children three to five years old. Monroe Elementary instructs students in grades two through six. Monroe Junior High instructs students in seventh and eighth grades; Monroe Senior High is the high school for students in ninth through twelfth grades.

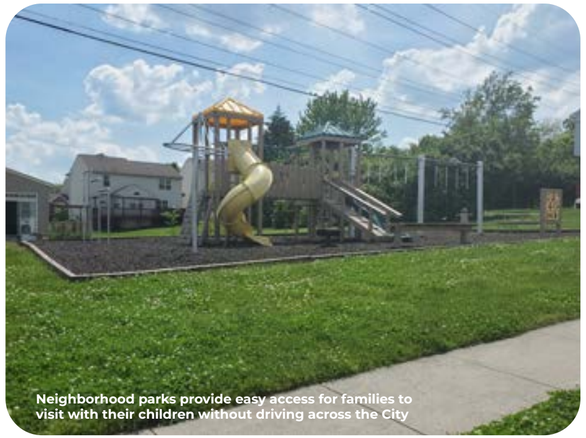
Additional schools in Monroe include Butler Tech Natural Science Center, south of Monroe Junior High / Senior High School, and the Butler Tech LeSourdsville Campus on the west side of the City adjacent to Monroe Bicentennial Commons.

Recommendations

The Quality of Life recommendations are organized into four categories: Trail, Parks, Connectivity, and Other. While the comprehensive plan seeks to address community needs and gaps in service identified during the planning process, additional study and design will be needed for many of these recommendations.

Trail Recommendations

1. The recreational Quality of Life map shows proposed trail routes. Loops are created to not only increase access but provide a way for people to measure their activity, if desired. Filling in sidewalk gaps will also help bridge the divide and provide additional pedestrian infrastructure for multiple modes of transportation. From sidewalks throughout a neighborhood to sidewalks that serve as connections to additional trails, providing a safe space away from roadway traffic will increase quality of life for residents.


Neighborhood parks provide easy access for families to visit with their children without driving across the City

Development near the Butler Tech LeSourdsville Campus allows for additional trail connections to the Monroe Crossings neighborhood and into Bicentennial Commons Park

2. Develop a multi-use separated trails system along roadways that have enough existing right-of-way. Creating separation adds a protective space between the user of the trail or path and the driving lane, thereby opening the facility to a broader range of potential users. Low maintenance landscaping and street trees should also be incorporated to increase this protective barrier, and also beautify the streetscape.

3. Trails should be made of concrete or asphalt, but if desired can be made of other materials to give them a distinct look. For example, the Downtown may use pavers to improve aesthetics and reinforce placemaking.

4. Coordinate transportation, trail, and sidewalk improvement projects. When dedicating funding to these projects, it is best to try and pair roadway construction with trail development to reduce construction time and potential street closures. Pedestrian scaled lighting, wayfinding signage, and landscaping costs should be included in the construction cost of the roads and trails.

5. Design a trail system to connect multiple neighborhoods and destinations across Monroe such as the schools, both Butler Tech locations, the Downtown, and local parks. Trails should be at least 12 feet wide with asphalt pavement. A wider trail and/or separated trail should be considered in areas with higher demand. Pavers should be used in more developed areas.

   a. Trail location recommendations:

      i. North-South

         1. Along State Route 4, following Jerry Couch Boulevard to Bulter Tech and continuing through the existing neighborhoods to connect back to State Route 4

         2. New trail development behind Monroe Crossings along Clark Boulevard connecting State Route 63 and Hankins Road.

         3. Yankee Road from Todhunter Road to Hankins Road

         4. East Avenue from Elm Street to Lebanon Street

         5. The whole length of Gallaher Road from Lebanon Street heading south

         6. Cincinnati Dayton Road from Greentree Road to the southern boundary of the City

         7. Along Butler Warren Road from Mason Road to continuing south to the city limit at Kyle Station Road.

         8. Along the whole length of Union Road from the northern boundary to Nickel Road.

      ii. East-West

         1. The whole length of Greentree Road continuing east

         2. Todhunter Road extending west to the CSX railroad near the Great Miami River westward to Cincinnati Dayton Road

         3. A new trail connection from Deneen Avenue westward through and the school campus area to Yankee Road with a connection north to Todhunter Road

         4. Along State Route 63 from Monroe Crossings subdivision, connecting to Macready Avenue, and following along Elm Street through the downtown

         5. The length of Lebanon from Main Street to Ridgeview Lane

         6. The whole length of Mason Road and continuing north, along the eastern edge of the Outlet Mall, and follows Corridor Park Drive to State Route 63

         7. A trail along Old Street connecting from Main Street (Cincinnati Dayton Road) to Lebanon Street

         8. Carson Road from Yankee Road to Cincinnati Dayton Road

         9. Hankins Road from State Route 4 to Yankee Road

         10. Kyle Station Road from the I-75 overpass to Butler Warren Road

   b. In order to better implement trail recommendations, consider a fee-in-lieu of system to obtain funding for trail and sidewalk projects. See the Transportation chapter for more information.

6. Create a continuous pedestrian and bicycle network throughout Monroe. Support the extension of sidewalks, greenways, trails, and bike paths that contribute to a connected network. Prioritize equity and safety in the location of new connections or improvements to existing and future neighborhoods, commercial areas, parks, schools, and downtown.

7. Expand bikeway facilities within the public right-of-way as recommended in the Transportation chapter.

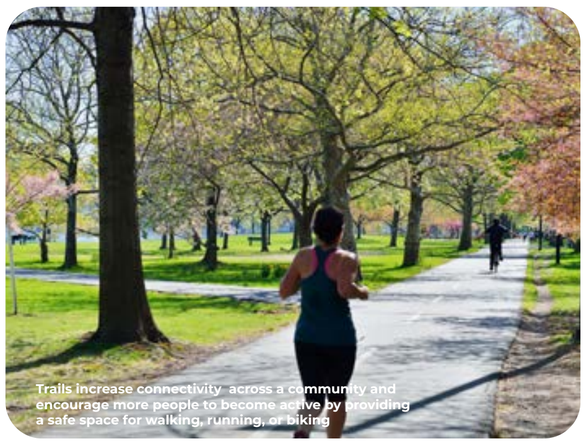
8. Create an integrated network of green spaces, parks, rivers, streams, and natural areas throughout Monroe to create a connected public amenity infrastructure system.

   a. Through development decisions, consistently implement the City's open space standards in the City of Monroe's Planning and Zoning Code.

   b. If the City is building a park, a new building, or developing other city property, ensure that it connects to the network or furthers the objective of an open/green space network.

   c. Incorporate low impact development practices into the planning and zoning regulations to incentivize the use of these techniques to reduce stormwater runoff volumes and protect water quality and associated aquatic habitat. Techniques include rain gardens, permeable pavers, and green roofs.

Separate trails and sidewalks allow for bi-cyclists and pedestrians to share the space without a fear of running into each other



Trails increase connectivity across a community and encourage more people to become active by providing a safe space for walking, running, or biking

Park Recommendations

The map on page 101 depicts existing parks in a light green color while new, potential park spaces have been highlighted in a darker green color.

- Explore the possibility of creating a dog park either with the development of a new park space or within an existing park.
- Create more park and open spaces in neighborhoods. Create incentives that encourage both active recreation space and passive open space that is integrated into any new neighborhood development.

1. Encourage developers to include parks and open space into neighborhood designs.
2. Upgrade existing park facilities as funding becomes available:
   a. Conduct ADA assessments for accessibility within parks including access from parking areas to all buildings and play areas.
   b. Contract with a certified CPSI (Certified Playground Safety Inspector) to evaluate playground equipment for safety and current standards. Evaluate accessible options for inclusive use of playground equipment by visitors with physical disabilities and by those in wheelchairs. Update and repair existing playground equipment to meet current standards.
   c. Establish a long-term replacement program for facilities such as concrete sidewalks and asphalt paths. Include improvements in budget planning.
3. Establish a yearly maintenance schedule to routinely maintain parks system including renewal of mulch and routine repairs needed for safety.
   a. Develop an overall maintenance program of those spaces through a volunteer program like Adopt a Park. Neighborhood park maintenance can be done by an organized group of volunteers or a professional business hired by a neighborhood homeowners association, where present.
4. Encourage property owners to preserve land that is difficult to develop due to topography, utility lines as open space and natural areas.

Tarkington Park in Indianapolis, Indiana

5. Preservation of high-quality land for parks, trail, or public spaces should be a priority for the City.
6. Update the 2018 Parks and Recreation Master Plan.
   a. Determine funding needs. This could include considering funding mechanisms and apply for grant funding.
      i. Plan for upgraded facilities including recreational fields, playground equipment, and other features not listed.
      ii. The plan should consist of future trails, paths, sidewalks, etc. that would be incorporated.
      iii. Implement appropriate staffing for maintenance and programming of parks.
      iv. The plan should include assessment of future community growth to determine areas where land can be purchased/ donated to provide recreational facilities for new residents.
7. Coordinate with and support the Park Board while updating the 2018 Parks and Recreation Master Plan.
8. Ensure that Monroe has adequate park space to serve its residents and visitors recreational activities by adopting the nationally accepted park standards of National Recreation and Park Association (NRPA). Parks should be easy to access and can be of various sizes depending on location.

Classification	Service Area	Size	Population Ratio
Regional Park Preserve *	1-hour drive	1,000+ acres	Varies
Regional / Metropolitan Park *	1-hour drive	200+ acres	5 - 10 acres per 1,000 people
Community Park	1 - 2 mile radius	25+ acres	5 - 8 acres per 1,000 people
Neighborhood Park	¼ - ½ mile radius	5 – 15 acres	1 – 2 acres per 1,000 people
Mini Park	Less than ¼ mile radius		¼ - ½ acres per 1,000 people
Linear Park	No applicable guidelines set		

**Regional/Metropolitan Park and Regional Park Preserve classifications have not been accounted for in this assessment as they serve populations across multiple communities within a 1-hour drive and are 200+ acres. Monroe currently does not have facilities of this nature, nor would it be solely required to provide such regional services as a City.*

Existing Parks	Acreage	Classification
Monroe Bicentennial Commons Park	106.24	Community Park
Baker Park	54.55	Community Park
Community Park	55.98	Community Park
Crossings Park	29.4	Community Park
Rosemont Park	13.9	Neighborhood Park
Oaklawn Park	1.74	Mini Park
Heritage Green	5.03	Neighborhood Park

Monroe, Ohio Parks Needs Assessment			
	Existing Acreage	Projected Need (average)	Deficit
Community Park *	246.17	136.5	-
Neighborhood Park *	18.93	31.5	12.57
Mini Park *	1.74	7.88	6.14

**Community parks, neighborhood parks, and mini parks provide various services for different areas and groups. Although the community park acreage provides over 100 acres of what is needed, neighborhood and mini parks target different groups and provide different amenities which makes closing the deficits important.*

Connectivity Recommendations

1. Explore creating a pedestrian bridge over State Route 63 at Main Street to allow pedestrians and cyclists to safely cross State Route 63 into the revitalized downtown.

2. Since State Route 4 and State Route 63 have higher speed limits and service a larger number of trips, it is important to avoid putting pedestrians near those roadways without some type of protective barrier or separation from the main road. With these two thoroughfares being a source of access across the community, a deeper analysis of the roadways and adjacent development will need to be done to determine the plausibility of trail development along those roadways.

3. All trail development will need to be a part of a larger study and may be done simultaneously with any roadway studies done in the future. Connectivity is a large part of developing a transportation network and roadway development should be partnered with trail development when possible.

    a. Develop a connectivity plan that takes the trail and sidewalk connections and creates a capital plan and program for future development.

Other Quality of Life Recommendations

1. Encourage the development of a private recreation center complete with sports facilities and practice fields, a gym, and additional physical therapy uses, to attract jobs and encourage physical health opportunities year-round for all residents, student athletes, and physical therapy patients. Potential locations could be near the Butler Tech LeSourdsville Campus property across from Monroe Crossings or north of State Route 63 and west of Cincinnati Dayton Road.

2. Create a public gathering place within downtown. See Downtown section for further detail (starting on page 112).

3. Develop building design standards for the downtown and development standards along the key corridors of State Route 4, State Route 63, and Cincinnati-Dayton Road. See the Implementation chapter.

4. Support institutional and nonprofit City partners as they promote and enhance the quality of life in Monroe.

    a. Ensure that planning policies and regulations are developed in collaboration with community partners.

    b. Create partnerships with organizations to support the advancement or implement actions associated with community goals.

    c. Public schools are a vital community partner and the health of the educational system is intertwined with the City's growth and development. The City and School District should examine pathways to maximize shared facilities (playgrounds) and ensure safe vehicular and pedestrian traffic to and from school facilities from neighborhoods. There are several areas where the city and school could collaborate:

        i. As new residential development plans are submitted to the department, allow the school superintendent to attend the technical review committee to gain an understanding of the development and the potential impact on school system facilities.

        ii. Work with the school district when new roadway projects are planned near one of the school properties to install or upgrade sidewalk or trail facilities, or redesign roadway access to the facility as part of the roadway project.

        iii. Ensure that new development projects consider routes to the schools and improve accessibility where possible.

    d. Continue to collaborate with both the public schools and Butler Tech LeSourdsville Campus to understand the impacts of land use decisions on the long-term tax base and the impact to the student population.

    e. Add a fire station west of I-75 with convenient access to State Route 63 when development increases enough, and response times require it.

    f. Focus new development where adequate fire and safety service exist.

5. Monroe must continue to foster an environment where all persons feel welcome and are able to fully participate in civic life. Encourage economic diversity at all levels, support all races and ethnic groups, ages, and physical and mental abilities.

    a. Ensure that governance regarding future growth considers not only the short-term gains but long-term impacts of land use and transportation decisions.

        i. Decision making should be based on the land use plan rather than a short-term benefit due to a change in the market. If there is truly a change in vision or direction, the land use plan and comprehensive plan should be amended as part of the land use decision.

        ii. Decision making regarding land uses should ensure there is a diversity of uses to maintain an adequate tax base to support the quality of life and services in Monroe.

        iii. The City's fiscal health must be considered when making land use and zoning decisions for the City. Planning and capital investment decisions can have real and direct impacts on the City's fiscal health. The City's long-term quality of life requires a balanced approach to capital improvement and attracting and supporting development.

        iv. Spending priorities regarding physical and policy changes identified in this plan should be organized through a capital improvement plan and aligned with the current and projected needs of Monroe.

        v. Conduct a return on investment analysis for major development proposals.

            1. The Planning Commission and City Council should consider fiscal implications of residential growth and economic development to help inform their decisions about rezoning property and the incentives they may provide to attract development. However, the community should understand that at times, the City Council may determine that a particular development is critical to support one goal of the City and the development might not have a net positive fiscal impact.

        vi. While active annexation is not current City policy, creation of an annexation strategy for the remaining area surrounding Monroe for future growth should be explored for potential opportunities.

FOCUS AREAS

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GOAL

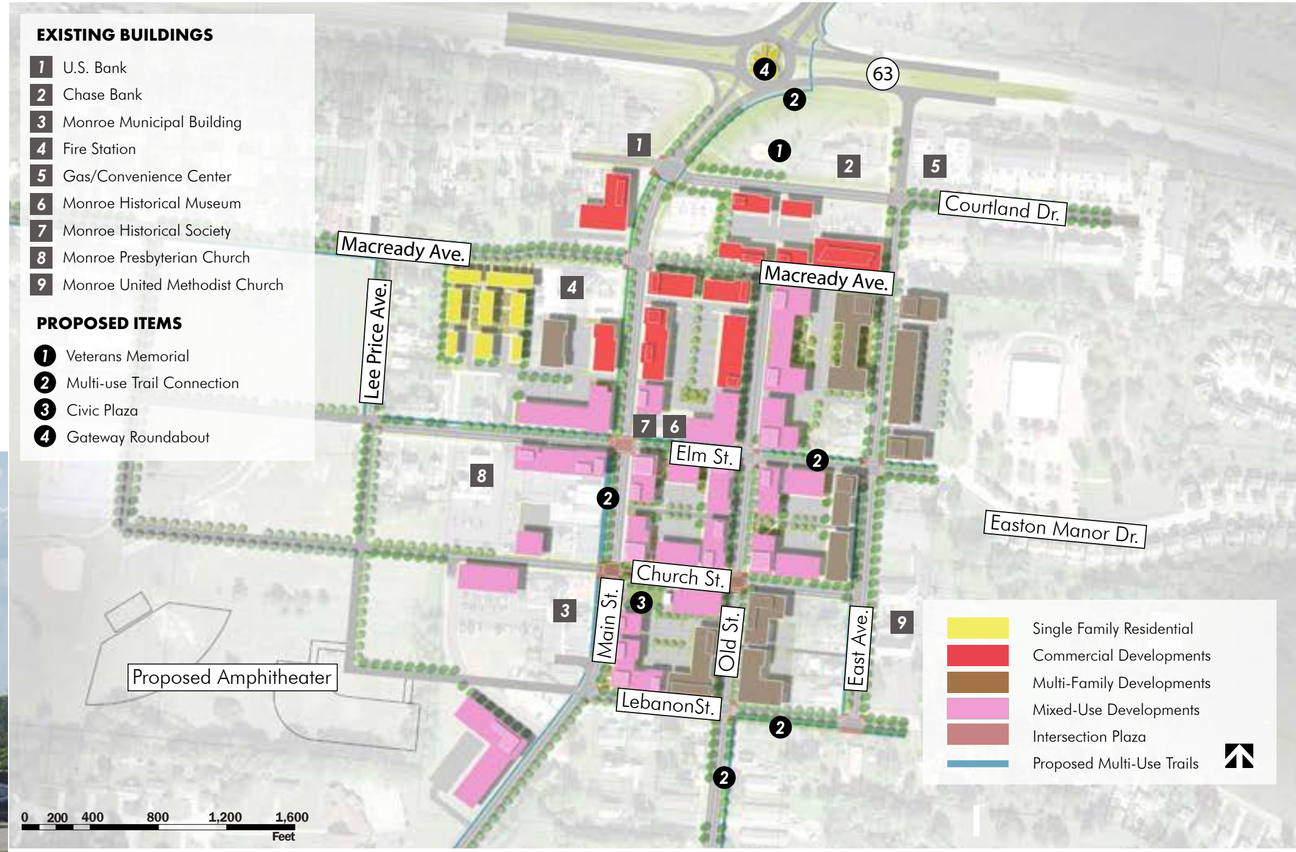
Monroe will reinvigorate the downtown by strategically planning a genuine community gathering space that fosters public private partnerships for varied residential opportunities, creates jobs through business attraction and retention, and caters to a pedestrian-oriented environment with generation bridging activities.

DOWNTOWN

This plan envisions the downtown area as a thriving asset that better establishes Monroe as a complete community. In other words, the goal of the downtown recommendations is to create an environment for people to enjoy being downtown for living, shopping, dining, entertainment, recreation, and work opportunities. While Monroe has a diverse land use mix of neighborhoods, employment districts, commercial corridors, and parks, the downtown lacks the activities to make it a unique district. Key amenities to attract families, young professionals, and other residents are critical to the future success of the area. This includes creating opportunities for more urban living, entertainment attractions, activities for families and children, arts and culture events, walkable streets, and interactive gathering spaces.

The recommendations below focus on the amenities and design elements needed to attract new development and subsequently, more residents and visitors to the downtown area. Some of the recommendations in this section will be implemented by the city or local non-profit groups and will require significant public investment. Public investment in these projects helps to exhibit the city's commitment to the downtown and will then help attract developers and stimulate private investment in the area.

DOWNTOWN FULL BUILD-OUT PLAN



Principles That Guided Development of the Downtown Recommendations

- The downtown area should be considered as the activity center of the city. It is also an opportunity to showcase community identity. A thoughtful revitalization plan can draw more investment in downtown and shape it into a community focal point.
- To achieve broader economic development goals, the city needs to make some changes to the current industrial-heavy economic model. A prosperous downtown can benefit the community by adding diversity into the local economy, fostering local businesses, building economic resilience and promoting equity.
- A vibrant, walkable downtown can attract and retain talent and new businesses. It also provides opportunities for cultural engagement. Street lighting and other street furnishings at pedestrian scale can provide security and convenience to this area, which is vital to achieve walkability.
- Main Street and Elm Street are the only streets that provide through traffic to and from downtown. By extending the existing grid pattern and adding sidewalks and bicycle routes, downtown accessibility can be greatly improved and thus contribute to economic and social developments.
- Existing streetscapes and buildings need to be renovated to provide a more attractive visual impression to locals and visitors, which can help bring more investments into the area.
- A strong downtown district has the advantage of concentrated resources to provide career education and training to residents and feed into the local talent pathway.

Recommendations

1. Streetscape improvement:
    a. Sidewalk / pedestrian friendly facilities.
    b. Pedestrian crossings at intersections.
    c. Beautification and street trees.
    d. Encourage active pedestrian spaces integral to new development.
    e. Stormwater planters and/or permeable pavement should be incorporated into the design of new streets and the redesign of existing streets.
    f. Add new street connections that will increase connectivity within the downtown and expand the grid street network.
2. Enhance access to and from downtown by extending existing streets and constructing shared-use trails, sidewalk improvements, and additional street connections.
    a. Extend Lee Price Avenue from Macready Avenue to Church Street.
    b. Extend Courtland Drive from East Avenue to Main Street.
    c. Extend Macready Avenue from Lee Price Avenue to Old Street
    d. Connect Church Street to Lee Price Avenue.
    e. Construct shared-use trails based on future development map.
3. Create gathering and event spaces.
    a. Create Elm Street Plaza as a gathering space for residents and a venue for local events. Rebuild the section of Elm Street south of the plaza to create a pedestrian friendly environment and serve as an overflow event place, which can be closed to vehicular traffic during events. Events should be scheduled on a regular basis and attract a wide range of audiences.
    b. Celebrate the community's heritage and cultural assets by building upon and enhancing the local Historical Museum and Monroe Historical Society Building by the Elm Street Plaza.
    c. Building a new amphitheater west of downtown for large events such as concert performances and seasonal markets tied to events in the downtown.
4. Update infrastructure to serve a more active and pedestrian friendly downtown.
    a. Make Main Street a complete street by allowing for on-street parking and developing multi-modal transportation options for vehicles, bicyclists, and pedestrians.
    b. Parking:
        i. Accommodate on-street parking for easy access to downtown businesses. Encourage shared-parking and parking structures to encourage more efficient use of downtown space. Adequate parking must be provided for stand-alone restaurants and shops.
        ii. Off-street parking should be located to the rear of primary buildings in the downtown area to create a more active streetscape and limit the visual impacts of parking lots.
    c. Bicycle facilities:
        i. Provide separated cycling facilities such as a bike lane or cycle track where space allows. Shared-used trails should be 10'-12' wide for optimal usage. Trail crossings at intersections should remain the same width.
        ii. Provide separate trail signage as needed.
        iii. Provide sufficient bike parking, both within public spaces and as a part of private development.
    d. Pedestrian amenities:
        i. Install street furnishings to create a more diverse pedestrian experience.
        ii. Add art into public space design.
        iii. Provide enough pedestrian-scaled lighting to encourage foot traffic at night.
5. Visual Improvement:
    a. Beautify and revitalize public spaces through high quality development, public art, and parks and open space enhancement.
    b. A unique way-finding system that showcases the community character should be designed and installed.
    c. Create gateways at key entrance points to the downtown.
    d. When possible, relocate utilities from view of primary streets.
        i. In highly visible areas, the City should work with utility providers to relocate utilities either underground or to another street during major redevelopment projects.
    e. Strengthen development regulations regarding building and street aesthetics within the downtown. An update to the Planning and Zoning Code should evaluate landscape, signs, lighting, and other aesthetic standards for all development within the downtown. For example:
        i. Encourage outdoor seating and displays for restaurants and shops throughout the downtown.
        ii. Parking:
            1. Restrict the number of vehicles that can be parked in the front yard in certain areas within the downtown.
            2. Restrict daytime on-street residential parking within the downtown to allow for more parking for businesses.
            3. Promote and encourage shared parking throughout the downtown.
6. Proposed development:
    a. Renovate existing downtown buildings to support uses that generate pedestrian activity.
    b. Promote infill development on vacant and underutilized properties to better support the City's tax base and result in a more active downtown.
    c. Support redevelopment of downtown properties in alignment with the vision of creating a commerce and recreation destination for the community.
    d. New housing development in the form of quality multi-family housing and mixed-use development should be encouraged to bring young professionals, downtown workers, and post-retirement individuals to the area and populate to the downtown.

e. Encourage a diversity of businesses to locate in the downtown such as shops, restaurants, cafes, and office spaces. Makerspaces should also be encouraged for artists, entrepreneurs, and others to locate and work in the downtown.

7. Develop criteria for the use of incentives to encourage local businesses to open in Monroe. Incentives can be related to lease agreements, fee waivers, or increased density or height as an example. These incentives must be approved on a case-by-case basis.

8. Commercial buildings should follow the design guidelines in the Zoning Code. If the building is a mixed-use development, the first floor should have a high amount of window transparency.

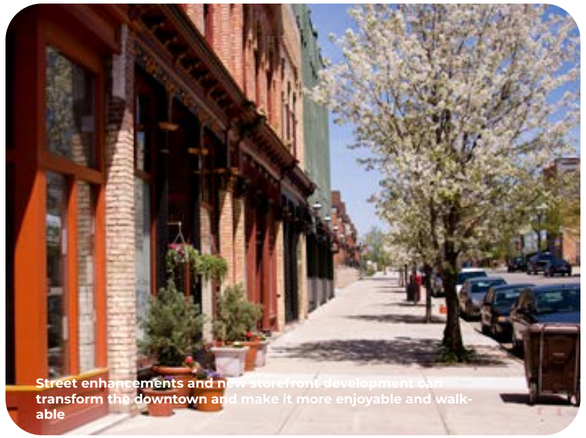
9. While businesses on adjacent lots should share parking spaces in accordance with Section 1211.03(I)(4) of the Planning and Zoning Code, the City should explore reducing the number of parking spaces required if drop off zones for ride sharing or driverless vehicles is accommodated.

10. Update the Zoning Code to allow for increased density in the downtown area. This could include increases in height, dwelling units per acre, or lot coverage.

11. Encourage bicycle parking across the downtown; refer to Planning and Zoning Code Section 1211.03(H).

12. Consider the use of incentives, such as Tax Increment Financing (TIF), façade grant programs, business improvement districts (BIDs), fee waivers, and/or rental assistance programs, to catalyze development and reinvestment in the downtown.

13. As redevelopment occurs, ensure that it is pedestrian-scale. Fundamental to downtown redevelopment, architectural characteristics and pedestrian amenities are critical to making people feel comfortable navigating downtown streets.



Street enhancements and new storefront development can transform the downtown and make it more enjoyable and walkable

Center medians and pedestrian islands can make walking across streets easier and more accessible for all people while helping slow down traffic

GOAL

Enhance the entry experience from State Route 63 to the downtown along the Cincinnati Dayton Road corridor and improve overall aesthetics of the area, especially surrounding the substation.

DUKE ENERGY SUBSTATION

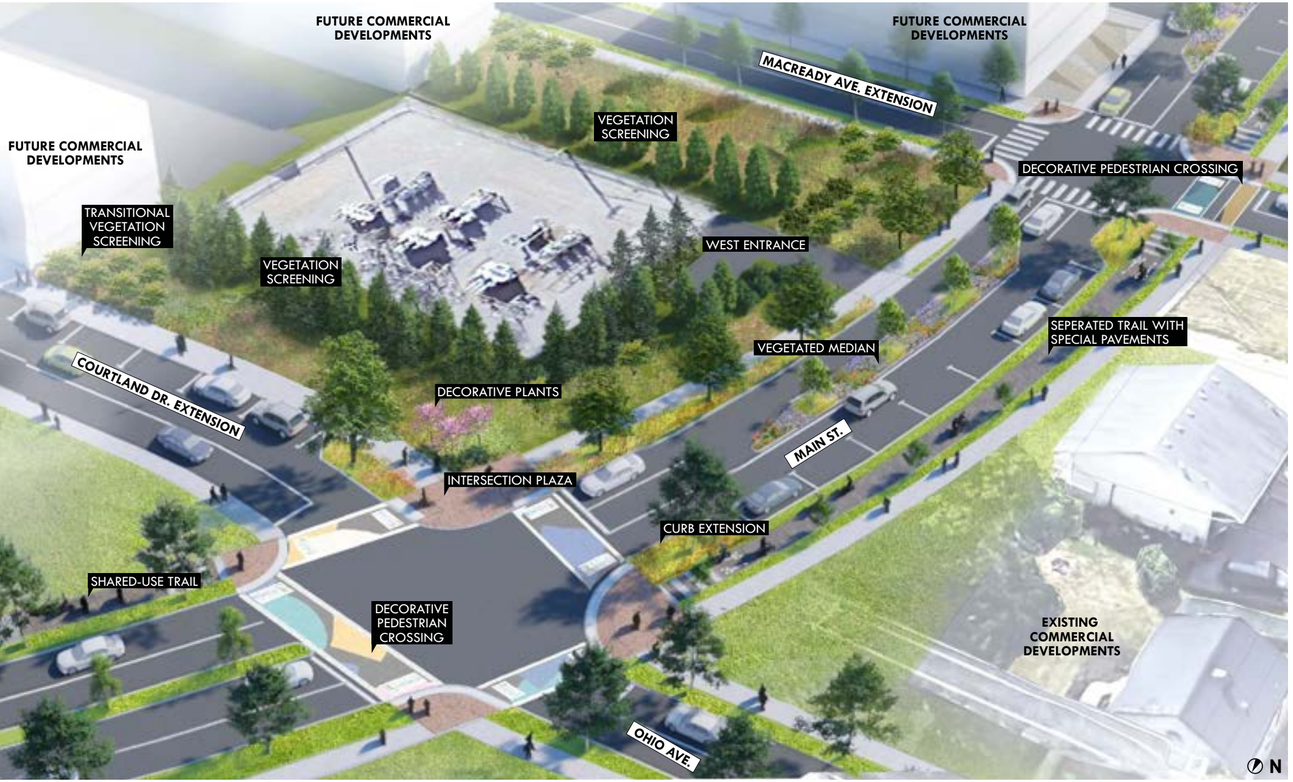
This Focus Area is an extension of the downtown plan seen on page 113 in the Downtown Section. The Duke Energy Substation just north of downtown is one of the many developments that line Cincinnati Dayton Road / Main Street. Subsequently, it is also one of the first sights to welcome visitors to the downtown when heading south along Main Street. Though electrical substations are critical infrastructure, they are utilitarian in nature and not typically designed to match their surroundings.

The substation will not be relocated as it would be a substantially timely and costly process. Instead, various strategies and techniques are recommended to buffer the substation while still providing access to the utility.

The enhancement plan for the substation details an improved streetscape and crossings as well as numerous landscape plantings. Roadway improvements include the incorporation of landscaped medians, new sidewalks, a multi-use trail, and enhanced intersections with colorful crosswalks and large intersection plazas that allow pedestrians and trail users to safely queue before crossing the street. Landscape enhancements include the incorporation of new street trees, varied and low maintenance native plantings, and stormwater planters to help manage runoff. Immediately surrounding the electrical substation, new vegetated buffers are recommended to screen and control views and soften the appearance of the substation from any angle. These recommended improvements will increase biodiversity and enhance the gateway and welcome experience to Downtown Monroe.

Connectivity has been highlighted throughout the plan and safety is a key function of encouraging more people to walk or ride bikes throughout the community. The recommended improvements surrounding the substation will significantly improve pedestrian safety and enhance the district's aesthetics, leading to a more enjoyable pedestrian experience. Incorporation of new vegetation and landscaped medians will also calm and slow traffic by providing the sense of a narrowed corridor.

SUBSTATION DESIGN STRATEGY



Principles That Guided Development of the Duke Energy Substation Recommendations

- Visitors will enjoy an enhanced gateway corridor as they enter or exit the Downtown.
- Cincinnati Dayton Road / Main Street will become safer and more enjoyable for all users, including drivers, bicyclists, and pedestrians who are traveling through or to the Downtown.
- Investment in the gateway corridor will increase economic development potential in the surrounding areas by private investors and businesses.

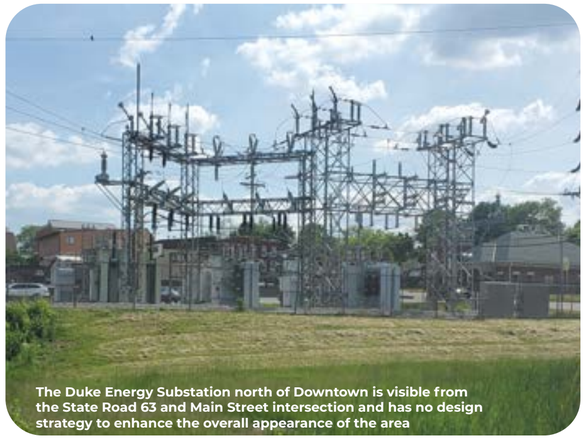
Recommendations

1. Provide vegetated screening and enhanced landscape plantings surrounding the Duke Energy substation.
2. Implement streetscape improvements to Main Street, including a landscaped median, on-street parking, stormwater planters, sidewalks, and multi-use trails.
3. Provide intersection plazas and decorative pedestrian crossings at the intersections.
4. Extend the Courtland Drive right-of-way to Main Street and provide a smooth intersection transition to Ohio Avenue.
5. Extend the Macready Avenue right-of-way to Main Street.
6. Construct the Main Street trail according to the downtown plan. Special pavements are recommended for trail to establish a unique identity.
7. Provide attractive, low maintenance, and native landscape design surrounding the intersection plazas and throughout the corridor.

Steps for the City to Implement the Conceptual Design

1. Hire a professional landscape architecture or engineering firm to refine the design and proceed with detailed construction documentation. Note the typical design process involves several phases including Schematic Design (SD), Design Development (DD), Construction Documents (CD), Bidding, and Construction Administration.
2. Hire a professional survey company to complete a boundary and topographic survey for the project area. It is recommended that the design consultant be involved in determining the area of survey and reviewing the survey results.
3. Phase the project based on the City's ability to implement the improvements. Recommended phasing may include:
   a. Improvements surrounding the Duke Energy Substation.
   b. Improvements to Main Street and Ohio Avenue.
   c. Construction of the Courtland Drive and Macready Avenue extensions.

   **The design package should accommodate the future Courtland Drive in terms of elevation change, median design, and sidewalk alignment.*
4. Competitively bid the project and award a construction contract to the most qualified bidder. The City will receive sealed bids from contractors, provide a public opening of the bids, and award the contracts.



The Duke Energy Substation north of Downtown is visible from the State Road 63 and Main Street intersection and has no design strategy to enhance the overall appearance of the area

GOAL

To bridge the Butler Tech LeSourdsville Campus, Monroe Bicentennial Commons, and the surrounding community together through the development of a new hub on the west side complete with live and work opportunities for young adults and entertainment options for all young professionals, workers, and entrepreneurs, and create a stronger partnership between the Campus and City.

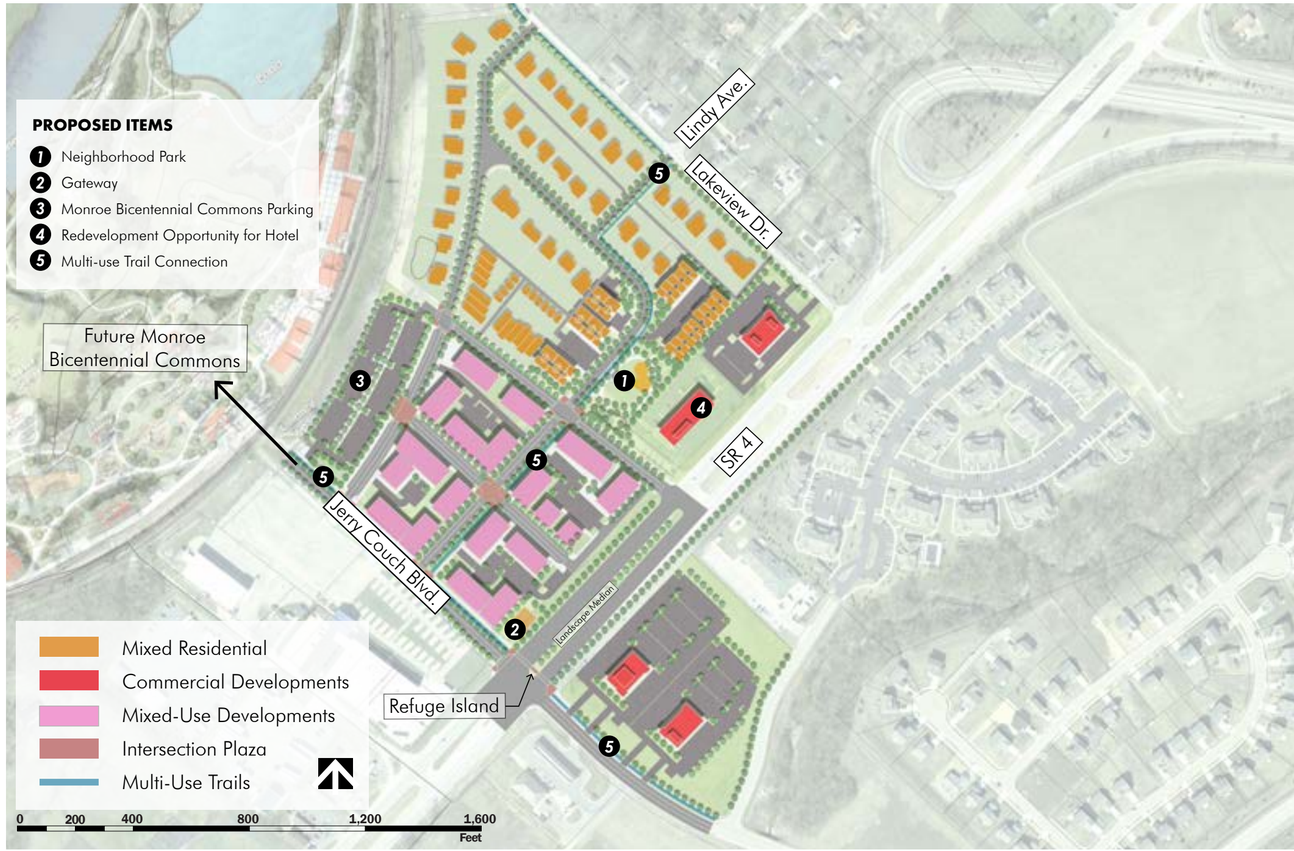
BUTLER TECH LESOURDSVILLE CAMPUS

The Butler Tech LeSourdsville Campus property on the west side of Monroe has the potential to become a vibrant district of residences, businesses, and gathering spaces organized around a new, walkable street framework. Uniquely situated between State Route 4 and the planned improvements to Monroe Bicentennial Commons, the property could create a destination in the area capable of supporting retail and restaurant businesses to serve nearby residents while also providing an appropriate location for both single family dwellings and multi-family living at a range of affordability levels.

Principles That Guided Development of the Butler Tech LeSourdsville Campus Recommendations

- The current housing market in Monroe is mainly for families and commuters who work out of town. It is important to provide housing and other supporting amenities for young professionals to help them establish their careers.
- With the expansion of the Butler Tech LeSourdsville Campus and the Monroe Bicentennial Commons Master Plan, there will be more demand for residential and retail development.
- It is important to create a supportive community for younger generations so they can build their life and stay in the community.
- The district should take advantage of the recreational value provided by future Monroe Bicentennial Commons and offer dining and shopping experiences to visitors.
- Incorporate walkability and livability into the developments, with higher dwelling density, convenient pedestrian connections, and sufficient parking.
- Provide a more welcoming gateway for the visitors to Monroe Bicentennial Commons.

CAMPUS FULL BUILD-OUT PLAN



Recommendations

1. Future development in the area should keep the small town feeling but tailor uses and amenities to the specific demographics in this area.
   a. Encourage the use of new construction materials that are complimentary of the surrounding development in Monroe and the Butler Tech Campus.
2. Streets should be pedestrian friendly. Street trees, sidewalks of six feet or wider, and separated bicycle lanes should be incorporated into street design. Intersections should be designed in a pedestrian friendly way for better and safer crossings.
3. Bike parking should be provided for both businesses and housing developments in this area.
   a. Enforce and encourage current development standards involving bike racks in this area.
   b. See Quality of Life chapter for more trails development information.
4. Gateway structure(s) should highlight both the City and Campus areas.
5. A neighborhood park should provide recreational opportunities for local residents. It should contain a small gathering area, basic play elements for children, various plant species for diverse sensory experience, and a tree canopy. This will also act as a buffer between the hotel development and nearby residences.
   a. See Quality of Life chapter for more parks development information.
6. Businesses should face the street and provide ample visual connection.
7. Off-street parking should be located to the rear of the building. Parking structures should provide leasable commercial space on the first floor facing the street.
8. Innovative building design should be encouraged in this area.

Butler Tech LeSourdsville Campus is located directly next to Monroe Bicentennial Commons

The land adjacent to Butler Tech LeSourdsville Campus is a great opportunity for development as Monroe Bicentennial Commons will become a primary attraction once construction is complete

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IMPLEMENTATION

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Implementation is the process by which the Plan's recommendations get translated into meaningful change within the community. The City of Monroe has been thoughtful in its approach, crafting its vision for the future carefully. The implementation section lays out the next steps necessary to achieve the goals and recommendations related to this vision. It is crucial that key stakeholders, including the Mayor, City Council, Planning Commission, City staff, business and community leaders, and not-for-profit organizations, play a pivotal role in implementing this Comprehensive Plan.

While the plan goals and objectives are organized under various framework topics, they are all interconnected, and implementation relies on treating each component as a part of a whole. Care was taken to ensure the Plan provides policies, programs, and recommendations within the context of that reality. While the Plan sets forth a defined vision, the Plan must be treated as a living document. This means the Plan should continue to evolve as physical, economic, and social conditions change and as resources become available. The City must consider the necessary staff and budget and prioritize the actions implementing the Plan successfully.

Extensive discussion has occurred to ensure the Plan reflects the desired land use pattern for the community and identifies improvements needed for undeveloped and targeted redevelopment areas over the next 20 years. This 20-year period allows adequate time to implement new development ordinances, adjust existing land use patterns where needed, and improve the transportation network. It also enables the City sufficient time to plan capital improvement strategies and identify funding sources to implement the recommendations and achieve the ultimate success of this planning effort. While the planning horizon spans 20 years, the Plan will need to be reviewed and updated before then. City leaders and staff must track progress in meeting the plan goals and recommendations, determine when an update is necessary, what changes are required, and how changes are incorporated. Any amendments should include evaluating the existing conditions, vision, goals, and recommendations.

Once the planning process is over, many communities struggle with what to do first. This section provides guidance on what needs to be completed and in what order.

Principles of Implementation

Flexible Approach

The Plan does not contain the Planning Commission or City Council's actual decisions regarding development. It is a guide for decision-making as the community's collective vision for future growth . The Plan reflects the community's values, and the spirit of the Plan should be adhered to ensure that community input is respected. City staff, Planning Commission, and City Council members should interpret the goals as pieces of that broad, long-term vision

Action steps help direct the day-to-day decisions concerning specific task-oriented activities. Members of Planning Commission and City Council should use the action steps to help determine which of the recommendations they wish to achieve in the short-term, in the long-term and how to accomplish them.

The Plan is also a guide for future projects. The recommendations and implementation strategies in this Plan should not be the only priority and focus for the City to implement. This Plan cannot account for unknown future development projects that may be proposed over the next five to 20 years. The Plan is intentionally written with a bold vision and broad goals to give Planning Commission and City Council the latitude to make the best decision in approving or denying future development projects based on changing conditions and values of Monroe.

The City's collective vision for the future is not negotiable. While there will be petitions that request changes to different land uses, they should not be granted strictly because of a single hardship expressed by a property owner or group of property owners. Should Planning Commission recommend approval to the City Council for numerous rezoning requests inconsistent with the future land use map within the Plan, the Plan should be updated as this is an indication that the City's conditions, issues, or priorities have changed.

Fiscal Responsibility

The implementation of the Plan will require the City's financial commitment and support. Although the City intends to administer this Plan with the current financial resources available, money may need to be set aside in future budgets to carry out some recommendations. Additional funding resources from outside sources may become available and make sense for the City to consider. The City should seek funding resources through federal, state, or local grants, loans, and other resources.

Stakeholder Involvement / Engagement

Public engagement activities and participation was a vital part of the creation of the Comprehensive Plan. Several business owners, stakeholders, residents, and City officials were involved in bringing this Plan to fruition. For implementation to be successful, stakeholder involvement and public engagement must be maintained. Public meetings and hearing about changes to the land use and proposed development is not meant to be taken lightly or left to just the knowledge of the Planning Commission and City Council members. Input from the community about whether or not a project will achieve the vision and goals outlined in the Plan is a vital process. Although the Planning Commission and City Council members will have the final say, additional input from stakeholders and the public when making decisions that will affect the community must be taken seriously and utilized.

Collaboration & Partnerships

Several partners came together to provide input during this process. The implementation of this Plan requires on-going relationships between stakeholders, property owners, business owners, community leaders, the City, and State. Strong partnerships are needed to foster good communication, provide other alliances in implementing some recommendations and explore funding opportunities.

Open and Nimble to Opportunities

This Plan was created to represent the community's vision for the community's future, and it is unlikely that this Plan has accounted for all types of development. This Plan cannot account for the unknown opportunities that may present themselves to the City. City staff, the Planning Commission, and City Council must use their best judgment, experience, and along with the Plan, determine if that project would be beneficial to the community.

Accountability

The City is responsible for implementing the recommendations, reviewing and updating the Plan, and accomplishing the vision and goals in this Plan. As the needs of the community change, the Plan should be reviewed and updated regularly to align with those changing needs. Future changes in the local economy may affect what projects are the most important to address. It is recommended that this Plan is reviewed once a year to ensure that the vision, goals, and recommendations are still applicable. If they are not, an update should be done either internally by staff or with help from a consultant team.

Primary Initiatives

After taking into consideration the communicated needs of the City and the information and ideas discussed throughout the planning process, a list of five primary initiatives has been identified to help prioritize City projects and help create a working plan of next steps. These recommendations and associated action steps should be used as the first set of work plan items to be prioritized and completed. During plan review periods, the City should reassess current conditions and adjust this list appropriately. The top ten initiatives, in no particular order, are:

Form a Comprehensive Plan Implementation Committee.

For the plan to be a living document, it must be used to define the City's work plan and agenda for the physical, fiscal and policy implementation mechanisms. Therefore, the City Council should create an Implementation Committee to help guide City staff in preparing and prioritizing elements of the comprehensive plan. The Implementation Committee should develop an annual work plan by prioritizing the recommendations and actions steps for the fiscal year and develop a strategy for moving these items forward. This information should be shared and approved by the City Council, since they control the budget for the City. It will be important that this is completed prior to City budgeting time in order to ensure adequate funding is in place for those policies or programs that require financial resources. It is best to try to develop a work plan in two-year increments so that the Plan Commission, City Council, and supporting department staff can allocate budgetary resources to help implement the appropriate recommendations prioritized for the upcoming year. Implementation Recommendations.

Create a Three to Five-Year Capital Improvements Plan.

The capital improvements plan (CIP) is a planning document that covers a time frame of three to five years and is updated annually. It aids in plan implementation by providing the necessary funding for short-range infrastructure and capital improvement projects. The document provides guidance and planning for capital improvements throughout the City and allocates financial resources to various community needs and requests. The document states the City Council's prioritization of the financial resources available for capital project spending by identifying which projects should be included, when they should be constructed, and how they will be financed. This plan represents the City's tentative commitment to comply with the plan unless circumstances or priorities change in the future. The commitment is more certain in the first year of the CIP and becomes increasingly more tenuous in subsequent years. Nevertheless, the CIP should be used as the City's present plan and priority over the next three to five years. Even though the CIP is a planning document, it should not be an automatic authorization of the construction of projects, given the procurement process and the allocation of resources.

Update the Planning and Zoning Code.

Advance Monroe 2040 is a statement of policy and it is not a regulatory document. The most common regulatory means for implementing the plan is through the zoning and subdivision ordinances. Monroe's Planning and Zoning Code regulates land use and development for land within the city. It controls the size, density, and character of development within a district through the use of developmental standards. Additionally, zoning classifications are broken into permitted and conditional land uses within each district. The permitted uses are allowed if all use conditions are met. If as a use is identified as a conditional use, additional review is required by the Planning Commission. In addition to restricting uses, zoning ordinances also dictate the bulk of development (typically through height requirements, floor-area ratios, maximum lot coverage, and/or minimum open space) and building placement on the site (typically through the use of building setbacks). The subdivision regulations control how parcels are subdivided to create smaller lots. This includes for residential purposes as well as commercial or industrial development. In addition to standards for lot creation, the subdivision regulations also control construction of infrastructure and utilities that will be dedicated to the City when complete.

Develop an Economic Development Plan.

Improve Monroe's strategic location has led to its prosperity. Each time the comprehensive plan has been updated, the economic vision has been refined. Since Monroe's future growth potential is limited because it is landlocked this plan has examined redevelopment strategies, transitions of land use and changing of land use policy. One of the other initiatives that emerged was the shifting of the market due to the changes in technology, transportation, and COVID. What became clear is that Monroe needs an a more robust economic development plan that builds upon the strategies identified in the comprehensive plan, and charts a more diverse and refined strategy for economic growth. The Economic Development Plan would identify a more targeted growth program including targeted industries to attract, additional incentives the City might want to consider, identify key redevelopment opportunities and parcels that to target for shovel ready status, and other areas to strengthen like the talent pipeline and workforce development.

Develop a Recreation and Connectivity Master Plan.

The existing conditions analysis uncovered the lack of connectivity within the City and the need for more pedestrian and bicycle facilities. While this plan contains a number of recommendations for sidewalk, trail, and street enhancements, the city needs to develop a more detailed and long term planning program to identify, fund, maintain, and construct quality of life program objectives. Specifically, a Recreation and Connectivity Master Plan would be the next logical step to pick up where the 2016 Parks and Recreation Master Plan left off and this comprehensive plan's overall recommendations conclude. This study would be a more detailed evaluation to assess the capacity and needs of facilities to determine if new facilities (trail, improvements to a street, sidewalk, etc.) are needed. This plan would provide detailed cross sections, provide preliminary alignment options, etc.

PLAN REVIEW & UPDATE

Planning does not have a defined beginning and end. It is an on-going process that responds to new information and circumstances and incorporates changing conditions into decisions. Circumstances that may change include physical conditions of buildings and infrastructure, economic climate, the natural environment, and social and community goals.

Once the plan is adopted it will need to be revised from time to time to ensure that it stays consistent and relevant to current conditions. This past update was a major re-write of the past plan. There was significant policy change from that plan. An implementation committee designated by the City Council should be used to monitor and update this plan.

Since this was a major re-write, a minor plan update should occur at intervals of approximately every three to five years, depending on the growth rate of the City. In Monroe's situation, they want to ensure slow, steady growth, therefore, plan monitoring of the goals and recommendations on an annual basis will be critical.

ANNUAL PLAN REVIEW

A disciplined schedule for an annual plan review is helpful in plan implementation. Noting areas of the plan's success helps to build support for future planning activities. The identification of less successful components of the plan may suggest a need for an update or even a re-write of that chapter.

The City Council, in a joint work session with the Planning Commission, should therefore conduct a thorough annual review of the plan, asking whether the policy on which the plan was developed still hold true. An annual "report card" should be prepared by the City staff which reviews and documents the activities of the CIC, Planning Commission, Board of Zoning Appeals, and City Council that are relevant to Monroe.

PLAN UPDATE

A plan update should occur periodically. The purpose of the plan update is to re-evaluate the land use and transportation map, policies, and recommendations contained within this plan, noting those to change and those to remove. New goals and implementation projects should be added as needed, to make sure the plan remains effective and provides the needed direction.

Also, prior to preparing the annual City operating budget, an assessment should be completed that documents the impacts of the plan implementation activities. This assessment should consist of the following:

- Major differences between projected economic and demographic growth rates and actual growth
- Necessary adjustments to the implementation tools and techniques - these may be brought on by changes in state legislature, etc.
- Deviations by the CIC or Planning Commission from the plan, and why those deviations were made
- Requests for amendments to the plan, to determine if there is a pattern of requested changes emerging
- Changes in the local/regional political structure that may affect the implementation of the plan
- Identifying the programs and projects completed that were identified in the plan.
- For each implementing program/project, develop criteria that can be used to measure the effectiveness of the program, apply those criteria, and write a report summarizing the strengths and weaknesses of the program
- Identify new programs, if any, that could be implemented

A separate process exists for amendments to the Plan. The City should perform amendments on a periodic basis as needed. This plan

amendment should be at the recommendation of the implementation committee. Plan amendments may include revisions to one or more sections of this plan because of changes within the market, infrastructure, a specific issue/policy change or change in state law. Plan amendments may include changes to the land use plan map or may be as small as correcting text.

MAJOR PLAN REWRITE

This plan should be updated at least every ten to fifteen years, unless otherwise directed by the Planning Commission or City Council. This is important, especially since the land use plan focuses on development of key areas and large parcels in the City. The City's prime consideration in deciding of when an update should be initiated, should include what changes have occurred since the Plan was last updated. These changes may be in such areas as the economy, the environment, changes in administration, traffic congestion, jurisdictional priorities, projected growth, or something else significant. Typically, the sections to update will be the vision, goals, objectives, and implementation measures. The land use map and transportation map should be updated through the annual update process.

The plan re-write should include a thorough review and evaluation of the vision and development policies contained within the plan. Within that review, each development policy should be reviewed for achievement, in process or lack of relevancy. Policies that have been achieved or are not relevant should be changed or removed from the plan. New policies should be developed, if necessary, to accommodate any changes in conditions and ensure the plan is still effective. A plan re-write should also include a thorough review of the validity of all the information contained within the plan and should include extensive opportunities for involvement by the public, boards, and commissions, elected and appointed officials, staff and other affected interests.

Implementation Matrix

The following matrix lists each of the proposed recommendations under the comprehensive plan topics. For each recommendation, the respective action steps, relative timeline, cost magnitude, and parties necessary for implementation are identified. These time frames are intended only to serve as a guide for plan implementation and should be considered flexible. Implementation will depend on funding limitations, staff availability, citizen involvement, and other changing conditions.

Policy, Program, or Project

Policy recommendations will be low-cost and depend on staff availability. These recommendation types will involve amendments to existing codes and standards and likely an approval process.

Program recommendations that may involve many parties, planning, and funding to help make the recommendation and reality.

Project recommendations involve the physical construction of an element that will work towards accomplishing the vision found in this plan.

Timeline Assumptions

Short-term: 0-3 years

Mid-term: 4-7 years

Long-term: 8+ years

On-going

Cost Estimates

Low Cost: $0-$149,999

Moderate Cost: $150,000-$499,999

High Cost: $500,000+

Responsible Parties (primary and secondary)

There will be many parties identified on the following pages. They will be identified under primary and secondary responsibilities. A number of City groups, boards, and officials may be identified. State and local government entities, non-profits, private consultants, and public-private partnerships may be identified as well. These groups are identified to help City officials and board members know who holds responsibility in helping to accomplish the recommendation and bring it from this plan to reality.

LAND USE RECOMMENDATIONS

Land Use Recommendation 1

Update and ensure that the City Ordinances reflect the recommendations of the Comprehensive Plan.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission and City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Determine if City staff or a consultant should take on updates of City ordinances. City staff will have to dedicate time to reviewing the Ordinances and drafting amendment text where needed if a consultant is not hired.
2. A code audit of the Planning and Zoning Code should be completed. This is to be completed by a consultant who has completed zoning audits. They should review the zoning ordinance in light of the new goals and objectives. The code audit report should provide recommended changes based on national and regional trends that are consistent with the comprehensive plan.
   a. Determine the level of digital accessibility the code should have (cross references, pop-up boxes, bookmarks, etc.)
   b. Determine if any new zoning districts are needed, if any zoning districts should be combined
3. Work with the City Council to determine if map amendments should be considered and whether they should be initiated by the City.
4. The staff should provide supporting documents that Ordinances should be cross referenced with (i.e. parks master plans, transportation studies, housing studies, and the comprehensive plan).
5. Draft ordinance amendments or draft a full update of text to replace existing text in the Ordinance.
6. Send to Planning Commission and then the City Council for approval

Land Use Recommendation 2

Limit singularly focused commercial developments to smaller footprints located at key intersections or development focused corridors such as State Route 4.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission and City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Identify key intersections and specific areas along key corridors, based on recommendations in the comprehensive plan, where commercial only development should occur, instead of mixed use.
2. Develop an overlay district that targets key intersections or focused corridors where the City wants to limit singularly focused commercial developments.
   a. Identify standards including building height, setback, size, parking lot location, parking standards, landscaping, and any other special regulations.
   b. Include graphics and photos to depict the character of the type and style commercial development to be located in those areas.
3. Draft standards as a text amendment to the zoning code.
4. Adopt through the Planning Commission and City Council.

Land Use Recommendation 3

Encourage more mixed-use, commercial, and employment area development projects to boost Monroe's economy.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission and Monroe Area Community Improvements Corporation (CIC)

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Review industrial standards in the Planning and Zoning Code to assess building size for industrial buildings and ensure that it promotes a diversity of building sizes and encourages buildings that are under 350,000 square feet.
2. Review architectural design standards for non-residential buildings to ensure that they limit the look of big boxes. This could include writing standards for wall length, wall/window transparency, building materials, other architectural features such as parapets, screening of loading docks, etc.
3. Review other aesthetic and character standards within the Planning and Zoning Code that impact development character including lighting, landscape, site and building orientation, and site access. Make changes where necessary.
4. Ensure that changes in standards are balanced toward boosting the economy while also protecting Monroe's property values.

Land Use Recommendation 4

Ensure that the City can accommodate future growth while maintaining the existing level of community services.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission, City Manager, Public Works, Police, Fire and Emergency Services (EMS), and Monroe Local School District

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Working with the City Council and the City Manager, determine what municipal services to track for level of service.
   a. Identify other departments or service providers who could be impacted by changes in development.
   b. Present comprehensive plan to these entities and discuss a process for tracking impact of development on services.
2. Use the metrics set forth in this plan as the base to track future growth and development moving forward. This could include amount of park acreage per person, trail miles per person, police and fire response times, roadway level of service, and median home value.
3. As development continues, track metrics.
4. Annually review and report on metrics and make adjustments based on comprehensive plan goals.

Land Use Recommendation 5

Preserve the remaining large tracts of land along I-75 for targeted economic development that brings a more comprehensive economic value to the City.

Primary Responsibility

Monroe Development Department and Economic Development

Secondary Responsibility

Planning Commission and Monroe Area Community Improvements Corporation (CIC)

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Work with economic development staff and property owners to identify tracts of land along the I-75 corridor to be used for economic development.
2. Determine what mechanisms are the right tools to protect the land for economic development. These tools could include:
   a. Preparing the site to be shovel ready. This would include assessing the site for utilities, access, zoning approvals, permit approvals, etc.
   b. Proactively rezoning property.
   c. Creating a site specific Tax Increment Financing (TIF) district.
   d. Extending or building infrastructure connections.

Land Use Recommendation 6

Industrial uses should not be developed adjacent to single-family residential homes, and vice versa, unless there is significant buffering between the uses.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission and City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Identify areas on future land use map where there is potential for residential development to be located adjacent to industrial uses.
2. Identify if there is a possibility that additional support land uses make sense in those areas.
3. Review the zoning map to determine where the potential land use adjacencies exist.
4. Write a residential to industrial step down transition process for the Planning and Zoning Code that would allow the addition of lower intensity uses in industrial zoning classifications when used as part of a transition to buffer industrial buildings from single family residential development
5. Draft standards as a text amendment to the zoning code.
6. Adopt through the Planning Commission and City Council.

Land Use Recommendation 7

Ensure there is a mix of housing types and prices throughout Monroe so residents can have the option of different housing types and styles while remaining in the community.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission and City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Review residential districts to ensure that multiple housing types are permitted in each district.
2. Review residential districts to ensure that collectively, they permit a range of lot sizes, setbacks, and dwelling areas, as desired by the community.
3. Draft an update to the permitted uses list with different housing types if not allowed.
   a. Review the Zoning Code to ensure that multiple housing types are permitted in various appropriate zoning districts. If they are not currently permitted but should be in the future, the zoning district will have to be updated to include those housing types.
4. Draft amendments to Planning and Zoning Code.
5. Adopt through the Planning Commission and City Council.

Land Use Recommendation 8

Land uses, aesthetic improvements, and access management should be enhanced around the I-75 and State Route 63 Interchange as a major gateway into the City.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission and City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Develop and Overlay District for this interchange area to manage land uses, additional character standards, sign standards, lighting, and landscape.
2. Draft amendments to Planning and Zoning Code.
3. Adopt through the Planning Commission and City Council.

Land Use Recommendation 9

Residential development should include supporting uses such as parks, schools, institutions, and community facilities.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

City Council, Planning Commission, City Manager, and Monroe Area Community Improvements Corporation (CIC)

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Review residential districts to ensure supporting uses such as parks, schools, institutions (churches, recreation facilities, boys and girls clubs, day care, etc.) are permitted in each district.
2. Draft an update to the permitted uses list with supporting uses in each residential district if not currently permitted in that residential district.
3. Adopt through the Planning Commission and City Council.

Land Use Recommendation 10

Encourage the development of non-residential land uses that offer strong economic benefits to the City while designing sites with sensitivity to the context of the surrounding area.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. The planning and development staff should work with the economic development staff to develop an economic plan that builds on the comprehensive plan's land use map and goals.
2. Conduct review of Planning and Zoning Code to ensure that processes are streamlined.
3. Ensure appropriate regulations are in the Planning and Zoning Code to protect sensitive lands such as steep slopes, wetlands, flood plain, and encourage green infrastructure, use of pervious pavements, on-site solar energy systems, etc.
4. Determine what mechanisms should be used to protect the land for economic development. These tools could include:
   a. Preparing the site to be shovel ready. This would include assessing the site for utilities, access, zoning approvals, permit approvals, etc.
   b. Proactively rezoning property.
   c. Creating a site specific Tax Increment Financing (TIF) district.
   d. Extending or building infrastructure connections.

Land Use Recommendation 11

Preserve the quality of existing and future residential neighborhoods through active ordinance enforcement and preventative maintenance programs.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Property owners and Police

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Conduct an information campaign about City codes and widespread code enforcement violations such as abandoned buildings, poorly maintained buildings, trash, tall grass and weeds, graffiti, and inoperable vehicles.
2. Explore the use of a ticketing system for code enforcement violations.
3. Consult with peer communities about successful efforts and explore recommendations of the American Association of Code Enforcement.

1. Consider creation of a code enforcement board or delegate such responsibility to the Planning Commission as part of the zoning ordinance and their official Rules of Procedure.
2. Develop a pilot program to target a specific issue within the City for a 6-month time frame to gauge how successful the program can be.
3. Seek approval from City Council on pilot program.
4. Implement pilot program and monitor results, including number of existing violations prior to start of program, number of owners/tenants/landlords contacted, number of violations remedied, and the number of citations issued.

Land Use Recommendation 12

Allow smaller lot development in mixed residential projects if the quality of materials and the development layout is creative and consistent with the character surrounding the adjacent area.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission and City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Determine the appropriate mechanism to implement this recommendation.
   a. Review residential districts to determine if one of the residential zoning categories can be adjusted to allow for smaller lot sizes and multiple housing types. Character standards would have to be developed for the district. The advantage of this is that the district already exists on the zoning map.
   b. A new zoning classification could be created to allow for smaller lot sizes and multiple housing types in the residential district. Character standards would have to be developed for the district. Since this would be a new zoning district, a rezoning would be required.
   c. A set of standards could be created with incentives attached to them. For example if developers increase the quality of materials and provided a traditional, walkable neighborhood, the incentive could be smaller lot sizes, with increased densities, and different housing types such as apartments.
2. Draft the appropriate mechanism.
3. Send to Planning Commission and then the City Council for approval.

Land Use Recommendation 13

Infill development will be important to Monroe in the future as it is nearly landlocked with little opportunity to grow outward. The only other opportunity is to develop vacant land or redevelop within its boundaries. Monroe should create an infill policy that addresses a wide range of situations.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission and City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Identify in which residential districts infill development can occur.
2. Determine the standards for infill. Items to consider:
   a. Should their be a maximize size? This is important if someone is combining two lots to create a larger parcel. Is the lot served by services? What are the adjacent uses?
   b. Typical standards to include: driveways, setbacks, building width, lot width, landscaping, height, parking, access, garages, and main entrances.
3. Draft infill standards.
4. Send to the Planning Commission and then the City Council for approval.

Land Use Recommendation 14

Develop a series of criteria that provides guidance for appropriate transitions between different land use intensities.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Based on the infill standards, develop specific criteria for the Planning Commission to review petitions.
2. Ensure that criteria is cross referenced back to the goals and objectives of the comprehensive plan.
3. Incorporate into the application process to ensure the applicate provides the required information for the Planning Commission.
4. Planning Commission approves review criteria and application.

HOUSING RECOMMENDATIONS

Housing Recommendation 1

Where residential areas abut commercial and industrial land uses, ensure residential uses are well-protected by increasing buffering standards and screening, position loading docks and trash areas so they do not face residential areas, and ensure lighting doesn't shine onto residential properties.

Primary Responsibility

Monroe Planning and Development

Secondary Responsibility

City Manager, Planning Commission, City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Review buffer, landscape, screening, loading, and access standards in the Planning and Zoning Code.
   a. Pay particular attention to specific use standards for industrial uses and heavy commercial uses that might be adjacent to residential uses.
   b. Review standards to understand how other communities implemented regulations for lighting, height, setback, fencing, landscape, building orientation, loading dock positioning, berming, buffers, access, and other standards.
2. Develop a series of standards based on different intensity land use scenarios.
3. Draft amendments to Planning and Zoning Code.
4. Adopt through the Planning Commission and City Council.

Housing Recommendation 2

Perform a sidewalk gap analysis to prioritize infill and improvement projects that will enhance pedestrian mobility throughout residential neighborhoods.

Primary Responsibility

Monroe Planning and Development, Monroe Public Works

Secondary Responsibility

City Manager, Planning Commission, City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Determine if it is feasible for City staff to conduct the analysis or if a consultant is needed. Consider hiring a planning intern for the summer or a semester. This could be one of their projects.
2. Prior to starting the project some assumptions should be set:
   a. Is it allowable to use aerial interpretation to complete sidewalk gap analysis and complete spot checks?
   b. Should sidewalks be on one side or both sides of the road?
3. Use an up to date project aerial to identify current sidewalk access. Some fieldwork may also be required.
4. Create an up to date sidewalk map using GIS.
5. Using the centerlines of roadways, determine the gap lengths of missing sidewalk along the roadway.
6. If using only one side of the road, determine length of gap, if calculating for missing gaps on both sides of the road, then double calculations.
7. Develop recommendations based on outcome of gap analysis to fill in the gaps over time.

Housing Recommendation 3

New housing should be compatible with the existing character of adjacent neighborhoods. Housing should be of varying sizes and types supported by the market.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission and City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Identify where new housing and infill residential development can occur.
2. Draft standards to require similar lot sizes and/or building materials for proposed perimeter lots adjacent to existing neighborhoods.
3. Send to the Planning Commission and then the City Council for approval.

Housing Recommendation 4

Housing developments should strive to offer a variety of different design styles, housing types and densities, be built with a mixture of materials, incorporate common open space and gathering areas, and promote connectivity through sidewalks and trails.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission and City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Review residential districts to ensure that multiple housing types are permitted in each district.
2. Review character standards in the Planning and Zoning Code.
   a. Update materials list and incorporate updated design character direction and images from comprehensive plan into zoning text.
   b. Ensure standards for open space, public areas, plazas and gathering spaces meet the goals for quality of life and place set forth for the overall City, the downtown, and subareas like Butler Tech.
   c. Update connectivity and access standards to promote walkability throughout neighborhoods and increase connectivity in the City.
3. Determine if incentives are an appropriate mechanism to offer. Items to consider:
   a. Increased density.
   b. Increased height.
   c. Increased number of signage, increased signage height, increased signage area.
   d. Expedited approvals.
4. Draft amendments to the code based on outcomes of discussion.
5. Send to Planning Commission and then the City Council for approval.

Housing Recommendation 5

Start a rental registration program to ensure landlords are registering property with the City. This allows the City to track essential information over time, inspect the property to ensure it is maintained in a safe condition and that there are no zoning violations.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Business owners, Property owners, and Police

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Complete research on best practices from other cities regarding a rental registration program. Some suggestions of communities that have rental registration programs include: City of Cincinnati; Renton, Louisville, KY; Rockford, IL; Bellingham, Washington; and South Bend, Indiana.
2. Develop program details.
   a. Identify how to implement the program - digital or paper.
   b. Identify department where program should be located.
   c. Are there costs? Penalties?
   d. Timeframes - length of registration.
3. Draft a rental registration ordinance based on outcomes of discussion.
4. Send to the City Council for approval.
5. Implement program.

Housing Recommendation 6

Recruit high-value housing and mixed-use developments that contain a mix of lot sizes and housing types.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission and City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Review residential districts to ensure that several districts allow multiple housing types and mixed-uses are permitted in some districts.
2. Develop a presentation roadshow, as well as a brochure about the vision, goals and development direction of the comprehensive plan. Meet with potential developers to provide an overview of development opportunities available in Monroe.
3. Continue to meet with large property owners to identify various development options and how the City might be able to support a development application that is consistent with the comprehensive plan.
4. If a key property becomes available, and it is consistent with the City's development vision, the City should consider purchasing it. If that situation occurs, the City could issue a developer RFP with the specifications for development.

Housing Recommendation 7

Encourage the development of a new neighborhood north of State Route 63 and east of Cincinnati-Dayton Road in the presently undeveloped area. It should have a walkable pattern of small blocks with sidewalks, and be connected to the existing neighborhoods.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission and City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Review zoning map and determine if the zoning classification on the map will allow desired development. Review residential district for property to ensure that multiple housing types are permitted in each district and standards would create desired development.
2. If zoning map and text do not meet objectives, meet with property owner to discuss development potential and potential city initiated rezone of property.
3. Discuss potential of a planned unit development (PUD) or rezone to another residential district, or the creation of a new traditional neighborhood district (TND). In any of these cases, new zoning standards would be written to create the desired neighborhood. Standards should address:
   a. Design character direction including materials, building orientation, location on site, architectural standards, height, size, land uses, and images from comprehensive plan into zoning text.
   b. Ensure standards for open space, public areas, plazas and gathering spaces meet the goals for quality of life as well as supportive uses like cafe, coffee shop, bakery, school, day care, church, etc.
   c. Ensure there are connectivity and access standards to promote walkability throughout neighborhoods and increase connectivity in the City.
4. Draft zoning map and text change based on outcomes of discussion.
5. Send to Planning Commission and then the City Council for approval.

Housing Recommendation 8

Develop infill standards for the zoning ordinance for single family housing and mixed use developments that would contain housing.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission and City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Identify in which residential districts infill development can occur.
2. Determine the standards for infill. Items to consider
   a. Should their be a maximize size? This is important if someone is combining two lots to create a larger parcel.
   b. Is the lot served by municipal services?
   c. What are the adjacent uses?
   d. Typical standards to include: driveways, setbacks, building width, lot width, landscaping, height, parking, access, garages, and main entrances.
3. Draft infill standards.
4. Send to Planning Commission and then the City Council for approval.

Housing Recommendation 9

Consider working with developers, home builders, and property owners to incentivize the development of custom, large lot, single-family home sites.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission, City Council, and Board of Zoning Appeals

Action Steps

Policy, Program, Project

Timeframe

Cost Estimate

1. Determine where Monroe wants to target large lot residential development.
2. Review character standards in the Planning and Zoning Code in relation to what characteristics would be appropriate in large lot residential developments. This could include:
   a. Higher design character: materials, architectural style, building orientation, etc.
   b. Increase connectivity: sidewalks on both sides of the street; trail connections, two entrances, etc.
   c. Greater aesthetics: uniform mailboxes, higher standard of landscape for individual yards, street trees, entry way landscape, etc.
   d. Facilities: Pool, parks, golf course, shops, etc.
3. Determine if incentives are an appropriate mechanism to offer. Items to consider:
   a. Increased height.
   b. Expedited approvals.
4. Draft amendments to the code based on outcomes of discussion.
5. Send to Planning Commission and then the City Council for approval.

Housing Recommendation 10

Preserve existing and future residential neighborhoods through active ordinance enforcement.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission and City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Develop a pilot program to target a specific area or specific issue within the City for a 6-month time frame to gauge how successful the program can be.
2. Seek approval from City Council on pilot program.
3. Implement pilot program and monitor results, including number of existing violations prior to start of program, number of owners/tenants/landlords contacted, number of violations remedied, and the number of citations issued.
4. If pilot program is successful, then implement through the larger City by breaking the City into different geographic regions were code officers would cover each region.
5. Hire additional code officers to implement program to ensure success.
6. Codify the program in the Planning and Zoning Code as an alternative process to code enforcement.
7. Study the feasibility of creating a Neighborhood and Business Services Bureau that could create a quicker remedy process rather than the City using the court system.

Housing Recommendation 11

Utilize incentives to promote infill residential development in downtown.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission and City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Research best practice infill standards for downtowns and incentives used to encourage redevelopment within downtown.
2. As part of the residential infill discussion, write specific infill standards for downtown Monroe.
3. Review character standards in the Planning and Zoning Code.
   a. Ensure that the materials list is consistent with the buildings that have been built downtown. Images and photo's of multi-story and mixed-use buildings will be critical for the downtown.
   b. Lot standards, lot orientation, parking, and signage will all be critical standards for the downtown.
   c. Ensure standards for open space, public areas, plaza's and gathering spaces meet the goals for quality of life and place set forth for the downtown.
   d. Update connectivity and access standards to promote walkability throughout downtown, increase connectivity to the park, school, and adjacent neighborhoods.
4. Determine what incentives are an appropriate mechanism to offer. Items to consider:
   a. Increased density.
   b. Increased height.
   c. City infrastructure investments.
   d. Expedited approvals.
5. Draft amendments to the code based on outcomes of discussion.
6. Send to Planning Commission and then the City Council for approval.

Housing Recommendation 12

Encourage developers to build strong neighborhoods by incorporating amenities into new subdivision developments. Developers should consider adding other mixed-use amenities and community facilities into a node at the entrance of the development when located along key arterial roadways.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission and City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Update the subdivision standards to require additional amenities in new subdivisions.
2. Put together a subcommittee of developers, new residents, realtors, and City Council representatives to develop standards.
   a. Potential standards could include: parks, plazas, public art, sidewalks on both sides of the street, trails, pool, community grills, community center, mixed-use amenities, etc.
   b. Discuss if there is a way to provide incentives if more amenities are provided. Items to consider: increased height, expedited approvals, etc.
   c. Determine if there is a special review process to evaluate amenities.
3. Draft amendment to the code based on outcomes of discussion.
4. Send to Planning Commission and then the City Council for approval.

Housing Recommendation 13

Single-family housing developments should be designed to promote walkability and encourage vehicular, bicycle, and pedestrian connectivity throughout the community. Prioritize residential areas that are within ¼ to ½ mile from Downtown, Monroe Community Park, and Monroe Bicentennial Commons.

Primary Responsibility

Monroe Development Department, Department of Public Works, City Manager

Secondary Responsibility

Planning Commission and City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Review the subdivision standards to assess whether changes should be made regarding vehicular, bicycle, and pedestrian connectivity.
2. Review the following standards.
   a. Sidewalk design;
   b. Street design;
   c. Trail design;.
   d. Crosswalk design;
   e. Access management
3. Draft amendments to the code.
4. Send to Planning Commission and then the City Council for approval.

Housing Recommendation 14

Multi-Family housing developments should be designed to encourage walk-up entries, patios, and balconies to encourage active ground floor uses, walking, and socializing. Access to parking/loading should occur from alleys or side streets to minimize curb cuts to provide for more navigable pedestrian and bicycle experience.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission and City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Review use standards for multi-family housing in the Planning and Zoning Code.
2. Develop specific use standards for multi-family housing. This could include:
   a. Design character standards: materials, architectural style, building orientation, entry design, patio design, height, balcony design, garage design, etc.
   b. Connectivity, access, & parking standards: sidewalks; trail connections, entrances, emergency access, parking, loading, garage location, visitor parking, access management, etc.
   c. Common Facilities: playground, mixed-use, clubhouse, pool, grills, trails, park, golf course, etc.
3. Draft amendments to the code.
4. Send to Planning Commission and then the City Council for approval.

Housing Recommendation 15

Update the Planning and Zoning Code to encourage more residential development and ensure that neighborhoods retain their property value and are well-connected within Monroe.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission and City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Review residential districts to ensure that multiple housing types are permitted in each district.
2. Draft an update to the permitted uses list with different housing types if not allowed.
3. Send to Planning Commission and then the City Council for approval.

ECONOMIC DEVELOPMENT RECOMMENDATIONS

Economic Development Recommendation 1

Identify and embrace appropriate economic development opportunities for Monroe.

Primary Responsibility

City Manager, Economic Development

Secondary Responsibility

Monroe Development Department, Monroe Area Community Improvement Corp (CIC)

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Develop an overall economic development plan for the City.
2. Develop a coworking center focused on innovation and business incubation as part of a larger mixed-use redevelopment project in Downtown Monroe.
3. Plan capital improvements with realistic implementation time frames and advertise those plans with nearby property owners.
4. Evaluate the success of economic development incentives in achieving desired development and job creation goals.
5. Refine economic development incentive offerings to better target desired development and job creation types.

Economic Development Recommendation 2

Balance business/talent recruitment with business/ talent retention.

Primary Responsibility

City Manager, Economic Development

Secondary Responsibility

Monroe Development Department, Monroe Area Community Improvement Corp (CIC)

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Promote a cooperative and joint workforce partnership between Monroe, Butler, and Warren Counties through regional economic development initiatives.
2. Identify an individual organization to spearhead this program.
3. Work with local businesses to identify skills and needs of workers.
4. Form partnerships with Butler Tech and local schools to develop skills programs and provide a local talent pipeline.
5. Devise a local workforce talent recruitment & retention strategy.
6. Identify metrics to monitor progress.

Economic Development Recommendation 3

Foster a collaborative design environment to ensure buildings are designed with changing industries in mind, compatibles land uses are adjacent, aesthetic standards drive quality development, and redevelopment sites or transitional areas are thoughtfully addressed.

Primary Responsibility

Monroe Development Department, City Manager

Secondary Responsibility

Planning Commission and City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. The planning and development staff should work with the economic development staff to develop an economic plan that builds on the comprehensive plan's land use map and goals.
2. Conduct review of Planning and Zoning Code to ensure that processes are streamlined.
3. Ensure appropriate regulations are in the Planning and Zoning Code to protect sensitive lands such as steep slopes, wetlands, flood plain, and encourage green infrastructure, use of pervious pavers, on-site solar energy systems, etc.
4. Determine what mechanisms should be used to protect the land for economic development. These tools could include:
   a. Preparing the site to be shovel ready. This would include assessing the site for utilities, access, zoning approvals, permit approvals, etc.
   b. Proactively rezoning property.
   c. Creating a site specific Tax Increment Financing (TIF) district.
   d. Extending or building infrastructure connections.

Economic Development Recommendation 4

Develop communication standards, internal and external review processes, and informational resources to provide concise, efficient services to existing and future businesses.

Primary Responsibility

Monroe Economic Development

Secondary Responsibility

City Manager, Monroe Development Department

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Identify a City staff person to be the official liaison between the City of Monroe, the Monroe Area Community Improvement Corp (CIC), property owners, and brokers in desired development areas.
2. The Economic Development staff will work with the City Manager to develop communication standards and protocols.
3. Educate property owners about the value of targeted marketing campaigns and state and local incentives.
4. Develop marketing templates that can be completed for individual development sites.
5. Plan capital improvements with realistic implementation time frames and advertise those plans with nearby property owners.
6. Evaluate the success of economic development incentives in achieving desired development and job creation goals.
7. Refine economic development incentive offerings to better target desired development and job creation types.
8. Work with Monroe Planing and Development Department to communicate clear processes and ensure the official liaison initiative is working.

TRANSPORTATION RECOMMENDATIONS

Transportation Recommendation 1

Connectivity and access through sidewalks, trails, and streets should be the focus moving forward in all development, including the promotion of complete streets throughout the City.

Primary Responsibility

Monroe Public Works Department

Secondary Responsibility

City Manager, Public Works, City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Develop a 5-year project list for inclusion into a Transportation and Capital improvement plan.
2. Determine if the City will complete certain projects in-house or hire a private consultant.
3. If hiring a private consultant, develop and issue a Request for Qualifications (RFQ) to select a consultant, or team of consultants, to assist in the development of the Transportation and Capital Improvements Plan.
4. Assemble an advisory group of City leaders and department heads to guide the planning process, analysis and development of recommendations.
5. Invite appropriate businesses, agencies, departments and stakeholders to participate in the planning process through a series of engagement meetings and activities.
6. Review Monroe's transportation and utility improvement needs by analyzing the existing condition of each system and the future needs based on the Future Land Use map.
7. Prioritize the needs of the transportation and utility systems and identity specific projects to improve safety and capacity for each.
8. Evaluate available funding options and determine appropriate phasing for each prioritized improvement.
9. Finalize and Adopt the Transportation and Capital Improvements Plan.
10. Review the Transportation and Capital Improvements Plan annually and preform a comprehensive update every five years.

Transportation Recommendation 2

All neighborhood streets should have sidewalks on both sides of the street with a minimum five-foot lawn strip for street trees to be planted and a minimum five foot sidewalk.

Primary Responsibility

Monroe Public Works Department, Monroe Planning and Zoning Department

Secondary Responsibility

City Manager, Public Works Board, Planning Commission, Town Council, OKI MPO, ODOT

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Form a local project committee to prioritize sidewalk and trail improvements.
2. Develop a program of preferred project elements (i.e. sidewalks, lighting, sidewalk/trail width, materials, curb ramps, etc.)
3. Draft updates to the Planning and Zoning Codes to implement changes to development.
4. Send updates to the Planning Commission and City Council to be approved.
5. Coordinate with OKI, ODOT on potential funding sources and plans for improvement along state routes.
6. Identify and procure funding including grants and available tax dollars.
7. For more complex projects, consult with a design professional for completion of design and construction documentation.
8. Bid and construct projects based on priority, as funds become available.

Transportation Recommendation 3

A City-wide trail system should be planned and built along Main Street, Todhunter Road, and State Route 63 to connect to the Great Miami River Regional Trail.

Primary Responsibility

Monroe Public Works Department, Monroe Planning and Zoning Department

Secondary Responsibility

City Manager, Public Works Board, Planning Commission, Town Council, OKI MPO, ODOT

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Identify what projects should be completed out of the Recreation and Connectivity Plan.
2. Determine if the City will complete in-house or hire a private consultant.
3. If hiring a private consultant, develop and issue a Request for Qualifications (RFQ) to select a consultant, or team of consultants, to assist in the development of each trail project.
4. Assemble an advisory group of City leaders and department heads to guide the planning process, analysis and development of recommendations.
5. Invite appropriate businesses, agencies, departments and stakeholders to participate in the planning process through a series of engagement meetings and activities.
6. Review Monroe's transportation, connectivity, and mobility needs by analyzing the existing condition of each system and the future needs based on the Future Land Use map.
7. Prioritize the needs of the transportation, connectivity, and mobility systems and identity specific projects to improve safety and capacity for each.
8. Evaluate available funding options and determine appropriate phasing for each prioritized improvement.
9. Finalize and Adopt the Transportation and Capital Improvements Plan.
10. Review the Transportation and Capital Improvements Plan annually and preform a comprehensive update every five years.

Transportation Recommendation 4

Future neighborhood design should limit the development of cul-de-sacs in order to promote connectivity throughout a neighborhood.

Primary Responsibility

Monroe Planning and Zoning Department, Monroe Public Works Department

Secondary Responsibility

City Manager, Planning Commission, City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Review cul-de-sac standards in the subdivision ordinance. This includes cul-de-sac length, number of driveways permitted on a cul-de-sac, number of cul-de-sac's permitted in a subdivision, flag lots, etc.
2. Develop a work group of Planning Commission members, Board of Works members, residents, developers, and other interested citizens to work with the City Engineer and City planner to draft new standards that are consistent with comprehensive plan.
3. Send to Planning Commission and then the City Council for approval.

Transportation Recommendation 5

As streets are developed, connectivity should be a primary focus. Through streets should be considered as development opportunities in existing neighborhoods where they would be most beneficial and applicable if land were to be available in the future.

Primary Responsibility

Monroe Public Works Department

Secondary Responsibility

City Manager, City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Identify what through street projects should be completed out of the Connectivity Plan.
2. Ensure the project is budgeted in the Capital Improvement Plan.
3. Evaluate available funding options and determine appropriate phasing for each prioritized improvement.
4. Develop and issue a Request for Qualifications (RFQ) to select a consultant, or team of consultants, to assist in the development of each street project.
5. Work with consultant to design the project. Incorporate public outreach to the neighborhood and businesses into the design of the street project. Include any street enhancements including pedestrian features, crosswalks, public transportation, parking, drop-off zones, charging zones, etc.
6. Bid the project.
7. Construct.

Transportation Recommendation 6

Incorporating public transportation routes across Monroe might become necessary in the future. Routes will need to be designed and possible infrastructure improvements may be necessary including benches, bus shelters, and bumpouts. Depending on the location of these routes, a separate bus lane may be explored along Route 63, or designated bumpouts at key stop locations that are separate from the travel lanes to ensure continued traffic flow.

Policy, Program, Project

Timeframe

Cost Estimate

Primary Responsibility

Monroe Public Works Department

Secondary Responsibility

City Manager, City Council

Action Steps

1. During the Connectivity plan process, discuss possible public transit options. This could include a trolley, bus, driverless vehicle, rideshare, etc. It may be that a combination of options will serve the needs of the citizens of Monroe.
2. Identify potential routes for desired public transportation that will benefit the greatest number of people.
3. Identify needed improvements to route. Consider roadway improvements, parking, dropoff, idle/resting isles for vehicles, dedicated lanes, pedestrian amenities, etc.
4. Develop action plan including implementation steps, partners, funding, and time frame for implementation.
5. Make necessary policy and ordinance changes.
6. Incorporate into capital improvements.

Transportation Recommendation 7

Development of new roadway connections (see the transportation chapter for a list of these roadway connections).

Primary Responsibility

Monroe Public Works Department, Monroe Development Department

Secondary Responsibility

City Manager, City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Identify what projects should be completed out of the Capital Improvements Plan given development or community needs.
2. Determine if the City will complete in-house or hire a private consultant.
3. If hiring a private consultant, develop and issue a Request for Qualifications (RFQ) to select a consultant, or team of consultants, to assist in the development of each roadway project.
4. Work with consultant to design the project. Incorporate public outreach to the neighborhood and businesses into the design of the street project. Include any street enhancements including pedestrian features, crosswalks, public transportation, parking, drop-off zones, charging zones, etc.
5. Bid the project.
6. Construct.

Transportation Recommendation 8

Address existing roadway improvement needs (see the transportation chapter for a list of roadway improvement locations).

Primary Responsibility

Monroe Public Works Department, Monroe Development Department

Secondary Responsibility

City Manager, City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Identify what projects should be completed out of the Capital Improvements Plan given development or community needs.
2. Determine if the City will complete in-house or hire a private consultant.
3. If hiring a private consultant, develop and issue a Request for Qualifications (RFQ) to select a consultant, or team of consultants, to assist in the development of each roadway project.
4. Work with consultant to design the project. Incorporate public outreach to the neighborhood and businesses into the design of the street project. Include any street enhancements including pedestrian features, crosswalks, public transportation, parking, drop-off zones, charging zones, etc.
5. Bid the project.
6. Construct.

Transportation Recommendation 9

Develop gateways along major corridors.

Primary Responsibility

Monroe Development Department, Monroe Department of Public Works, City Manager

Secondary Responsibility

Planning Commission, Public Works Board, City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Create a Monroe Gateway and Corridor Master Plan to contain very detailed recommendations for each gateway regarding design, access, aesthetic treatment, lighting, signage, and land use character.
2. Based on the Monroe Gateway and Corridor Master Plan, create a gateway overlay districts describing the intent and the desired development character.
3. After completion of the master plan, prepare design development level gateway plans for a gateway showing specific improvements including treatment of pavement, sidewalks, lighting, signage, landscape, art, and site amenities.
4. Coordinate with ODOT regarding access management on state routes and interchanges.
5. Work with the business community to develop champions for gateway initiatives.
6. Adhere to an aesthetic that is consistent with Monroe's brand in all aspects of design, development, and marketing.
7. Coordinate gateway locations design work with local and state transportation plans to ensure continuity and constructability.

Transportation Recommendation 10

Develop a trails system throughout Monroe (see the quality of life implementation portion of the recommendations).

Primary Responsibility

Monroe Public Works Department, Monroe Development Department

Secondary Responsibility

Public Works Board, City Manager, City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Develop Connectivity Plan. See Priority Initiatives at beginning of Implementation Chapter.
2. Identify what projects should be completed out of the Connectivity Plan.
3. Determine if the City will complete in-house or hire a private consultant.
4. If hiring a private consultant, develop and issue a Request for Qualifications (RFQ) to select a consultant, or team of consultants, to assist in the development of each trail project.
5. Work with consultant to design the project. Incorporate public outreach to the neighborhood and businesses into the design of the street project. Include any street enhancements including pedestrian features, crosswalks, public transportation, parking, drop-off zones, charging zones, etc.
6. Bid the project.
7. Construct.

Transportation Recommendation 11

Develop more sidewalks throughout Monroe (see the transportation chapter for more details).

Primary Responsibility

Monroe Public Works Department, Monroe Development Department

Secondary Responsibility

Public Works Board, City Manager

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Annually evaluate if and what projects to construct during that fiscal year. Facilities close to or connected with schools or parks should be given priority.
2. Review scheduled roadway improvements and incorporate bike and pedestrian improvements during roadway construction.
3. Incorporate all projects into a new capital improvements plan.
4. Determine if the City will complete in-house or hire a private consultant.
5. If hiring a private consultant, develop and issue a Request for Qualifications (RFQ) to select a consultant, or team of consultants, to assist in the development of each trail project.
6. Bid the project.
7. Construct.

Transportation Recommendation 12

Encourage the development of minor gateways at key locations.

Primary Responsibility

Monroe Public Works Department, Monroe Development Department

Secondary Responsibility

Public Works Board, City Manager, City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Identify the timing of improvements for minor gateways based on the Gateway and Corridor Master Plan.
2. Determine if the City will complete in-house or hire a private consultant.
3. If hiring a private consultant, develop and issue a Request for Qualifications (RFQ) to select a consultant, or team of consultants, to assist in the development of each gateway project.
4. Prepare design level gateway plans for each minor gateway showing specific improvements including signs, treatment of pavement, sidewalks, lighting, landscape, art, etc.
5. Bid the project.
6. Construct.

Transportation Recommendation 13

Conduct a Traffic Impact Study (TIS) to help assess the future needs of the community and determine priority projects for roadway improvement, roadway development, and intersection improvement. Reference the Traffic Impact Section of the Planning and Zoning Code.

Policy, Program, Project

Timeframe

Cost Estimate

Primary Responsibility

Monroe Public Works Department, Monroe Development Department

Secondary Responsibility

OKI, City Manager, Planning Commission, City Council

Action Steps

1. Determine if the Traffic Impact Study will initially be a baseline for the entire City and then on a project by project basis as new development or redevelopment occurs.
2. Develop policy that supports that decision.
3. Determine if the City will complete in-house or hire a private consultant.
4. If hiring a private consultant, develop and issue a Request for Qualifications (RFQ) to select a consultant, or team of consultants, to assist in the development of the TIS.
5. Development the TIS. As part of that:
   a. Work with OKI and build off their model.
   b. Review Monroe's transportation, connectivity, and mobility needs by analyzing the existing condition of each system and the future needs based on the Future Land Use and Transportation map.
   c. Prioritize the needs of the transportation, connectivity, and mobility systems and identity specific projects to improve safety and capacity for each.
6. Evaluate development projects against the TIS.

Transportation Recommendation 14

Encourage more options for parking as development expands, especially near the Downtown and Butler Tech LeSourdsville campus.

Primary Responsibility

Monroe Public Works Department, Monroe Development Department, City Manager

Secondary Responsibility

Public Works Board, Monroe Area Community Improvement Corp (CIC), City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Consider a public/private partnership to provide a parking garage.
2. Retain a consultant to assist with various studies, funding, and design.
3. Conduct a parking study.
4. Develop a parking master plan.
5. Select garage site.
6. Develop budget/funding plan.
7. Design parking garage.
8. Bid.
9. Construct.

Transportation Recommendation 15

Access to parking needs to be addressed as more areas within Monroe develop / redevelop, including the downtown, Butler Tech LeSourdsville campus, and other mixed-use areas.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

City Manager, Planning Commission, City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Review parking standards in the Planning and Zoning Code.
2. Modify standards. Consider changes including:
   a. Shared parking
   b. Reduced parking/maximum parking/no minimum or maximum
   c. Provide half of parking spaces up front while reserving remaining parking area as green space in case more parking is needed later
   d. Allow applicants to provide parking study to show amount of parking needed
3. Draft amendments to the coded based on outcomes of discussion.
4. Send to the Planning Commission and then City Council for approval.

Transportation Recommendation 16

Complete Streets should be designed into the streetscape in key areas to encourage connectivity and access for all modes of transportation.

Primary Responsibility

Monroe Public Works Department, Monroe Development Department

Secondary Responsibility

Public Works Board, City Manager, City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Assemble an advisory group of City leaders and department heads to guide a planning process to review parking and street standards in the Planning and Zoning Code based on the direction in the transportation and subarea plans. This could be completed as part of the Connectivity Plan.
2. Invite appropriate businesses, agencies, departments and stakeholders to participate in the planning process through a series of engagement meetings and activities.
3. Develop updated or new policies and standards for every street type within Monroe.
4. Draft Complete Streets Ordinance and amendments to the Planning and Zoning Code based on outcomes of discussion.
5. Send to the Planning Commission and then the City Council for approval.

Transportation Recommendation 17

Encourage the development of multi-use trails along one side of the street on all collector and arterial streets.

Primary Responsibility

Monroe Public Works Department, Monroe Development Department

Secondary Responsibility

Public Works Board, City Manager, Planning Commission, City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Based on the recommendations of the comprehensive plan, annually evaluate if there are areas close to or connected with schools or parks that should be given priority for the construction of a trail.
2. Review scheduled roadway improvements and incorporate bike and pedestrian improvements during roadway construction.
3. Incorporate all projects into a new capital improvements plan.
4. Identify and place amenities along the City's significant trails (i.e., lighting, benches, trash cans, water fountains, help call buttons, etc.).
5. Determine if the City will complete in-house or hire a private consultant.
6. If hiring a private consultant, develop and issue a Request for Qualifications (RFQ) to select a consultant, or team of consultants, to assist in the development of each trail project.
7. Bid the project.
8. Construct.
9. Update the Planning and Zoning Code to ensure that new developments have trails on at least one side of the street.
10. Update the Planning and Zoning Code to ensure that new development does one of the following: constructs trail connections through development; provides fees in lieu of construction; or dedicates easements to the City to continue proposed trails.

Transportation Recommendation 18

Explore creating a "Fee-in-lieu of Construction" requirement for trail and sidewalk infrastructure in order to fund future mobility projects.

Primary Responsibility

Monroe Public Works Department, Monroe Development Department

Secondary Responsibility

Public Works Board, City Manager, City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Determine support from Council in order to explore an "Fee-in-lieu of Construction".
2. Identify key persons to serve on committee including builders, developers, realtors, business owners, etc. These individuals would become the Fee-in-lieu of Advisory Committee.
3. Research other communities who have Fee-in-lieu Construction programs. Identify best practices.
4. Identify the parameters of projects that could qualify under the Fee-in-lieu of Construction Program.
5. Develop report that outlines program.
6. Present report to City Council.
7. Based on City Council decision, write ordinance and Implement program.

QUALITY OF LIFE RECOMMENDATIONS

QoL Trail Recommendation 1

The recreational quality of life map shows proposed trail routes. Loops are created to not only increase access but provide a way for people to measure their activity, if desired. Filling in sidewalk gaps will also help bridge the divide and provide additional pedestrian infrastructure for multiple modes of transportation. From sidewalks throughout a neighborhood to sidewalks that serve as connections to additional trails, providing a safe space away from roadway traffic will increase quality of life for residents.

Policy, Program, Project

Timeframe

Cost Estimate

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission, City Council, Monroe Area Community Improvements Corporation (CIC), and Monroe Public Works

Action Steps

1. Evaluate existing sidewalk infrastructure and determine where priority gaps are located in the City.
   a. Determine areas that have no access to sidewalks.
   b. Determine the locations of where existing sidewalks end and infrastructure needs to be extended.
2. Develop a plan to extend and construct new infrastructure that shows an implementation strategy for the development of sidewalks.
   a. Review the right-of-way along the identified roadways where sidewalks and trail connections may be constructed.
   b. Identify which projects are highest and lowest priorities.
   c. Determine if coordination between the State or property owners will be necessary for specific projects.
   d. Provide a cost estimate for projects and determine additional funding sources for completion of the projects.
3. Send to the Planning Commission and City Council for approval.

QoL Trail Recommendation 2

Develop a multi-use separated trails system along roadways that have enough existing right-of-way. Creating separation adds a protective space between the user of the trail or path and the driving lane, thereby opening the facility to a broader range of potential users. Low maintenance landscaping and street trees should also be incorporated to increase this protective barrier, and also beautify the streetscape.

Policy, Program, Project

Timeframe

Cost Estimate

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission, City Council, Monroe Area Community Improvements Corporation (CIC), and Monroe Public Works

Action Steps

1. Evaluate existing trail infrastructure and determine where priority gaps are located in the City.
2. Develop a Trails Plan that creates a trail network across the City and shows an implementation strategy for the development of trails.
   a. Review the right-of-way along the identified roadways where trails may be constructed.
   b. Identify which projects are highest and lowest priorities.
   c. Determine if coordination between the State or property owners will be necessary for specific projects.
   d. Provide a cost estimate for projects and determine additional funding sources for completion of the projects.
3. Send to the Planning Commission and City Council for approval.

QoL Trail Recommendation 3

Trails should be made of concrete or asphalt, but if desired can be made of other materials to give them a distinct look. For example, the Downtown may use pavers to improve aesthetics or reinforce placemaking.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Monroe Public Works

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Trail locations and landscape elements must be approved by the Planning Commission and City Council.
2. As trails are constructed, materials should have been approved early on and determined by the Monroe Development Department in partnership with the Public Works Department.
3. Monroe Public Works will be responsible for maintenance after trails are constructed.

QoL Trail Recommendation 4

Coordinate transportation, trail, and sidewalk improvement projects. When dedicating funding to these projects, it is best to try and pair roadway construction with trail development to reduce construction time and potential street closures. Pedestrian scaled lighting, wayfinding signage, and landscaping costs should be included in the construction cost of the roads and trails.

Policy, Program, Project

Timeframe

Cost Estimate

Primary Responsibility

Monroe Development Department

Secondary Responsibility

City Manager, City Council, and Monroe Public Works

Action Steps

1. Determine when construction will start for a roadway improvements or infrastructure upgrades/extensions.
2. Review additional construction projects relating to sidewalk extension, sidewalk development, trail development, or new road construction.
3. Coordinate projects to be constructed at the same time to reduce road closure times and provide overall cost savings.
    a. Construction time periods may have to be extended depending on the amount of work to be done.
    b. Construction of multiple projects in the same construction period should only be done if the funds are available to accomplish the work.

QoL Trail Recommendation 5

Design a trail system to connect multiple neighborhoods and destinations across Monroe such as the schools, both Butler Tech locations, the Downtown, and local parks. Trails should be at least 12 feet wide with asphalt pavement. A wider trail and/or separated trail should be considered in areas with higher demand. Pavers should be used in more developed areas.

Policy, Program, Project

Timeframe

Cost Estimate

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Monroe Public Works

Action Steps

1. Develop a Trails Plan that creates a trail network that connect to major destinations, schools, neighborhoods, and parks across the City.
2. Trail locations must be approved by the Planning Commission and City Council.
3. As trails are constructed, materials should have been approved early on and determined by the Monroe Development Department in partnership with the Public Works Department.
4. Monroe Public Works will be responsible for maintenance after trails are constructed.

QoL Trail Recommendation 6

Create a continuous pedestrian and bicycle network throughout Monroe. Support the extension of sidewalks, greenways, trails, and bike paths that contribute to a connected network. Prioritize equity and safety in the location of new connections or improvements to existing and future neighborhoods, commercial areas, parks, schools, and downtown.

Policy, Program, Project

Timeframe

Cost Estimate

Primary Responsibility

Monroe Development Department

Secondary Responsibility

City Manager, City Council, and Monroe Public Works

Action Steps

1. Develop a Trails Plan that has multiple points of access and is safe for people to use along all roadways.
2. Trail locations must be approved by the Planning Commission and City Council.
3. As trails are constructed, they must be designed with ADA accessibility, be easily accessible from neighborhoods and key destinations within the City, and developed so that safety is a top priority for anyone using the trail.
   a. Separate the trail from the roadway by using a green strip and/or curb with a height difference.
   b. Utilize paint and bollards to create separation in more dense locations.
4. Monroe Public Works will be responsible for maintenance after trails are constructed.

QoL Trail Recommendation 7

Expand bikeway facilities within the public right-of-way as recommended in the Transportation chapter.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission and City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Review the right-of-way along the identified roadways where bike lanes may be recommended.
   a. Coordinate with property and business owners who are directly adjacent to the proposed bike lane.
2. Ensure that bike lanes are safe by using paint and bollards to help separate vehicle travel lanes and bike lanes.
3. Send to the Planning Commission and City Council for approval.

QoL Trail Recommendation 8

Create an integrated network of green spaces, parks, rivers, streams, and natural areas throughout Monroe to create a connected public amenity infrastructure system.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission, City Council, and Monroe Public Works

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Conduct a parks need analysis for the City.
   a. Determine where in the community there is little to no access to parks based on the nationally accepted park standards of National Recreation and Park Association (NRPA).
   b. Review existing parks to determine what upgrades each need.
2. Identify appropriate locations for new parks, open spaces, sports facilities, and other recreational opportunities in the City.
   a. Future development of neighborhoods may require the development of a neighborhood park.
   b. The City may incentivize developers to develop a park or leave open space in their design by allowing an increase in density, setback reduction, etc. and approved by the Board of Zoning Appeals in some cases.
   c. Must be approved by the Planning Commission and City Council.
3. As parks are developed, they must be easily accessible.
4. Monroe Public Works will be responsible for maintenance after the parks are constructed.

QoL Park Recommendation 1

Encourage developers to include parks and open space into neighborhood designs.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Monroe Public Works

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Future development of neighborhoods may require the development of a neighborhood park.
   a. The City may incentivize developers to develop a park or leave open space in their design by allowing an increase in density, setback reduction, etc.
2. Parks must be easily accessible for residents.
3. Monroe Public Works will be responsible for maintenance after parks if parks are dedicated to the City. Parks or open spaces that remain under private ownership will be maintained by the Homeowner's Association or other neighborhood group.

QoL Park Recommendation 2

Upgrade existing park facilities as funding becomes available.

Primary Responsibility

Monroe Public Works

Secondary Responsibility

Monroe Development Department

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Review existing parks to determine what upgrades each need.
   a. Create a list on all upgrades needed.
   b. Determine which issues are a top priority and safety concern if not addressed quickly.
2. Determine if there is available funding from the City to upgrade the facilities.
   a. Identify additional funding sources as to not rely on City funding for these upgrades.
3. Upgrade the facilities that need immediate attention or work with the Development Department to redevelop the park entirely.

QoL Park Recommendation 3

Establish a yearly maintenance schedule to routinely maintain parks system including renewal of mulch and routine repairs needed for safety.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Monroe Public Works

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Create a program for the Public Works Department to manage maintenance of parks across the City.
   a. Replace mulch.
   b. Replace any plantings that have died.
   c. Examine all furnishings including benches, tables, chairs, and play equipment to determine if there are any immediate repairs that are safety concerns.

QoL Park Recommendation 4

Encourage property owners to preserve land that is difficult to develop due to topography, utility lines as open space and natural areas.

Primary Responsibility

Property Owners and Monroe Development Department

Secondary Responsibility

Planning Commission and City Council

Action Steps

1. Establish a conservation easement template to permanently preserve sensitive lands, and be recorded against the property by the owner.
2. Promote the template and assist property owners in completing and recording the easement for their individual properties.

Policy, Program, Project

Timeframe

Cost Estimate

QoL Park Recommendation 5

Preservation of high-quality land for parks, trail, or public spaces should be a priority for the City..

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission and City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. The City should identify appropriate locations for new parks, open spaces, sports facilities, trail locations and other public spaces.
2. The identified land should not developed unless compatible uses are proposed and will not prohibit the development of any park and recreation elements.
3. The City should explore purchase of these properties, or require dedication as part of development approval for the remainder of the parcels.
4. The Planning Commission and City Council will have to approve or deny any future development proposals in order to preserve land and maintain a high quality of place.

QoL Park Recommendation 6

Update the 2018 Parks and Recreation Master Plan.

Primary Responsibility

Monroe Development Department and Public Works

Secondary Responsibility

Planning Commission and City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Review the existing plan to determine if any goals and recommendations are still applicable.
2. Perform a parks analysis and identify the gaps and needs of the community.
3. Develop an updated plan with the full analysis.
   a. Identify all existing parks.
   b. Identify future park locations and expansions.
   c. Determine funding needs and sources.
   d. Create a development strategy for upgrading park equipment and the construction of new parks and park amenities.
4. Present a draft plan to the Park Board and City Council for approval.

QoL Park Recommendation 7

Coordinate with and support the Park Board while updating the 2018 Parks and Recreation Master Plan.

Primary Responsibility

Monroe Development Department and Monroe Public Works

Secondary Responsibility

Planning Commission and City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. A staff member of the Development Department as well as the Planning Commission should serve on the steering committee to develop the plan.
2. The Monroe Development Department should assist in the review of the existing plan to determine if any goals and recommendations are still applicable based on the updated Comprehensive Plan.
3. The Development Department should assist in the development of the updated plan by identifying goals and needs based on housing projections, future residential development locations, redevelopment opportunities, and identifying future park locations based off the recommendations in the comprehensive plan.
4. Once the Parks Master plan is updated and adopted by the Park Board, Planning and Development staff should initiative an amendment to the Comprehensive Plan so the Parks and Recreation Master Plan is used as another policy guide.

QoL Park Recommendation 8

Ensure that Monroe has adequate park space to serve its residents and visitors recreational activities by adopting the nationally accepted park standards of National Recreation and Park Association (NRPA). Parks should be easy to access and can be of various sizes depending on location.

Policy, Program, Project

Timeframe

Cost Estimate

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission, City Council, and Monroe Public Works

Action Steps

1. Conduct a parks need analysis for the City.
    a. Determine where in the community there is little to no access to parks based on the nationally accepted park standards of National Recreation and Park Association (NRPA).
    b. Review existing parks to determine what upgrades each need.
2. Identify appropriate locations for new parks, open spaces, sports facilities, and other recreational opportunities in the City.
    a. Future new development of neighborhoods may require the development of a neighborhood park.
    b. The City may incentivize developers to develop a park or leave open space in their design by allowing an increase in density, setback reduction, etc.
3. As parks are developed, they must be easily accessible.
4. Monroe Public Works will be responsible for maintenance after the parks are constructed.

QoL Connectivity Recommendation 1

Explore creating a pedestrian bridge over State Route 63 at Main Street to allow pedestrians and cyclists to safely cross State Route 63 into the revitalized downtown.

Primary Responsibility

Monroe Development Department and Public Works

Secondary Responsibility

Planning Commission and City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Retain the services of an engineering consultant to conduct a study to determine the best placement and cost estimate of a pedestrian bridge to connect pedestrians to Downtown Monroe.
2. Determine funding needs to construct the bridge.
    a. Review City funds and determine how much can be dedicated towards construction costs.
    b. Look into additional funding sources for infrastructure improvements from local, state, and federal grants.
        i. Some grants may require a plan in order to obtain funding.
        ii. Some grants may require the funding be used within a given timeframe.
3. Create a development plan for the construction of the bridge and have the Planning Commission and City Council approve it.

QoL Connectivity Recommendation 2

Since State Route 4 and State Route 63 have higher speed limits and service a larger number of trips, it is important to avoid putting pedestrians near those roadways without some type of protective barrier or separation from the main road. With these two thoroughfares being a source of access across the community, a deeper analysis of the roadways and adjacent development will need to be done to determine the plausibility of trail development along those roadways.

Policy, Program, Project

Timeframe

Cost Estimate

Primary Responsibility

Monroe Development Department and Public Works

Secondary Responsibility

Planning Commission and City Council

Action Steps

1. Conduct a traffic study and utilize the information to determine what precautions need to be taken for trail development.
2. Develop a Trails Plan for the City.
   a. Include the location of trails and how they will be designed into the streetscape or nearby into the Plan.
3. Present the plan to the Planning Commission and City Council for approval.
4. If necessary, the City will have to work with the State to integrate trails along State Routes 63 and 4.

QoL Connectivity Recommendation 3

All trail development will need to be a part of a larger study and may be done simultaneously with any roadway studies done in the future. Connectivity is a large part of developing a transportation network and roadway development should be partnered with trail development when possible.

Primary Responsibility

Monroe Development Department and Public Works

Secondary Responsibility

Planning Commission and City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Develop a Trails Plan for the City.
   a. Include the location of all future trails in the Plan.
      i. Supporting images include precedent imagery, renderings, and cross sections with measurements should be included.
      ii. Additional roadway improvements may be discussed in this plan.
   b. Create a phasing strategy of the development of the trails.
   c. Determine the cost of the projects and include potential funding sources including local, state, and federal grants.
2. Determine if the Trails Plan can be a part of a larger connectivity study that includes sidewalks and additional transportation improvements and development.
3. Send plan to the Planning Commission and City Council for approval.

QoL Other Recommendation 1

Encourage the development of a private recreation center complete with sports facilities and practice fields, a gym, and additional physical therapy uses, to attract jobs and encourage physical health opportunities year-round for all residents, student athletes, and physical therapy patients. Potential locations could be near the Butler Tech LeSourdsville Campus property across from Monroe Crossings or north of State Route 63 and west of Cincinnati-Dayton Road.

Policy, Program, Project

Timeframe

Cost Estimate

Primary Responsibility

Consultants (architects, civil engineers, landscape architects) and Developers

Secondary Responsibility

The Development Department, Planning Commission, City Council, City Manager, and Public Works

Action Steps

1. Market Monroe and potential sites to developers/operators of recreation facilities that match the City's goals for the project.
2. Explore the use of City incentives to better attract potential developers. Incentives could include City-led infrastructure improvements or cost share for public parking to serve the development.

QoL Other Recommendation 2

Create a public gathering place within downtown.

Primary Responsibility

Monroe Development Department and City Manager

Secondary Responsibility

Monroe Public Works

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Determine a location for a public space within the downtown.
   a. City-owned land will be the easiest to redevelop.
   b. The area should be easy to access for pedestrians, bicyclists, and drivers.
      i. Additional improvements to increase accessibility may be addressed when a site plan is developed.
2. Hire a consultant to develop a master plan and design.
   a. Landscape architect, civil engineer, and/or architect will develop the plan.
   b. The plan should include schematic design, design development, and construction documents for the space.
3. Present the plan to the Planning Commission and City Council for approval.
4. Obtain funding and begin construction.
   a. Allow for minor changes in materials and design features as needed. Funds may have to move around to accommodate for unknown pricing variables and result in buying different materials or changing the design.

QoL Other Recommendation 3

Develop building design standards for the downtown and development standards along the key corridors of State Route 4, State Route 63, and Cincinnati-Dayton Road.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission and City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Determine if City staff or a consultant should take on the creation of an overlay district. The City staff will have to dedicate time to reviewing the Building and Design Standards and drafting the overlay district text if a consultant is not hired.
   a. Review of the Building and Design Standards will help determine what standards should be kept under the base zoning district and what standards should be added in addition to the base zoning district under the overlay.
2. Draft the overlay district to be amended into the zoning ordinance.
   a. Include the boundaries of the overlay zone in the district to determine what properties will be impacted.
      i. Existing properties that do not comply with the new standards do not have to be renovated immediately. This will only impact new developments and for those who plan to remodel their property.
3. Send to Planning Commission and then the City Council for approval.

QoL Other Recommendation 4

Support institutional and nonprofit City partners as they promote and enhance the quality of life in Monroe.

Primary Responsibility

City Manager

Secondary Responsibility

The Mayor and City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Identify groups and partners the City can work with to better realize comprehensive plan goals related to quality of life.
   a. Determine what groups the City can promote based on community need, message, and how these groups may help the community.
   b. Ask what these partners need and determine how a partnership with Monroe will benefit them either through marketing, fundraisers, or employment opportunities.
2. Encourage other local organizations or groups such as schools and businesses to partner with groups for additional events or educational opportunities.

QoL Other Recommendation 5

Monroe must continue to foster an environment where all persons feel welcome and are able to fully participate in civic life. Encourage economic diversity at all levels, support all races and ethnic groups, ages, and physical and mental abilities.

Policy, Program, Project

Timeframe

Cost Estimate

Primary Responsibility

City Manager

Secondary Responsibility

Mayor, Planning Commission, City Council, Monroe Development Department, Monroe Area Community Improvements Corporation (CIC), Monroe Local Schools District, Public Works, Police, Fire and Emergency Services, Property owners, and Business owners

Action Steps

1. The City should continue hosting community wide events.
2. The City should expand events as the community grows including project completion celebrations, holiday events, historical events, and other national day themes (i.e. national coffee day).
   a. Encourage local businesses to participate in community-wide events to get residents and visitors involved.

FOCUS AREAS RECOMMENDATIONS

FA Downtown Recommendation 1

Improve the streetscape in downtown (see the downtown recommendations for more details).

Primary Responsibility

Monroe Development Department, Public Works

Secondary Responsibility

Planning Commission, City Council, City Manager, Property owners, and Business owners

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Perform an infrastructure analysis of the streets, sidewalks, crosswalks, and measure the right-of-way of all roadways within the downtown.
2. Determine if any signage, lighting, utility poles, or streetlights need to be updated or replaced.
3. Create a plan for streetscape improvements.
   a. Include a detailed schematic design plan with roadway extensions, lane adjustments, medians, sidewalk extensions, utility line or water and sewer updates, need for additional streetlights and cross walks, and trails or bike lanes.
   b. Identify the need for additional amenity improvements including signage updates, landscape design, benches, pedestrian scaled lighting and bike parking.
4. Draft a plan to be presented to the Planning Commission and City Council for approval.
5. Obtain funds and begin construction as funding is available.

FA Downtown Recommendation 2

Enhance access to and from downtown by extending existing streets and constructing shared-use trails, sidewalk improvements, and additional street connections.

Primary Responsibility

Monroe Development Department, Public Works

Secondary Responsibility

Planning Commission, City Council, City Manager, Property owners, and Business owners

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Work with the Public Works Department to extend streets and sidewalks throughout the downtown to increase connectivity.
   a. Conduct a street and sidewalk analysis of the downtown and plan for future expansion projects.
   b. Identify crosswalks and sidewalks that need improved and upgrade them to be ADA compliant.
   c. Identify sidewalks that will be expanded into the existing street lanes, or if a trail or bike lane will be developed.
2. Require street or additional right-of-way dedication during the development review process for proposed projects in areas where streets, sidewalks, and/or trails are to be extended.
3. Draft a plan to be presented to the Planning Commission and City Council for approval.
4. Obtain funds and begin construction as funding is available.

FA Downtown Recommendation 3

Create gathering and event spaces.

Primary Responsibility

The Development Department and City Manager

Secondary Responsibility

Monroe Public Works

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Determine a location for a public event and gathering space within the downtown.
   a. City-owned land will be the easiest to redevelop.
   b. The area should be easy to access for pedestrians, bicyclists, and drivers.
      i. Additional improvements to increase accessibility may be addressed when a site plan is developed.
2. Hire a consultant to develop a site plan.
   a. Landscape architect, civil engineer, and/or architect will develop the plan.
   b. The plan should include schematic design, design development, and construction documents for the space.
3. Present the plan to the Planning Commission and City Council for approval.
4. Obtain funding and begin construction.
   a. Allow for minor changes in materials and design features as needed. Funds may have to move around to accommodate for unknown pricing variables and result in buying different materials or changing the design.

FA Downtown Recommendation 4

Update infrastructure to serve a more active and pedestrian friendly downtown.

Primary Responsibility

Monroe Development Department and Public Works

Secondary Responsibility

Planning Commission, City Council, City Manager, Property owners, and Business owners

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Work with the Public Works Department to update existing infrastructure.
   a. Conduct a street and sidewalk analysis of the downtown and plan for future expansion projects.
   b. Identify crosswalks and sidewalks that need improved and upgrade them to be ADA compliant.
   c. Identify sidewalks that will be expanded into the existing street lanes, or if a trail or bike lane will be developed.
   d. Identify signage, lighting, and additional utilities that need to be replaced.
   e. Conduct an inventory analysis of benches, trash cans, and bicycle parking to determine what need to be upgraded and where the gaps are to include more of these items throughout the downtown.
2. Regularly share timeline and project updates with nearby property and business owners.
3. Draft a plan to be presented to the Planning Commission and City Council for approval.
4. Obtain funds and begin construction as funding is available.

FA Downtown Recommendation 5

Improve the visual look of the downtown (see the downtown recommendations for more details).

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Monroe Public Works

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Perform an analysis of the existing landscaping elements throughout the downtown and determine what needs to be replaced.
2. Review any plans for the downtown and development nearby that may impact the streetscape design.
3. Create a plan for landscape treatments and improvements in the downtown.
   a. Include a detailed list of the landscape plantings and design elements to be incorporated in a number of ways throughout the downtown and along the streetscape.
      i. This will include types of trees, shrubs, and flowers for hanging and ground planters, medians, vegetative buffers, and green strips.
4. Present a draft plan to the Planning Commission and City Council for approval.
5. Obtain funds and begin construction as funding is available.
   a. Landscape treatments are recommended to be done after major reconstruction of the roadway to prevent the destruction of landscape plantings.
   b. Landscaping may be done in areas where little to no major construction will affect the lifespan of various plants, such as near the Duke Energy Substation.

FA Downtown Recommendation 6

Increase new and infill developments within the downtown, and renovate existing buildings as necessary.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Property owners, Business owners, Planning Commission, City Council, and City Manager

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Utilizing the Downtown Plan in the Comprehensive Plan, hire a consultant to create a more detailed Master Plan with schematic design, cost analysis, and construction phasing.
   a. Complete an inventory analysis of existing buildings and vacant lots to be redeveloped or renovated.
   b. Identify streetscape improvements and changes within the plan.
   c. Identify design standards for buildings.
      i. This may lead to the development of an overlay district for the downtown.
   d. Create a list of incentives for property owners, business owners, and redevelopers.
2. Present a draft plan to the Planning Commission and City Council for approval.
3. Once the plan is approved, the City should work with property owners, business owners, and redevelopers to create a plan that incentivizes renovation and redevelopment.

FA Downtown Recommendation 7

Develop criteria for the use of incentives to encourage local businesses to open in Monroe.

Primary Responsibility

Monroe Development Department and Monroe Area Community Improvements Corporation (CIC)

Secondary Responsibility

The Development Department and City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. The Development Department should create a list of incentives for developers.
   a. Incentives may include reduction in required green space, reduction in setback, fee waivers, increased density, height exemptions, or decreased parking requirements.
2. Create a draft of incentives to be presented to and approved by the Planning Commission and City Council.
3. Work with developers to design and build attractive buildings while offering incentives that add to the development and overall look of the community.

FA Downtown Recommendation 8

Commercial buildings should follow the design guidelines in the Zoning Code. If the building is a mixed-use development, the first floor should have a high amount of window transparency.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Property owners and Business owners, Planning Commission, and City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Review and amend Building and Design Standards for commercial development types.
   a. Include an increase in the first floor window transparency requirement in buildings that are two stories or higher.
2. Adopt these amendments and enforce the new design standards for all new commercial developments.

FA Downtown Recommendation 9

While businesses on adjacent lots should share parking spaces in accordance with Section 1211.03(I)(4) of the Planning and Zoning Code, the City should explore reducing the number of parking spaces required if drop off zones for ride sharing or driverless vehicles is accommodated.

Primary Responsibility

Monroe Development Department and Public Works

Secondary Responsibility

Planning Commission and City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. The existing parking standards should be reviewed and amended to explore reducing parking standards, designating locations for drop off and loading zones for commercial and mixed-use development, and designated spaces for ride sharing and driverless vehicle accommodation in the future..
   a. Parking standards may be adjusted within an overlay zone. This will require an amendment to the Zoning Ordinance.
2. Draft the new standards or overlay zone and present it to the Planning Commission and City Council for approval.

FA Downtown Recommendation 10

Update the Zoning Code to allow for increased density in the downtown area.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission and City Council

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Review and amend the existing Zoning Ordinance.
   a. Determine if an overlay district should be created for the downtown.
   b. Allow for increased densities (larger amounts of dwelling units per acre for residential uses).
   c. May increase height limits for buildings.
   d. Allow for increase in total lot coverage of buildings.
2. Draft the recommended changes and present them to the Planning Commission and City Council for approval.
3. Amend the Zoning Ordinance once the new standards are approved.

FA Downtown Recommendation 11

Encourage bicycle parking across the downtown; refer to Planning and Zoning Code Section 1211.03(H).

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission, City Council, and Public Works

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Review the existing parking standards in the Zoning Ordinance to determine if any amendments needs to be made for bicycle parking.
   a. If amendments are needed, draft the new standards and present them to the Planning Commission and City Council for approval. Amend the existing code to include the new standards.
2. Work with the Public Works Department to determine installation locations of more bicycle parking racks throughout the downtown.

FA Downtown Recommendation 12

Consider the use of incentives, such as Tax Increment Financing (TIF), façade grant programs, business improvement districts (BIDs), fee waivers, and/or rental assistance programs, to catalyze development and reinvestment in the downtown.

Primary Responsibility

Monroe Development Department and Monroe Area Community Improvements Corporation (CIC)

Policy, Program, Project

Timeframe

Cost Estimate

Secondary Responsibility

Planning Commission, City Council, City Manager, Property owners, and Business owners

Action Steps

1. The Development Department should create a list of financial incentives for developers.
    a. Financial incentives may include using Tax Increment Financing (TIF), facade grant programs, fee waivers, and/or rental assistance programs.
    b. If the City determines that these programs will be used as incentives and does not have the program in place currently, the City will have to create it.
        i. A TIF district will have to be created in order to generate money to be used towards reinvestment within that TIF area.
            1. Ohio State law may have additional requirements for an area to be classified as a TIF district.
        ii. A facade grant program will have to be created to put funding towards facade improvements.
        iii. A rental assistance program will have to be created in order to help business owners pay less per month for developing and renovating in the downtown. Criteria should accompany this program that states longevity of rental assistance and what can be done that qualifies for a lower rent rate.
            1. All of these programs will require the approval of the Planning Commission and City Council. Additionally, the City will have to determine who is in charge of the programs, if a new group must be created, and how many new hires will need to be brought in to maintain the programs and keep records.
2. Create a draft of the programs to be presented to and approved by the Planning Commission and City Council.
3. Work with property owners, business owners, and developers to offer these incentives and reinvent the downtown.

FA Downtown Recommendation 13

As redevelopment occurs, ensure that it is pedestrian-scale. Fundamental to downtown redevelopment, architectural characteristics and pedestrian amenities are critical to making people feel comfortable navigating downtown streets.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission, City Council, Property owners, and Business owners

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Review and amend the existing Zoning Ordinance.
    a. Determine if an overlay district should be created for the downtown.
    b. Allow for increase in total lot coverage of buildings.
    c. Buildings should be built to the front, and on a corner lot front and side, lot line so that the building and sidewalk meet.
2. Review and amend the Building and Design Standards.
    a. Review of the Building and Design Standards will help determine what standards should be used for future development and renovations.
3. Draft the recommended changes and present them to the Planning Commission and City Council for approval.
4. Amend the Zoning Ordinance once the new standards are approved.

FA Duke Energy Recommendation 1

Provide vegetated screening and enhanced landscape plantings surrounding the Duke Energy substation.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission, City Council, and Public Works

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Utilizing the Duke Energy Substation Plan found in this document, consult with a landscape architect to help determine what vegetative landscape planting can be used for screening and beautification purposes.
2. The landscape architect may create a schematic design based off the plan found in this document and identify where and what plantings should be planted where.
   a. This may extend past the immediate perimeter of the substation to include plantings along Main Street and the proposed roadway extensions of Macready Avenue and Courtland Drive.
3. The plans must be approved and grant funding will be utilized to redesign the area surrounding the substation.

FA Duke Energy Recommendation 2

Implement streetscape improvements to Main Street, including a landscaped median, on-street parking, stormwater planters, sidewalks, and multi-use trails.

Primary Responsibility

Monroe Development Department and Public Works

Secondary Responsibility

Planning Commission, City Council, City Manager, Property owners, and Business owners

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Perform an infrastructure analysis of the streets, sidewalks, crosswalks, and measure the right-of-way of all roadways within the downtown.
2. Determine if any signage, lighting, utility poles, or streetlights need to be updated or replaced.
3. Create a plan for streetscape improvements.
   a. Include a detailed schematic design plan with roadway extensions, lane adjustments, medians, sidewalk extensions, utility line or water and sewer updates, need for additional streetlights and cross walks, and trails or bike lanes.
   b. Identify the need for additional amenity improvements including signage updates, landscape design, benches, pedestrian scaled lighting and bike parking.
4. Draft a plan to be presented to the Planning Commission and City Council for approval.
5. Obtain funds and begin construction as funding is available.

FA Duke Energy Recommendation 3

Provide intersection plazas and decorative pedestrian crossings at the intersections.

Primary Responsibility

Monroe Development Department, Public Works

Secondary Responsibility

Planning Commission, City Council, City Manager

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. The City should work with members of the community to determine a design approach to creating unique intersection plazas and decorative crosswalks along Main Street.
   a. A landscape architect may be hired to help bring design ideas to life and identify the materials used for the plaza and/or crosswalks.
   b. School students may be involved in helping with design ideas and in the construction of it depending on the materials that have been approved for use.
      i. Water-proof and pavement friendly paints may be easier for students to work with than laying pavers.
      ii. A team of contractors may be hired to bring the design to life if bricks or pavers are incorporated into the design.
2. The overall plan and design must be approved by the City.
3. The Public Works Department will be responsible for maintenance.

FA Duke Energy Recommendation 4

Extend the Courtland Drive right-of-way to Main Street and provide a smooth intersection transition to Ohio Avenue.

Primary Responsibility

Developers, Public Works

Secondary Responsibility

The Monroe Development Department, Planning Commission, City Council, City Manager

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. In alignment with the Duke Energy Substation Plan found in this document, continue planning for the extension of Courtland Drive to Main Street.
2. Develop design alternatives and conduct preliminary engineering.
3. Require dedication of necessary right-of-way if adjacent properties are redeveloped.
4. In conjunction with redevelopment, the City could require road construction per preliminary engineering plans. As an alternative and incentive to redevelopment, the City could fund and construct the roadway extension.
5. If the City leads the construction effort:
   a. Conduct public outreach regarding overall project goals and alternatives.
   b. Finalize design recommendations.
   c. Identify and acquire funding for construction.
   d. Advertise for bids and select contractor.
   e. Construct new roadway segment.

FA Duke Energy Recommendation 5

Extend the Macready Avenue right-of-way to Main Street.

Primary Responsibility

Developers, Public Works

Secondary Responsibility

The Monroe Development Department, Planning Commission, City Council, City Manager

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. In alignment with the Duke Energy Substation Plan found in this document, continue planning for the extension of Courtland Drive to Main Street.
2. Develop design alternatives and conduct preliminary engineering.
3. Require dedication of necessary right-of-way if adjacent properties are redeveloped.
4. In conjunction with redevelopment, the City could require road construction per preliminary engineering plans. As an alternative and incentive to redevelopment, the City could fund and construct the roadway extension.
5. If the City leads the construction effort:
   a. Conduct public outreach regarding overall project goals and alternatives.
   b. Finalize design recommendations.
   c. Identify and acquire funding for construction.
   d. Advertise for bids and select contractor.
   e. Construct new roadway segment.

FA Duke Energy Recommendation 6

Construct the Main Street trail according to the downtown plan. Special pavements are recommended for trail to establish a unique identity.

Primary Responsibility

Monroe Development Department, Developers, Public Works

Secondary Responsibility

Planning Commission, City Council, City Manager

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Utilizing the Duke Energy Substation Plan and Downtown Plan found in this document, consult with a civil engineer and landscape architect to plan for a trail along Main Street
   a. Hire a professional survey company to complete a boundary and topographic survey for the project area. It is recommended that the design consultant be involved in determining the area of survey and reviewing the survey results.
   b. Perform an infrastructure analysis of the streets, sidewalks, crosswalks, and measure the right-of-way of Main Street.
      i. Identify if the right-of-way will have to be extended to accommodate trail development.
   c. Determine if any signage, lighting, utility poles, or streetlights need to be updated or replaced.
   d. Create a plan for trail development.
      i. This plan will be a part of a larger Master Plan for the Downtown that includes a detailed schematic design of the roadway and streetscape.
      ii. Include the materials the trail should be constructed with in this plan.
   e. Identify any change of access or enhancements to the access point to the substation from Main Street.
2. Draft a plan to be presented to the Planning Commission and City Council for approval.
3. The construction of this trail may be done in unison with the plans to increase buffering and overall beautification of the landscape near the substation.
   a. The City should apply for grants that are funded by Duke Energy for the enhancement of their substations and use that funding towards this project and buffering enhancements.
   b. The City should apply for grants that are focused on downtown revitalization, roadway redevelopment, and quality of life improvements and use the funds towards this project.

FA Duke Energy Recommendation 7

Provide attractive, low maintenance, and native landscape design surrounding the intersection plazas and throughout the corridor.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission, City Council, and Public Works

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Utilizing the Duke Energy Substation Plan found in this document, consult with a landscape architect to help determine what vegetative landscape planting can be used for beautification purposes.
2. The landscape architect may create a schematic design based off the plan found in this document and identify where and what plantings should be planted where.
   a. This may include plantings along Main Street and the proposed roadway extensions of Macready Avenue and Courtland Drive.
   b. Various design options may include plantings within medians, along green strips, and within planters.
      i. Trees, shrubs, and flowers may be identified
3. The plans need to be presented to the Planning Commission and City Council for approval.
4. Landscapers may be hired to plant the various plantings throughout the area.
5. The Public Works Department will be responsible for maintenance.

FA Butler Tech Recommendation 1

Future development in the area should keep the small town feeling but tailor uses and amenities to the specific demographics in this area.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission, City Council, Property owners, Business owners, and Butler Tech

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. The City should work with Butler Tech Staff to review and amend the existing Zoning Ordinance.
   a. Determine if an overlay district should be created for the undeveloped area near Butler Tech LeSoursdville Campus and the Campus.
   b. Allow for increase in total lot coverage of buildings.
   c. Commercial and mixed-use buildings should be built to the front, and on a corner lot front and side, lot line so that the building and sidewalk meet.
   d. Housing may have reduced setbacks.
   e. Parking garage entrances should have access from the side or rear of the house and are strongly discouraged from having front facing garages.
2. Review and amend the Building and Design Standards.
   a. Review of the Building and Design Standards will help determine what standards should be used for future development and renovations.
3. Draft the recommended changes and present them to the Planning Commission and City Council for approval.
4. Amend the Zoning Ordinance once the new standards are approved.

FA Butler Tech Recommendation 2

Streets should be pedestrian friendly. Where right-of-way allows, street trees, sidewalks of six feet or wider, and separated bicycle lanes should be incorporated into street design. Intersections should be designed in a pedestrian friendly way for better and safer crossings.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission, City Council, Public Works, and Butler Tech

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. The City should work with Butler Tech staff to determine future development strategies of the undeveloped land nearby. It is recommended that the Butler Tech LeSourdsville Campus Plan is utilized as a reference.
2. Streets should be designed to incorporate various streetscape amenities within the designated right-of-way.
   a. Green strips, street trees, pedestrian-scaled lighting, signage, sidewalks, trails, bike lanes, center medians, on-street parking, and crosswalks should be designed into the overall streetscape.
   b. Utilities may have to be expanded to this area to service future development.
3. Review and amend the existing Zoning Ordinance.
   a. Determine if an overlay district should be created for the area near Butler Tech for future development.
   b. Allow for increase in total lot coverage of commercial, mixed-use, and residential buildings.
   c. Commercial and mixed-use buildings should be built to the front, and on a corner lot front and side, lot line(s) so that the building and sidewalk meet.
   d. Review parking standards to reflect the appropriate design of on-street parking, shared parking, and private parking
4. Draft a plan to be presented to the Planning Commission and City Council for approval.
5. Obtain funds and begin construction as funding is available.

FA Butler Tech Recommendation 3

Bike parking should be provided for both businesses and housing developments in this area.

Primary Responsibility

Monroe Development Department and Public Works

Secondary Responsibility

Planning Commission, City Council, and Butler Tech

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. Review the existing parking standards in the Zoning Ordinance to determine if any amendments needs to be made for bicycle parking.
   a. If amendments are needed, draft the new standards and present them to the Planning Commission and City Council for approval. Amend the existing code to include the new standards.
2. Work with the Public Works Department to determine installation locations of more bicycle parking racks throughout the area.

FA Butler Tech Recommendation 4

Gateway structure(s) should serve both the City and Campus areas.

Primary Responsibility

Monroe Development Department and Public Works

Secondary Responsibility

Planning Commission, City Council, and Butler Tech

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. The City should work with a landscape architect to design a gateway.
   a. Butler Tech staff may be involved in the overall design process.
   b. The gateway should represent both the City of Monroe and Butler Tech LeSourdsville Campus.
2. The gateway design will have to be approved by the Planning Commission and City Council.
3. A contractor will have to be hired to construct and assemble the gateway.

FA Butler Tech Recommendation 5

A neighborhood park should provide recreational opportunities for local residents. It should contain a small gathering area, basic play elements for children, various plant species for diverse sensory experience, and a tree canopy. This will also act as a buffer between the hotel development and nearby residences.

Policy, Program, Project

Timeframe

Cost Estimate

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission and City Council

Action Steps

1. Review the subdivision standards and amend as necessary.
   a. Include or revise the requirements for open space within a development.
      i. Open space may include conservation land, neighborhood parks, parklets (mini-parks), or reserved open space.
2. Draft changes to the standards and present to the Planning Commission and City Council for approval.
3. Work with developers to include parks or recreational opportunities within new neighborhoods to provide access to the amenity for future residents.

FA Butler Tech Recommendation 6

Businesses should face the street and provide ample visual connection.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission, City Council, Property owners, Business owners, and Butler Tech

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. The City should consult with Butler Tech Staff regarding potential amendments to the Zoning Ordinance.
    a. Determine if an overlay district should be created for the undeveloped area near Butler Tech LeSoursdville Campus and the Campus.
    b. Allow for increase in total lot coverage of buildings.
    c. Commercial and mixed-use buildings should be built to the front, and on a corner lot front and side, lot line so that the building and sidewalk meet.
    d. Housing may have reduced setbacks.
    e. Amend the parking standards and requirements.
2. Review and amend the Building and Design Standards.
    a. Review of the Building and Design Standards will help determine what standards should be used for future development and renovations.
3. Draft the recommended changes and present them to the Planning Commission and City Council for approval.
4. Amend the Zoning Ordinance once the new standards are approved.

FA Butler Tech Recommendation 7

Off-street parking should be located to the rear of the building. Parking structures should provide leasable commercial space on the first floor facing the street.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission, City Council, Property owners, and Business owners

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. The City should consult with Butler Tech Staff regarding potential amendments to the Zoning Ordinance.
    a. On-street parking directly along a roadway in front of a business or multifamily development is encouraged to be metered.
    b. Private parking garage entrances should have access from the side or rear of the house, using an alley, and are strongly discouraged from having front facing garages.
    c. Shared parking for any commercial or recreational use is strongly encouraged.
        i. Enforce the existing shared parking standards or review and revise them. Shared parking for businesses will allow for denser development without having an excess of parking.
    d. Add standards for enclosed parking garages.
        i. The structure must be enclosed on at least 75% of the sides.
        ii. May be used for private and public parking.
            1. Parking passes may be sold for residents living nearby or within an apartment or condominium development for long-term, over night parking.
    e. Consider off-site surface park that may be free or metered for popular destinations across the City including near Butler Tech LeSourdsville and Monroe Bicentennial Commons.
2. Draft the standards and present them to the Planning Commission and City Council for approval.
3. Amend the Zoning Ordinance once the new standards are approved.
4. Work with developers and enforce these standards.

FA Butler Tech Recommendation 8

Innovative building design should be encouraged in this area.

Primary Responsibility

Monroe Development Department

Secondary Responsibility

Planning Commission, City Council, and Butler Tech

Policy, Program, Project

Timeframe

Cost Estimate

Action Steps

1. The City should consult with Butler Tech Staff regarding potential amendments to the Zoning Ordinance.
   a. Determine if an overlay district should be created for the undeveloped area near Butler Tech LeSoursdville Campus and the Campus.
   b. Allow for increase in total lot coverage of buildings.
   c. Commercial and mixed-use buildings should be built to the front, and on a corner lot front and side, lot line so that the building and sidewalk meet.
   d. Housing may have reduced setbacks.
   e. Amend the parking standards and requirements.
2. Review and amend the Building and Design Standards.
   a. Review of the Building and Design Standards will help determine what standards should be used for future development and renovations.
3. Draft the recommended changes and present them to the Planning Commission and City Council for approval.
4. Amend the Zoning Ordinance once the new standards are approved.
5. The City should approve variance requests on a case-by-case basis for development in this area.

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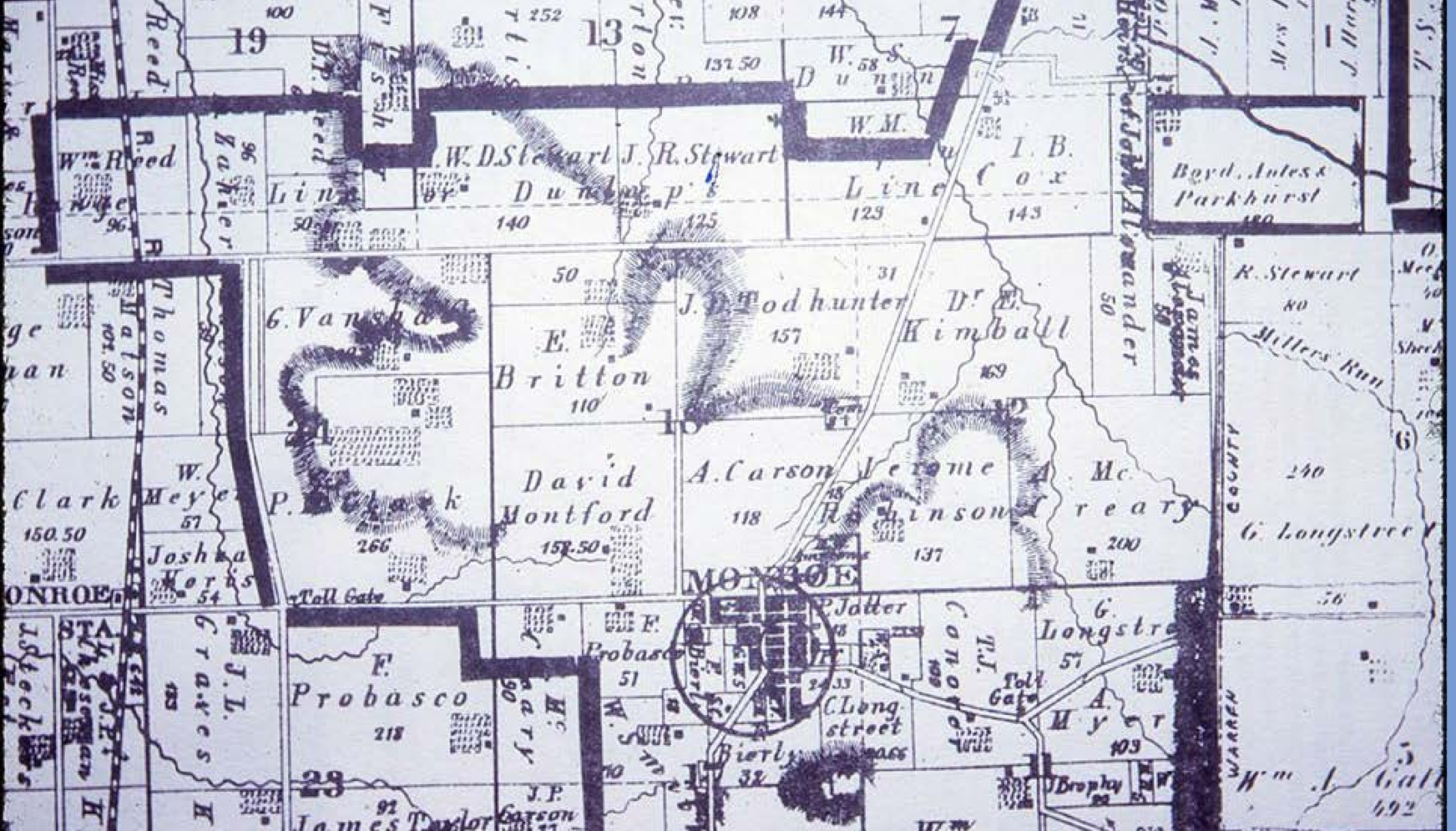

APPENDIX

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BACKGROUND

History

Monroe, Ohio was established in 1817 in the Great Miami River Valley. Up until the early 1900s, Monroe had a population of about 300, two general stores, a handful of churches, a few equipment manufacturing facilities, and residential dwellings . As automobiles became increasingly popular, Cincinnati-Dayton Road became the primary route between Cincinnati and Dayton, Ohio, and sparked Monroe's downtown.

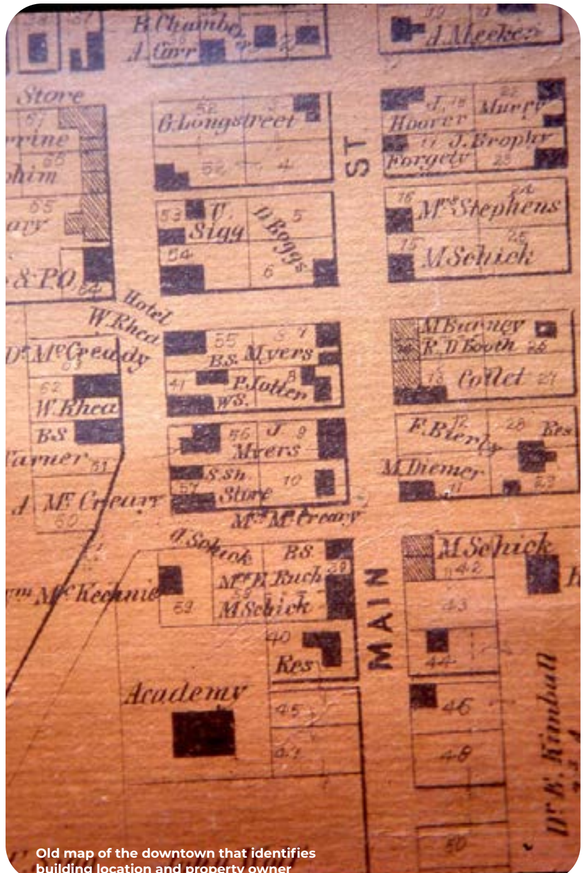
In 1969, Monroe was hit by a tornado which went through the downtown damaging many structures that had been around for generations. Some buildings were rebuilt, but the downtown never returned to its original state. Today, the downtown is home to City Hall, the fire station, housing, and limited retail and restaurant options.

Lemon Monroe High School, which was built in 1925, went through many renovations and expansions before being demolished in 2016. A new elementary and high school, Monroe Elementary & Monroe Junior Senior High School, was constructed off Yankee Road to accommodate for the growing student population. Lemon Monroe High School was located west of the downtown, near City Hall. Monroe Primary School is also near the downtown on Macready Avenue. The former site of Lemon Monroe High School is vacant, and the City has been exploring options for future use. The School Board may use the land for a future expansion project as they address the district's future enrollment growth and upgrade their current facilities. This land may also be used for part of a future downtown expansion plan to increase access to school facilities for the public.

All historical photos shown have been obtained from the Monroe, Ohio Historical Society Facebook page.

East side of former Pike Street, present-day Main Street, where the Monroe National Bank was originally built before relocating in 1910

The Monroe National Bank founded in 1905



Old map of the downtown that identifies building location and property owner

Monroe Methodist Church pictured in the distance surrounded by homes

Group of men standing outside the local shops

Study Area and Surrounding Context

The City of Monroe, Ohio is located in the Miami River Valley between the Great Miami River and Interstate 75, halfway between Cincinnati and Dayton, Ohio. Originally, Monroe was located entirely within Butler County, but eventually expanded into Warren County. The City also crosses multiple townships including Lemon, Liberty, and Turtle Creek. The City has three major thoroughfares which connect it to the rest of the region, Interstate 75 to the east, Hamilton-Middletown Road (State Route 4) to the west, and State Route 63 which bisects the community and is the main east-west corridor. Since Monroe is located between two major metropolitan regions, it creates a unique opportunity for development which services both cities.

Monroe is a diverse community but with little mixing of uses. To the east, around the I-75 interchange, are found auto-oriented commercial shopping opportunities and a number of industrial uses. There is also a centrally locations node of industrial development down State Route 63 along Salzman Road, a north-south corridor. Just west of I-75 is the downtown along the historic main street, Cincinnati-Dayton Road. The remainder of the City is primarily residential development with some commercial development located on major roadways.

Monroe is known for its industry warehousing, but still manages to keep the "small-town" feel for residents and visitors. Monroe is primarily a single-family residential community, known as a bedroom community, with access to multiple highways and nearby metro areas. Commercial development near the I-75 interchange serves Monroe residents and visitors with fast food options, gas stations, and access to the outlet mall, which serves the greater region between Cincinnati and Dayton. Cincinnati Premium Outlets and development east of the interchange, along State Road 63, is where most of the commercial development, such as retail shopping and restaurant options, are located.

BASE MAP

DEMOGRAPHICS

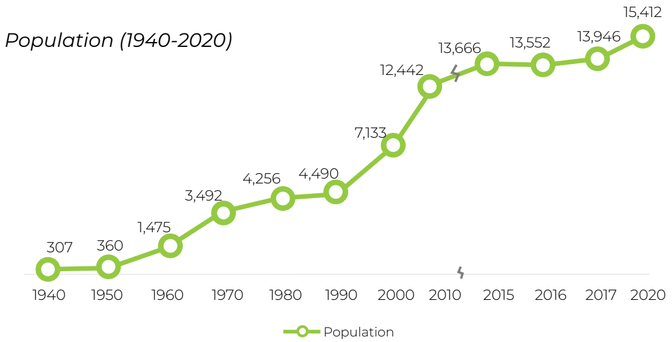
At the time the plan start the adoption phase, the US Census Bureau started releasing the 2020 census data. At the request of the public, any demographic and market infomration that could be update was prior to adoption by the City Council. Not all of the data was available. The titles, legends, and sources on the graphs and charts have been updated to inform the reader of the time and source of the data.

Population

Since Monroe's establishment in 1817, the previous town, now City, has grown significantly from its original population of 300. Monroe experienced decades of gradual population increase before an influx of development between 1990 and 2010. In the most recent 2020 update, the US Census said that Monroe had 15,412 residents and has continued to grow. This growth pattern has been faster than its neighboring communities in the region. Lebanon and Springboro have seen similar growth between 2000 and 2016. In comparison, some other communities have slowed in their population growth. Franklin and Miamisburg have retained their residents while Kettering has seen some decline over the same years. In comparison to other neighboring communities, Monroe and Sharonville have nearly the same population, with Franklin being the next closest in population.

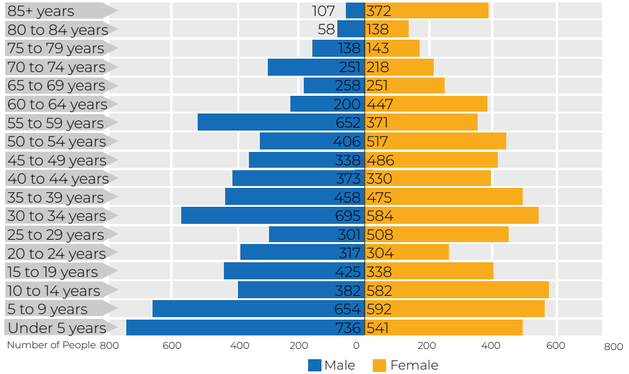
Examining the age breakdown by age group and sex reveals several trends. The lower population amongst 20-29 year-olds suggests high school graduates may be leaving Monroe to pursue post-secondary education and initial employment opportunities. The larger populations in the 30-39 and 0-9 year-old groups supports the family-friendly, bedroom community status of the City. Also with a more traditional pyramid shape, this trend representes the community growing in a positive and sustainable way. Also noteworthy is the significantly greater female population in the 85+ age group, when compared to males of the same age. What Monroe will have to be thoughtful about is the type and size of housing offered in Monroe. Young professionals and empty nesters will want townhome or apartments that are low maintenance and in walkable, high activity areas that are close to work, every day services, shopping, and near restaurants, art and culture, and other destinations.

Population (1940-2020)



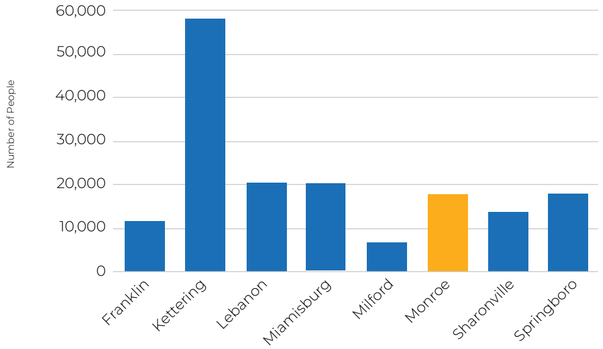
Source: US Census Bureau, Quick Facts, April 1, 2020

Population (1940-2017)



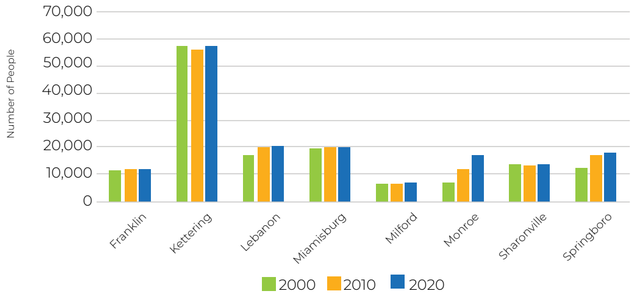
Source: ACS 5-Year Estimates 2017

Population Compared (2020)



Sources: US Census Bureau, Quick Facts, April 1, 2020

Population Growth Patterns

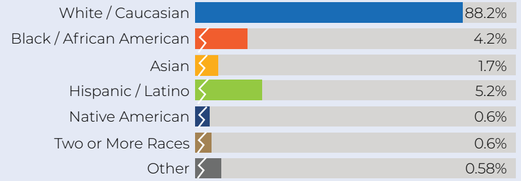


Sources: Decennial Census of Population, 1900 to 2000, by place; ACS 5-Year Estimates 2010; US Census Bureau, Quick Facts, April 1, 2020

Ethnicity / Race

Monroe's current population is predominately Caucasian at 88.2%. Hispanic / Latinx is the next largest population group at 5.2%. African Americans are the next largest group at 4.2%. Both the Hispanic / Latinx and African American population increase by 2 percent in the last 10 year each. Monroe has historically had limited diversity but in recent years the number of residents of other races and ethnicities has been on the rise, almost doubling since 2010. The Caucasian, Native American, and Two or more races decreased in the last 10 years.

Ethnicity / Race Breakdown of Monroe



Source: US Census Bureau, Quick Facts, April 1, 2020

Income

Household income is a defining characteristic for communities because it demonstrates the purchasing power of residents. In 2017, the largest income bracket for household income fell in the $100,000-$149,999 range. This has dramatically increased since 2010. The next leading household income bracket are those earning $50,000-$74,999, which has remained static since 2010, but increased slightly from 2000. The $150,000-$199,999 household income category has seen one of the most dramatic increase since 2000.

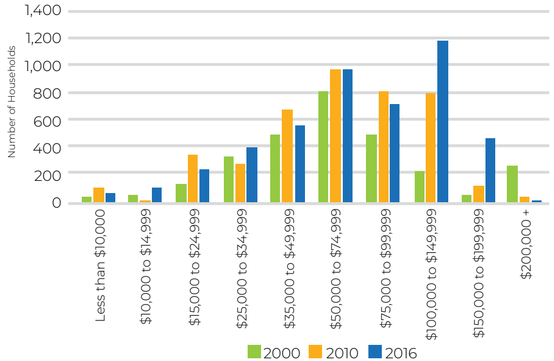
These changes in household income could be from several causes. Changes in employment and new residents moving to Monroe are two reasons why these shifts are happening, along with changes in the economy. Although these changes show that Monroe's median household income is increasing, iat a significant rate since 2000. A more in-depth analysis of the housing characteristics can be found within the Monroe Housing Study (2019) on page 16. However, it should be noted, that not a full picture of the changes in housing will be understood until the full census data is released.

Housing

The number of housing units within Monroe has been steadily growing since 2000, with a major jump between 2000 and 2010. This increase in housing development is a characteristic of the region during that time. Since 2010, Monroe's housing growth has slowed dramatically from a 55% growth to 12%.

Between 2000 and 2010, Monroe saw growth rates that were higher than any other nearby community. Monroe's number of housing units almost doubled in 16 years. Mason and Springboro were the only comparable communities in percentage change in housing units. Uniquely, Monroe is one of the few communities which saw the highest percentage change in single-family housing units (85% increase). This major growth in housing

Household Income Changes (2000-2020)



Sources: Decennial Census of Population, 1900 to 2000, by place; ACS 5-Year Estimates 2010; ACS 5-Year Estimates 2017

Median Household Income, 2000-2020 (2019)

	Median Household Income			Change		
	2000	2010	2020	2000-2010	2010-2020	2000-2020
Butler County	*$64,335*	*$59,546*	*$66,117*	*-7%*	*11%*	*3%*
Hamilton	$47,514	$41,509	$47,064	-13%	13%	-1%
Middletown	$48,656	$40,694	$40,347	-16%	-1%	-17%
Monroe	$75,253	$74,618	$86,935	-1%	17%	16%
Trenton	$68,430	$62,656	$77,739	-8%	24%	14%
Warren County	*$77,860*	*$77,464*	*$87,125*	*-1%*	*12%*	*12%*
Lebanon	$62,949	$66,748	$65,477	6%	-2%	4%
Mason	$88,630	$90,218	$100,594	2%	12%	13%
Springboro	$97,154	$100,957	$107,225	4%	6%	10%
Hamilton County	*$55,036*	*$52,423*	*$57,212*	*-5%*	*9%*	*4%*

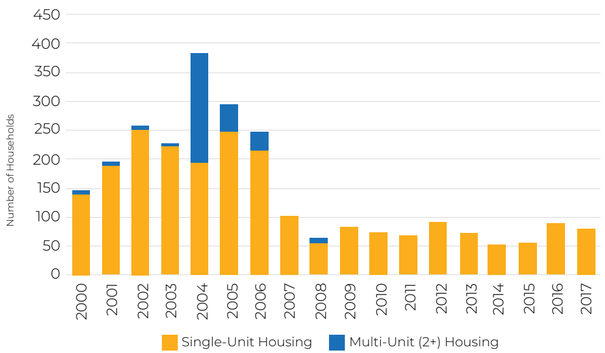
Source: Economics Center analysis using data from the US Census Bureau (2000-2016); US Census Bureau, Quick Facts, April 1, 2020

Total Housing Units, 2000-2016

	Number of Housing Units			Change		
	2000	2010	2016	2000-2010	2010-2016	2000-2016
Butler County	*129,793*	*146,804*	*149,418*	*13%*	*2%*	*15%*
Hamilton	25,932	28,522	28,355	10%	-1%	9%
Middletown	23,174	23,641	22,985	2%	-3%	-1%
Monroe	2,848	4,421	4,930	55%	12%	73%
Trenton	3,385	4,325	4,349	28%	1%	28%
West Chester	20,398	22,927	23,765	12%	4%	17%
Warren County	*58,692*	*78,879*	*83,747*	*34%*	*6%*	*43%*
Lebanon	6,218	7,652	7,793	23%	2%	25%
Mason	8,127	10,898	12,337	34%	13%	52%
Springboro	4,423	6,280	6,509	42%	4%	47%
Hamilton County	*373,393*	*378,914*	*377,268*	*1%*	*0%*	*1%*

Source: Economics Center analysis using data from the US Census Bureau (2000-2016); ACS 5-Year Estimates 2017

Total Housing Units, 2000-2016



Source: Economics Center analysis using data from the US Census Bureau (2000-2016); ACS 5-Year Estimates 2017

peaked from 2000 to 2004. 2004 was also the year Monroe constructed the most multi-family residential in its recent history. Following 2004's boom in development, multi-family residential units quickly tapered off and there have been no new projects since 2008. Single-family housing also began to slow in 2007, however, the City has been developing roughly 50 units per year since then.

Of the built housing typologies, Monroe has a disproportionate amount of single-family housing compared to other offerings. Single-family housing makes up 88% of the housing stock in Monroe, while other housing types containing five or more units (multiplexes and apartments) make up 3% of the housing stock. This indicates a strong representation of homeowners. The most comparable community is Springboro with 90% single-family units, Mason with 82%, and Trenton with 83%.

UPDATE: At the time of the adoption of this report, very little housing data had been released by the US Census Bureau from the 2020. CBRE released a U.S. market outlook in Quarter 2 of 2021 for multi-family units, which fit with what Monroe was experiencing in Planning Commission applications. CBRE indicates that the Cincinnati market will be a top performing market for multifmaily units. Multifamily weathered the pandemic better than most market sectors due to a varierty of factors including:

- young professionals moving from parents homes into appartments due to job opportunities that provide more flexibility;
- More affordable housing inventory in less expensive multi-family units (Class B and Class C units)
- Many units were being built pre-COVID in the Class B and Class C and will temper improvement in Class A vacancies and rents in many markets.
- Urban markets were impacted the most during COVID and suburban markets will rebound quicker post-COVID due to a desire for more space, the reluctance to use public transit, wanting less dense living, lower rents found in suburban markets, and greater access to the outdoors.

Occupancy

Of the existing housing units within Monroe, over 90% have been occupied since 2000. The majority of housing units within Monroe have been owner occupied since 2000. The fluctuation in ownership between 2010 and 2016 could be due to the economy over those years and a shift in the rentable properties throughout the City. For a more detailed analysis of the housing stock, please see the Monroe Housing Study adopted in 2019.

Education

The residents of Monroe are well educated. Those who have earned either an Associates Degree, or have some college background, make up 33% of the population. Those with Bachelor's Degrees make up 23%, while those who went on to pursue higher education beyond their undergraduate degrees make up 9%.

On average, people who have a Bachelor's Degree in Monroe have the highest income in comparison to those with only some college education or an Associates Degree. The difference is large, with about a $25,000 difference between the two categories. Those who went to further their education and get either a Graduate or Professional Degree, on average, make about $3,000 less than those with a Bachelor's Degrees.

There could be several reasons for this difference in education and income. Residents who commute from Monroe to either Dayton or Cincinnati for work may be earning higher incomes due to working in a larger metropolitan area and holding office jobs. Monroe does not offer many professional job options for residents to utilize their college degrees if they specialized in a specific area of study. Commuting to nearby communities or big cities with more specialized jobs could affect the pay rates someone is offered compared to what Monroe is available in Monroe.

Residents who commute for work have chosen to live in Monroe for any number of reasons. One reason could be the family-oriented nature of the community. Monroe could also be an affordable alternative to living in a nearby suburb of Cincinnati or Dayton with more affordable housing options for families. Safety and security are factors that may also play into the decision-making of moving to a community or neighborhood. These reasons could contribute to the trade-off that is commuting for work, especially in a safe community with access to highways and the interstate for faster travel.

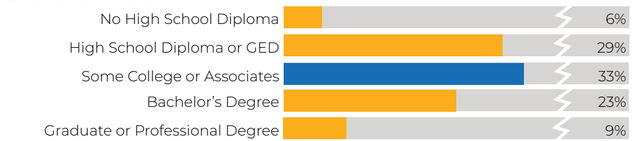
The population of low-income earners and those who have no high school diploma is relatively low in Monroe, which could be due to cost of living. This could include workers still in high school with a starter job, too, but this data shows a successful community of educated residents.

Housing Units by Type and Community in 2016, 2000-2016

	Housing Units in 2016				Change, 2000-2016			
	1 Unit	2 to 4 Units	5 to 19 Units	20+ Units	1 Unit	2 to 4 Units	5 to 19 Units	20+ Units
Butler County	*114,075*	*10,333*	*16,794*	*3,876*	*19%*	*-2%*	*16%*	*-8%*
Hamilton	21,198	3,268	2,680	979	13%	-11%	20%	1%
Middletown	16,897	2,126	2,845	763	9%	-34%	-4%	-13%
Monroe	4,323	175	273	159	85%	-34%	91%	46%
Trenton	3,592	377	355	25	34%	39%	5%	-67%
West Chester	17,311	1,097	3,890	727	12%	76%	44%	15%
Warren County	*69,799*	*4,211*	*7,216*	*1,697*	*46%*	*3%*	*63%*	*20%*
Lebanon	5,783	1,007	802	172	51%	-25%	29%	-52%
Mason	10,170	639	1,139	197	48%	57%	94%	-1%
Springboro	5,880	317	180	132	47%	183%	18%	57%
Hamilton County	*235,011*	*50,357*	*56,831*	*31,827*	*6%*	*-12%*	*-5%*	*0%*

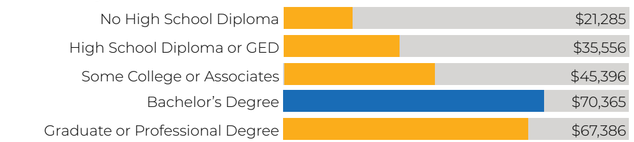
Source: Economics Center analysis using data from the US Census Bureau (2000-2016); found in the Monroe Housing Study (2019) on page 37.

Education Attainment



Source: US Census Bureau, Quick Facts, April 1, 2020

Income by Educational Attainment



Source: US Census Bureau, Quick Facts, April 1, 2020

Occupied Housing Units and Occupancy Rates, 2000-2016

	Occupied Housing Units			Change			Occupancy Rate, All Units		
	2000	2010	2016	2000-2010	2010-2016	2000-2016	2000	2010	2016
Butler County	*123,082*	*134,287*	*135,100*	*9%*	*1%*	*10%*	*95%*	*91%*	*91%*
Hamilton	24,188	25,358	24,325	5%	-4%	1%	93%	89%	88%
Middletown	21,469	20,271	19,584	-6%	-3v	-9%	93%	86%	85%
Monroe	2,685	4,206	4,751	57%	13%	77%	94%	95%	93%
Trenton	3,189	4,144	4,209	30%	2%	32%	94%	96%	95%
West Chester	19,588	21,809	22,630	11%	4%	16%	96%	95%	96%
Warren County	*55,966*	*74,144*	*79,466*	*32%*	*7%*	*42%*	*95%*	*94%*	*94%*
Lebanon	5,887	7,096	7,279	21%	3%	24%	95%	93%	93%
Mason	7,789	10,656	12,009	37%	13%	54%	96%	98%	97%
Springboro	4,261	5,859	6,192	38%	6%	45%	95%	93%	95%
Hamilton County	*346,790*	*327,864*	*335,334*	*-5%*	*2%*	*-3%*	*93%*	*87%*	*86%*

Source: Economics Center analysis using data from the US Census Bureau (2000-2016); found in the Monroe Housing Study (2019) on page 39.

Owner-Occupied Housing Units as a Percentage of all Occupied Units, 2000-2016

	% Owner-Occupied			Change		
	2000	2010	2016	2000-2010	2010-2016	2000-2016
Butler County	*69%*	*71%*	*69%*	*3%*	*-3%*	*-1%*
Hamilton	59%	57%	56%	-5%	-1%	-6%
Middletown	58%	60%	53%	3%	-12%	-9%
Monroe	79%	82%	75%	4%	-8%	-5%
Trenton	74%	71%	64%	-4%	-9%	-13%
West Chester	81%	79%	78%	-3%	-1%	-4%
Warren County	*77%*	*80%*	*77%*	*4%*	*-4%*	*0%*
Lebanon	54%	65%	60%	19%	-7%	11%
Mason	83%	85%	81%	1%	-4%	-2%
Springboro	83%	87%	85%	5%	-2%	3%
Hamilton County	*57%*	*61%*	*58%*	*7%*	*-6%*	*1%*

Source: Economics Center analysis using data from the US Census Bureau (2000-2016); found in the Monroe Housing Study (2019) on page 44.

Schools and Enrollment

Monroe's local school system consists of four total schools: Monroe Primary, Monroe Elementary, Monroe Junior High, and Monroe Senior High (referred to as Monroe Junior/Senior High School due to being within the same structure).

The primary school has approximately 600 students and educates children from kindergarten through first grade. There is also a preschool program through the primary school for children ages three to five. Monroe Elementary houses students in grades two through six and has approximately 1,100 students. Monroe Junior High serves students in seventh and eighth grades, while the Senior High School focuses on grades nine through twelve. Combined, the Junior/Senior High School had an enrollment of 1,220 students from 2016-2017.

Monroe's local school system operates out of two school buildings. Monroe Primary School is located on Macready Avenue west of the downtown. The next school building is on the corner of Yankee Road and Hamilton Lebanon Road (State Route 63), just off Hornet Drive, and serves all grades second and above. The elementary school is on the west half of the building while the Junior/Senior high school is on the east side.

Other school opportunities for furthering education include the Butler Tech locations. Butler Tech Monroe Campus Natural Science Center is adjacent to Monroe Junior/Senior High School just south of the building. The Butler Tech LeSourdsville Campus is on the far west side of the City, across from the Monroe Crossings neighborhood, and next to Monroe Bicentennial Commons off State Route 4.

MARKET ANALYSIS

Introduction

A market analysis observes trends in a community or market area. These observations are analyzed and potential opportunities or limitations are identified for various industries. This study focuses on Monroe, Ohio's retail and industrial markets. This analysis offers some insight on possible development pressures and was used to help inform the future land use plan.

As noted previously at the start of the demographics section, the US Census Bureau just started releasing the 2020 Census data in Quarter 3 of 2020. The information released is limited. Housing, employment, and business information is minimial. Information updated in this section relies more on the data from market analysts, than census data, which is more current.

Data Sources

To better understand Monroe's economic conditions, several sources were explored. A number of ESRI Market Reports – Retail Marketplace Profile, Retail Goods and Services Expenditures, and Business Summary – were used to analyze the retail market within the community and determine where Monroe is seeing the most success in capturing retail business activity. Additionally, retail potential that is leaking to other communities is identified.

Surplus in an area shows where actual retail spending exceeds what would be anticipated in the market area based on population and demographics, whereas leakage shows where the spending is less than expected. This means that any industry that is categorized as a "surplus" industry is bringing in more consumers and supporting the market demand for residents of other communities. If the industry is "leaking," Monroe does not have enough of those businesses or industry type to meet the needs to satisfy the population of the City, and residents must go to other communities to meet that need.

Other data sources used to complete the market analysis include two studies the City had already conducted; these include the Housing Study Report and the Labor Market Assessment.

Methodology

Commercial

The commercial analysis utilized a variety of reports including the ESRI retail marketplace profile, retail goods and services expenditures, and business summary for designated market sectors to provide insight on retail in the City. The data for each report was aggregated and analyzed to illustrate the existing community needs. Colliers International Knowlege Reports including the Big-Box Market Report for North America the 2020 Year-end Review & Outlook, the Office 2021, Quarter 2 report for Cincinati, Ohio report, and the Retail 2021, Quarter 2 report for Cincinnati, Ohio was also reviewed.

Industrial

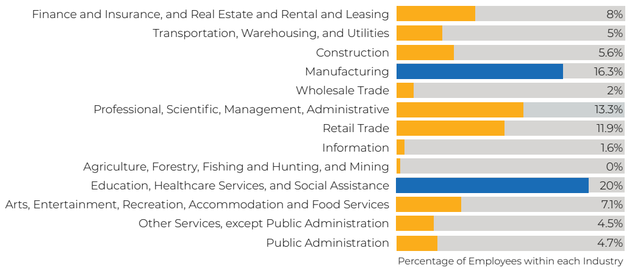
The industrial analysis utilizes various reports including the US Census, Ohio Department of Job and Family Services, Bureau of Labor Market Information, the Colliers International Knowledge Report for Industrial 2021, Quarter 2 for Cincinnati, Ohio, Industrial Submarket Report Monroe/Middletown prepared August 16, 2021, and the CBRE Greater Cincinnati Industrial Marketing Information for quarter two of 2021. The data collected from each of the reports was used to summarize the local economic conditions and gaps in Monroe.

City of Monroe Largest Employers, 2017

Company Name	Number of Employees	County	Industry
Cincinnati Premium Outlets	1,000	Warren	Family Clothing Store
Baker Concrete	802	Butler	Manufacturing
Home Depot USA, Inc.	432	Warren	Home Improvement

Source: Butler and Warren County's Largest Employers Report, 2017

Employment by Industry, 2017



Source: Bureau of Labor Statistics, Department of Labor, Occupational Employment Statistics (OES) Survey, 2018

Economics and Demographics

Industry Distribution

Monroe contains a variety of industries offering residents and neighbors diverse employment opportunities. In 2017, according to the US Census Bureau, the largest sectors were Manufacturing; Education, Healthcare Services, and Social Assistance; Retail Trade; and Professional, Scientific, Management, Administrative, and Wastewater. Among the many businesses, three major employers stood out in Monroe and Butler and Warren Counties in 2017. Of the three, the Cincinnati Premium Outlets likely represent a large proportion of all retail trade employment in Monroe, supplemented by nearby restaurants and other food services. These top three employers represent one-third of Monroe's employed residents.

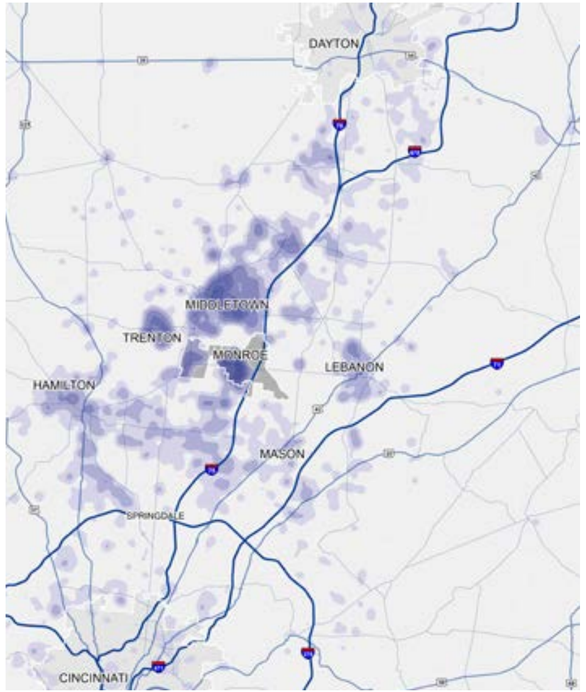
Employment Distribution

Monroe is located between two large metropolitan areas, which means many of its residents may not work in the City, but rather commute to these nearby communities. Interstate 75 increases their access to the region. To better illustrate this fact, spatial data from the US Census was gathered to depict where residents of Monroe work and where Monroe's employees reside (see next page for maps).

Monroe residents are split between the two metropolitan areas; 91% of all jobs held by residents are located outside of the City. Monroe residents' places of work are scattered along I-75 in communities like West Chester Township, Wetherington, Middletown, Springboro, and others seen on the map on the next page titled ***Commuting Patterns: Job Location of Monroe Residents***. Because of this, Monroe is forced to import workers. Employees of Monroe businesses are found in Hamilton, Fairfield, Middleton, Warren and a few others seen on the map on the second page titled ***Commuting Patterns: Home Location of People who Work in Monroe***. In 2015, only about 500 people lived and worked within the City. (US Census)

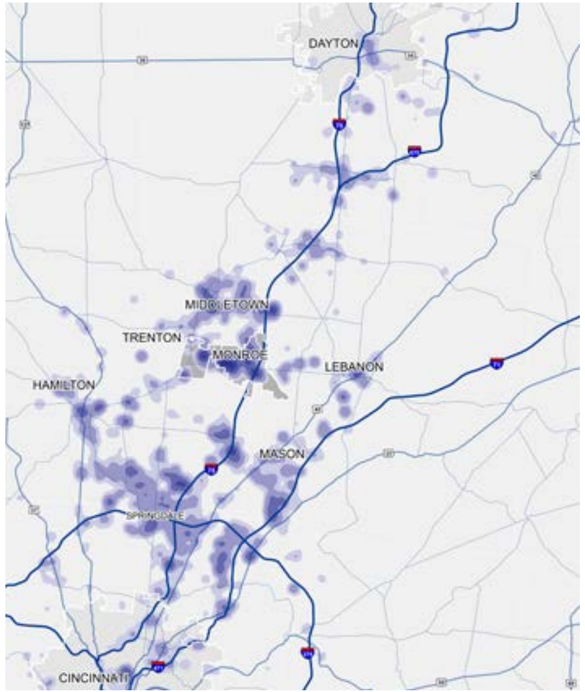
This data indicates that Monroe is a community of commuters and does not support the majority of residents' employment needs. The City has focused on creating jobs but mostly in the retail trade and manufacturing sectors. These sectors do employ several residents in Monroe, but because of the limited housing products in the city that cater to these types of workers, many people who fill these jobs do not live in Monroe. This gap

Commuting Patterns: Job Location of Monroe Residents



Source: onthemap.ces.census.gov

Commuting Patterns: Home Location of People who Work in Monroe



Source: onthemap.ces.census.gov

Table 1: Projected Employment within a 15-Minute and 30-Minute Commute of the City of Monroe, 2017-2028

	15-Minute Commute		30-Minute Commute	
Sector	**2017**	**Growth by 2028**	**2017**	**Growth by 2028**
Accommodation & Food Services	16,707	1,708	55,089	3,635
Construction	7,009	1,048	28,853	3,967
Manufacturing	27,225	2,460	76,671	274
Wholesale Trade	12,611	918	37,368	204
Retail Trade	22,725	3,069	68,528	-572
Transportation & Warehousing	6,979	437	19,792	733
Finance & Insurance	5,743	-195	29,652	1,083
Prof., Sci., & Tech. Services	6,656	1,950	33,286	3,782
Management of Companies	6,382	2,840	19,333	1,032
Admin, Support & Waste Mgmt.	10,669	867	42,678	658
Healthcare and Social Assistance	19,017	5,822	90,025	17,507
Government	16,503	579	62,265	334
Other	15,239	2,089	66,827	3,827
Total Jobs	**173,465**	**23,602**	**630,367**	**36,464**

Source: Monroe Housing Study (2019), summary from pages 28 and 29

in employment is filled by exported employees from other nearby communities. Most of Monroe's residents are employed in sectors like education, healthcare, and social services (1,335); manufacturing (1,174); and professional, sciences, management, administration, and waste management (898). Monroe does capture several of these employees; however, there are some larger industry sectors which Monroe captures a very small proportion of employment. Some of these industry sectors include finance, insurance, real estate, and rental/leasing; and arts, entertainment, recreation, accommodation, and food services. Monroe can try to attract some new development of these industries to better retain Monroe residents as employees in the community. See the Monroe Housing Study report, page 23, for a full breakdown of the employment of Monroe residents (table 9 in the Housing Study).

As Monroe continues to develop, they should consider focusing attention on the sectors where their residents are employed. They should also consider observing where other nearby communities are projected to grow in order to understand competition they could face. Depicted in Table 1 is the projected employment growth from 2017 to 2028 for communities 15 and 30 minutes from Monroe. This helps to indicate what sectors are expected to grow and how close competition could exist. The sectors which indicate the largest growth potential within 15 minutes of Monroe are healthcare and social assistance; retail trade; management companies; manufacturing; and professional, sciences, and technology services. Within 30 minutes of Monroe, sectors that are likely to grow substantially are healthcare and social assistance; construction; professional, science, and technology services; accommodation and food services; finance and insurance; and management of companies (Monroe Housing Study pages 28 and 29).

Commercial

Projected Regional Growth

When projecting the potential growth of a community, the surrounding region should also be looked at to determine if a market or sector is growing. Seeing the regional market for a specific sector can offer insight to which sectors could offer more potential for growth in Monroe.

The table below, Summary of Business Changes, show that between 2019 and 2021, Monroe fared pretty well during the pandemic in terms of loss of businesses. While many communities show a loss of a significant amount of retail and office, Monroe didn't experience much shift, even with an outlet mall within its jurisdictional borders. Monroe saw increases in its utility sector, wholesale trade, finances & insurances, accommodation and food services. Keep in mind however, this were still only small shifts over a few years. ESRI's Business Summary shows a very small decrease in the number of jobs between 2019 and 2021.

When reviewing the Projected Regional Employment Changes between 2014 and 2024 for the Cincinnati Region, of the major NAICS categories, southwest Ohio is predicting greater growth in motor vehicle & parts dealers, general merchandise stores, miscellaneous store retailers, and food services & drinking places. Even if other communities build businesses in these sectors, Monroe can capture some of the growth and focus on serving residents.

Summary Business Changes, 2019-2021

By NAICS Codes	Businesses by Total % * 2019	Businesses by Total % * 2021
Mining	0.4%	0.2%
Utilities	0.2%	8.4%
Manufacturing	5.1%	4.4%
Wholesale Trade	6.6%	7.4%
Retail Trade	24.4%	23.4%
Transportation & Warehousing	5.1%	4.0%
Information	1.1%	1.5%
Finance & Insurance	2.5%	2.7%
Real Estate, Rental & Leasing	4.9%	4.4%
Professional, Scientific & Tech Services	6.2%	5.5%
Administrative & Support & Waste Management	2.5%	2.9%
Education Services	1.5%	1.3%
Health Care & Social Assistance	5.1%	5.1%
Arts & Entertainment & Recreation	1.3%	1.3%
Accommodation & Food Services	8.5%	10.3%
Other Services (Except Public Administration)	9.1%	9.7%
Public Administration	2.5%	1.9%
Unclassified Establishment	5.8%	5.7%

** This data represents Retail Trade and Miscellaneous Stores and those employed in these businesses for the City of Monroe.*

Source: 2019 Infogroup; Esri Total Residential Population forecasts for 2019, Business Summary Report,. 2021 Infogroup; Esri Total Residential Population forecasts for 2021, Business Summary Report

Projected Regional Employment Changes, 2014-2024

By NAICS Codes	Projected Change 2014-2024
Motor Vehicle & Parts Dealers	6.5%
Furniture & Home Furnishings Stores	-10.3%
Electronics and Appliance Stores	1.6%
Building Material & Garden Equipment & Supplies Dealers	2.1%
Food & Beverage Stores	2.4%
Health & Personal Care Stores	0%
Gasoline Stations	3.2%
Clothing and Clothing Accessories Stores	-3.1%
Sport Goods, Hobby, Book, & Music Stores	0%
General Merchandise Stores	37.0%
Miscellaneous Store Retailers	6.5%
Nonstore Retailers	-10.3%
Food Services & Drinking Places	5.9%

Source: Cincinnati-Middletown Metropolitan Statistical Area, Industry Employment Projection Report: 2014-2024; Ohio Department of Job and Family Services, Bureau of Labor Market Information, 2017

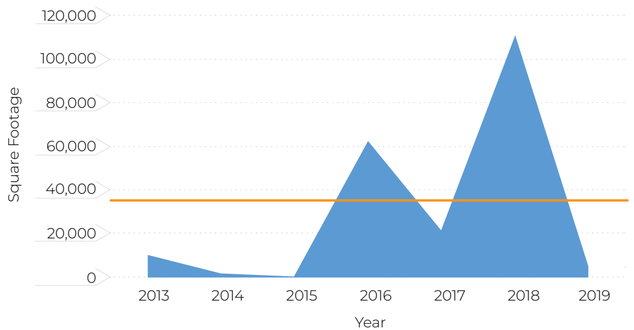
Retail Market Summary for Monroe, 2019 & 2021

By NAICS Codes	Businesses by Total Percent *		Employees by Total Percent *	
	2019	2021	2019	2021
Motor Vehicle & Parts Dealers	1.7%	1.5%	1.8%	1.6%
Furniture & Home Furnishings Stores	1.3%	1.1%	0.8%	0.7%
Electronics and Appliance Stores	0.4%	0.2%	0.2%	0.1%
Building Material & Garden Equipment & Supplies Dealers	0.9%	0.8%	4.7%	1.0%
Food & Beverage Stores	1.3%	1.3%	2.0%	1.9%
Health & Personal Care Stores	1.7%	1.1%	0.8%	0.4%
Gasoline Stations	0%	0.4%	0%	0.2%
Clothing and Clothing Accessories Stores	4.9%	4.6%	3.9%	3.1%
Sport Goods, Hobby, Book, & Music Stores	0.8%	0.4%	0.2%	0.1%
General Merchandise Stores	0.9%	1.0%	1.5%	1.5%
Miscellaneous Store Retailers	9.8%	10.3%	8.4%	9.9%
Nonstore Retailers	0.4%	0.8%	0.1%	0.1%

** This data represents Retail Trade and Miscellaneous Stores and those employed in these businesses for the City of Monroe.*

Source: 2019 Infogroup; Esri Total Residential Population forecasts for 2019, Business Summary Report,. 2021 Infogroup; Esri Total Residential Population forecasts for 2021, Business Summary Report

Commercial Square Footage Built by Year



Source: City of Monroe

Monroe Retail Market

The City of Monroe has a variety of businesses within its limits. Most retail establishments are located along the major corridors: Interstate 75, State Route 63, and Route 4. Some local establishments can also be found along Cincinnati Dayton Road. The most prevalent retail businesses in Monroe are apparel and accessory stores; eating and drinking places; and miscellaneous retail. Between these, they make up a fifth of all the jobs in the City. Most of this retail is concentrated around the intersection of Interstate 75 and Route 63. The outlet mall and the surrounding businesses likely contain most of the retail sales in the area, as well as employing a large number of these industry jobs in the region.

Within the last seven years, Monroe has seen a substantial commercial build out. Most of this growth has occurred between 2016 and 2018. Since 2013, Monroe, on average, experienced 35,000 square feet of commercial development each year. This comes to an average of $2.2 million in constructed value. This growth in development slowed in 2019, but has the potential to improve in the near future.

Between 2019 and 2021, which included pre- and post-COVID market conditions stayed the same in Monroe and it fared very well during the pandemic which is better than most communities can say. While overall Monroe had a very small loss of jobs according to ESRI's Business Summary report between 2019 and 2021, the number of jobs it added were significant from 8,146 in 2019 to 8,531 by 2021. Many of these increases where in the wholesale trade which increased from 5.4% employees in 2019 to 13.4%, health care and social assistance, which increased from 10.6% to 12.1%, and Accommodation & Food service which increased from 8.4% to 9.6%. The total increase from these sectors was 993 jobs.

The most significant loss of jobs were seen in the Retail Trade sections which went from 24.3% to 20.4%, manufacturing, which went from 11.8% to 7.7%, and transportation and warehouse which went from 6.0% to 2.5%. A total of 720 jobs between those two sectors.

Retail Spending Patterns

Monroe has a variety of businesses that supply residents with many of their shopping needs. However, Monroe does not contain all the necessary retail needs for its residents, so they are forced to travel to other communities to meet these needs. The top figure (right) depicts the retail sectors and whether the City has a surplus of sales or is leaking sales to other communities. Retail sales within the community are strong and support a large portion of the community; however, it is specialized in the clothing and accessories and miscellaneous stores. There are markets where there is significant leakage or spending outside of Monroe on specific products. Several retail sectors which are leaking sales to other communities are electronics, appliances, sporting goods, hobby, book, music and others. Some of these sectors where retail purchases are leaking to other communities or have a low surplus value have potential for growth within Monroe.

According to ESRI's Retail Goods and Services Expenditures, Monroe residents on average spend more money on childcare; children's apparel and toys; recreational expenses and equipment; electronics for entertainment; and expenditures for home repair and remodeling than the average American. This indicates Monroe residents value their families and children; their assets like home and vehicles; and recreation and entertainment. New businesses may capitalize on these values by focusing on these goods and services if they are not already present in the community.

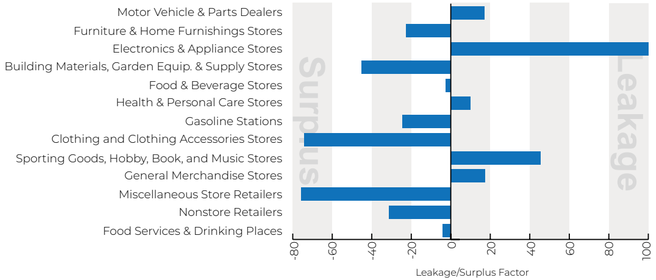
Industrial

Regional Market

To better understand the industrial market of Monroe, it is important to observe the regional market and how it is performing. The regional market's performance can show trends which can influence Monroe and demonstrate potential sectors that could be developed in the City. Monroe is located within the Southwest Ohio region. This region is predicting growth in chemical manufacturing; warehousing and storage; transit and ground passenger transportation; and support activities for transportation seen in the table on this page (left). A majority of other sectors predict a decline in employment by 2024 across the region. This speculation could be in relation to the increase in automation and decrease in manpower needs.

This is contradicted by the Colliers Research indicating a continued lowering of the unemployment rate since 2009 to a low of just over 3% and a stable employment pattern over the last 10 years. This stable employment pattern could be independent of the employment change by sector. The region could simply be shifting away from some industries and becoming more specialized.

2017 Leakage/Surplus Factor by Industry Subsector



Source: Esri 2019 Updated Demographics; Infogroup; Esri 2017 Retail MarketPlace

2017 Leakage/Surplus Factor by Industry Group

Source: Esri 2019 Updated Demographics; Infogroup; Esri 2017 Retail MarketPlace

Projected Employment Changes by Industry, 2014-2024

Industrial Employment Projections 2014-2024 by NAICS Codes	Projected Change in Employment	
	Number	**Percent**
Manufacturing	*-3,700*	*-4.3%*
Food Manufacturing	-100	-1.2%
Beverage and Tobacco Product Manufacturing	-100	-4.8%
Textile Mills	-200	-28.6%
Textile Product Manufacturing	-300	-50.0%
Wood Product Manufacturing	0	0%
Paper Manufacturing	-400	-11.4%
Petroleum and Coal Product Manufacturing	0	0%
Chemical Manufacturing	300	3.2%
Plastics and Rubber Products Manufacturing	-400	-11.1%
Nonmetallic Mineral Product Manufacturing	-100	-6.3%
Primary Metal Manufacturing	-200	-4.8%
Fabricated Metal Product Manufacturing	0	0%
Machinery Manufacturing	-500	-6.6%
Electrical Equipment, Appliance, and Component Manufacturing	-200	-6.5%
Transportation Equipment Manufacturing	-500	-3.0%
Furniture and Related Product Manufacturing	0	0%
Miscellaneous Manufacturing	-300	-12.0%
Air Transportation	0	0%
Transit and Ground Passenger Transportation	*200*	*6.5%*
Support Activities for Transportation	*100*	*3.6%*
Couriers and Messengers	-100	-3.1%
Warehousing and Storage	*200*	*4.4%*

Source: Cincinnati-Middletown Metropolitan Statistical Area, Industry Employment Projection Report: 2014-2024; Ohio Department of Job and Family Services, Bureau of Labor Market Information, 2017

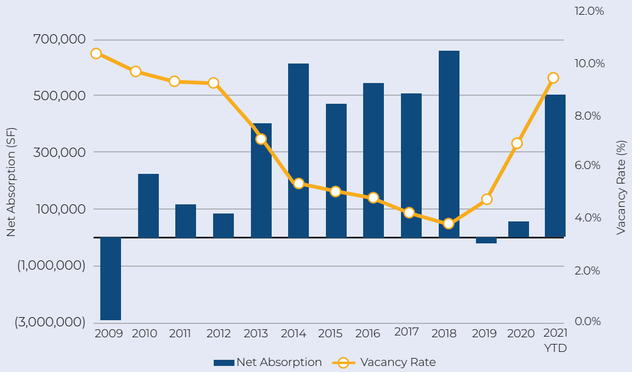
Within the Cincinnati Regional Market, construction of new industrial structures has steadily increased since the market crash in 2008 – a trend that is continuing today. However, by quarter two of 2019, the net absorption for the region is low at -192,235 square feet and a vacancy rate of 4.7%. Both of which are worse off than they were the previous year. Demand for industrial properties has fluctuated between the last quarter of 2018 and the present. If demand does not increase in the next year, the vacancy and absorption rate will test the markets ability to absorb the 6.2 million square feet that is projected to be ready for use by 2020 (Colliers, Knowledge Report, see graphics on next page).

With the pandemic in 2020, construction slowed due to availability of construction materials. With supply chain issues, many companies began to pivot and looked for industrial space to both manufacture needed personal protective equipment and other needs in the United States as well as storages of other goods. According to both CBRE and Colliers, vacancy for the Cincinnati Industrial market remains high due to the supply o buildings, however due to slowed construction, and the need, economists, expect some of those trends to reverse late in 2021 and early 2022 for the industrial market.

Monroe Industrial Market

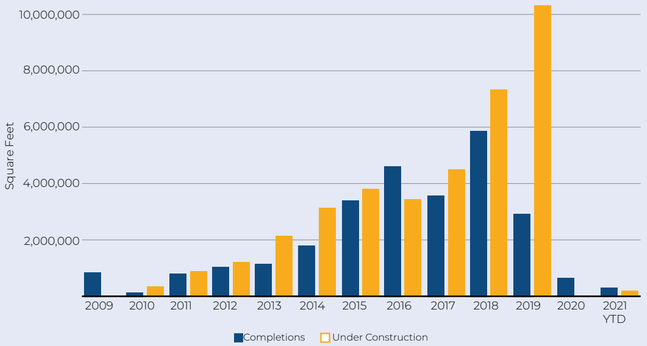
The Monroe/Middletown industrial market is one of the largest submarkets in Cincinnati. This submarket has 31.3 million square feet of indyusltrial with $1.7billion in total asset value (2021 Q2 Colliers Knowledge Report). Monroe's industrial market experienced similar trends to that of the region, with little growth in May 2019. There were projects underway, but this could simply be due to a minor boom in development. Monroe saw a major spike in construction between 2017 and 2018 in comparison to prior years. This greatly skews the perspective of construction of industrial square footage. Prior to 2017, Monroe only saw 500,000 square feet or less of construction each year. So, if 2019 returned to this pattern it would not be uncharacteristic of prior years. This is depicted in the top graphic to the left, showing the industrial square footage approved by building permits in each year. Actual construction completion dates vary.

Industrial Vacancy/Absorption



Source: Colliers, Knowledge Report, Q2 2021 Industrial Market Outlook

Construction History



Source: Colliers, Knowledge Report, Q2 2021 Industrial Market Outlook

Monroe's industrial businesses comprise 37% of the total land within City limits and 18% of all jobs in Monroe. Most industrial development is clustered along Interstate 75 or just off State Route 63 on the west side of the City. Both zones have great access to major thoroughfares to link them to larger metropolitan regions like Dayton and Cincinnati.

Of the existing industrial properties within the Monroe/Middletown Region, the majority are manufacturing – 6.6 million square feet – and bulk warehousing – 8.8 million square feet. However, there are more light industrial buildings in Monroe which occupies 131 of the total 188 manufacturing structures in the City. Of these existing industrial buildings, 7.9% are currently vacant. The Cincinnati region's vacancy rate is at 4.96 % (CBRE), which indicates a higher rate of vacancy and potentially lower demand in Monroe for industrial development or that what is present is the wrong product for the area. When to compared to other regions, the Monroe/Middleton area has a higher vacancy than many regions closer to the City of Cincinnati. This proximity to the city and airport could drive some of this demand. The Monroe/Middletown region does outperform its neighbor, the Hamilton region, with lower vacancies, more businesses, and almost three times the number of square feet of industrial space.

Recommendations

Monroe is clearly situated in a unique location to easily serve both Cincinnati and Dayton metropolitan regions. This location facilitates easy commuting,allows businesses to service those traveling along I-75, and industries which require access to major transportation systems. The City desires to continue to improve its community and quality of life for residents. These recommendations hope to offer insight from observing the market trends for Monroe and the surrounding region to help them achieve this goal.

Commercial

Commercial development within Monroe in recent years has been focused around the interstate interchange, with smaller growth around the historic downtown region and along Route 4 near Butler Tech. The City is heavily invested in clothing and accessories, and home improvement products and gardening. Many other industries have a smaller presence within Monroe, or these retail needs are being met by other communities.

Monroe could pursue some of these industries and attempt to capture some of this commercial spending. Areas where they could focus include general merchandise stores; grocery; electronics and appliances; auto-related sales; and restaurants – likely of a different variety than what is present around I-75. An emphasis could be placed on areas which Monroe residents purchase more than the average American such as childcare, toys, and other child products; recreational equipment; electronics and entertainment; and home improvement products. As Monroe continues to pursue new retail opportunities it is important to observe other communities and their retail options. Monroe should attempt to avoid recreating retail options which are present within a short drive of the City to limit potential competition.

Monroe should look to create more mixed use commercial areas where there is a focus on services, office, restaurant, and retail. As Monroe's median income continues to increase and more rooftops are added, Monroe will be able to add more diversity of retail and food services. Monroe's policies should be to ensure that areas that contain retail are not replicating what is found elsewhere in the community or region.

Industrial

Industrial development within Monroe in recent years has been continuing to grow within the City, especially southeast of the I-75 interchange. This location is quite advantageous as most of the projected industrial sectors which are predicted to continue growing are transportation related, which include transit and ground passenger transportation; support activities for transportation; chemical manufacturing; and warehousing and storage.

Monroe may be uniquely located to serve multiple metropolitan areas, but it could also hinder it by being so far from a major city. Many communities or market regions closer to Cincinnati have lower vacancy rates in comparison to the Monroe/Middletown region. The market for industrial is still strong in the region. Because of Monroe's location they have the ability to manage the type of industrial uses that develop in the City of this so choose. The properties located on the northern leg of I-75 will continue to struggle for industrial development until a better road network is developed or an interchange is granted.

Zoning

Zoning is used to regulate development on a site. Land is divided into parcels (property lines) and each parcel is classified within a zoning district. Monroe has 13 zoning districts that it uses to designate appropriate development types and locations across the city:

- A-1 Large Scale Agriculture,

Industrial Submarket Data, Q2 2019

Market - Q2	# of Buildings	Inventory (SF)	Total Available/ Vacant (SF)	Total Vacancy Rate	Quarterly Net Available (SF)	YTD Net Absorption (SF)	Average WTD Asking Tates (NNN)
Monroe / Middletown	188	20,765,541	1,640,237	7.9%	61,144	284,869	$4.04
Bulk Warehouse	14	8,868,595	1,563,321	17.6%	0	0	$3.97
Warehouse-Distribution	11	1,225,009	0	0%	0	20,000	-
Flex / R&D	3	46,900	0	0%	0	0	-
Light Industrial	131	4,019,060	76,916	1.9%	61,144	110,869	$5.98
Manu-facturing	29	6,605,977	0	0%	0	154,000	-

Source: Colliers, Knowledge Report, Q2 2019 Industrial Market Outlook; CBRE, Greater Cincinnati Industrial Market Information, Q2 2019

Industrial Submarket Data, Q2 2021

Market - Q2	# of Buildings	Inventory (SF)	Total Available/ Vacant (SF)	Total Vacancy Rate	Quarterly Net Available (SF)	YTD Net Absorption (SF)	Average WTD Asking Tates (NNN)
Monroe / Middletown	NA	21,949,701	NA	8.5%	-249,580	101,140	$3.91
Bulk Warehouse	NA	9,958,755	NA	14.8%	-108,416	226,584	$3.77
Warehouse-Distribution	NA	1,331,009	NA	20.6%%	-	-143,664	$5.25
Flex / R&D	NA	46,900	NA	0%	-	-	-
Light Industrial	NA	4,007,060	NA	1.6%	2,500	18,220	$5.10
Manu-facturing	NA	6,605,977	NA	0.7%	-	-	$3.50

Note: Unlike the 2019 report, Colliers did not provide the number of buildings nor the total available type of buildings based on square footage.

Source: Colliers, Knowledge Report, Q2 2019 Industrial Market Outlook; CBRE, Greater Cincinnati Industrial Market Information, Q2 2019

COMMUNITY FORM

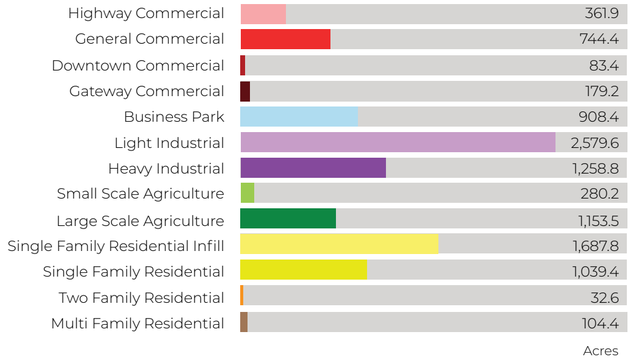
- A-2 Small Scale Agriculture,
- R-1 Single Family Residential Infill,
- R-2 Single Family Residential,
- R-3 Two Family Residential,
- R-4 Multi Family Residential,
- B-P Business Park,
- C-1 Highway Commercial,
- C-2 General Commercial,
- C-3 Downtown Commercial,
- C-4 Gateway Commercial,
- L-I Light Industrial, and
- H-I Heavy Industrial.

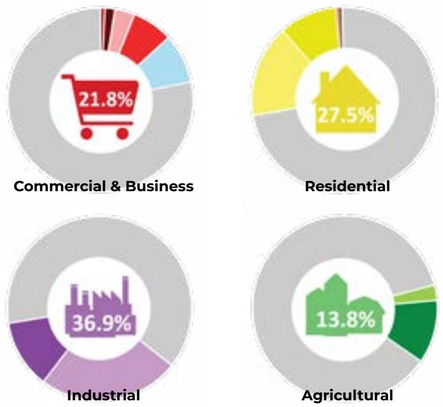
The highest percentage of land is zoned for industrial development, in correlation to the 2010 Comprehensive Plan Update goal of having more industrial uses than residential areas to boost the economy. Residential development in the western portion of the City has increased the amount of residentially zoned lands as well, making it the second highest zoned use out of four generalized categories (commercial and business, agricultural, industrial, and residential). Park spaces and institutional uses are zoned within the residential and agricultural classifications.

Land Use

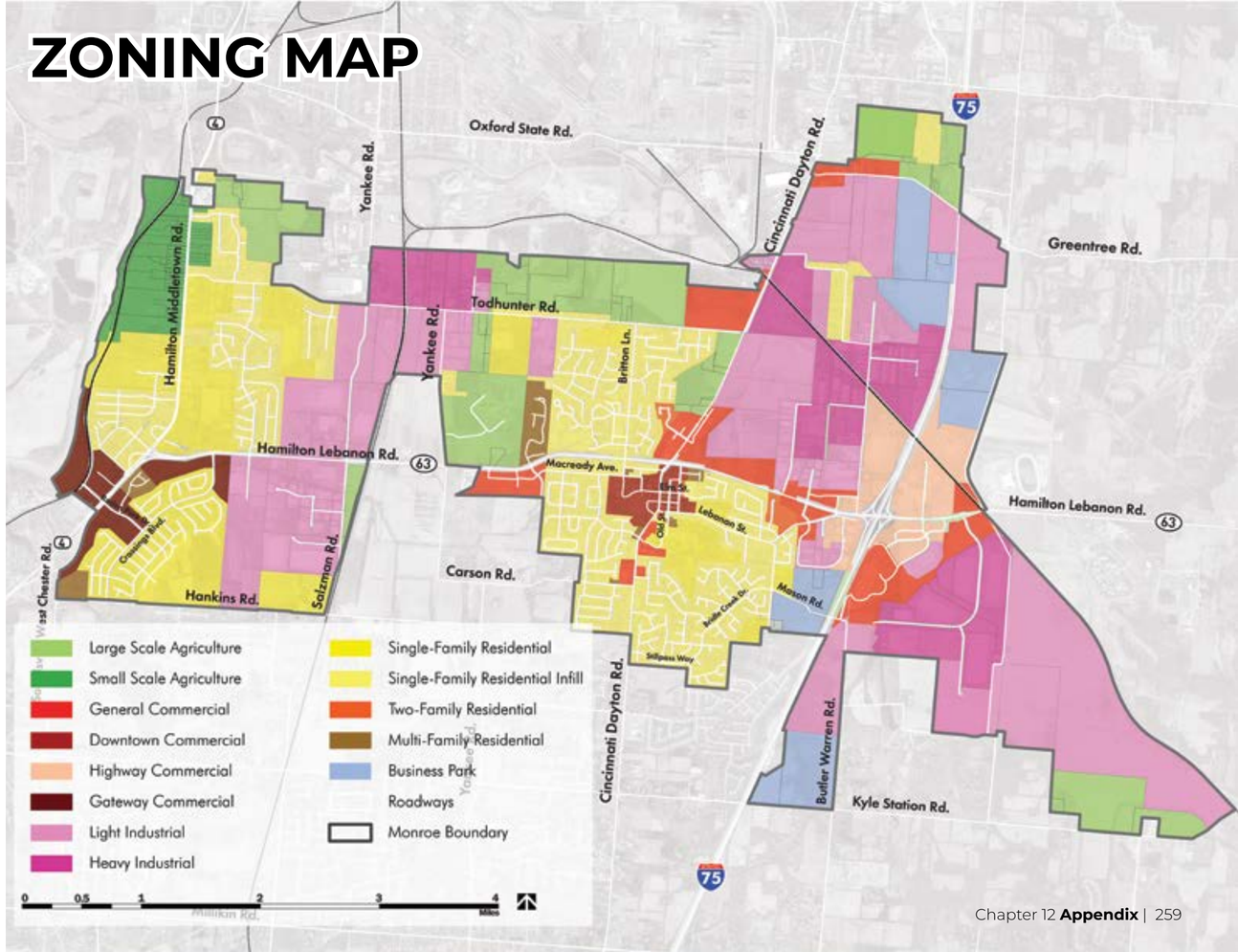
Examining existing land use, there is a large difference between the current uses of the land and the zoning designations. There are nine land use categories:

- Agricultural,
- Single Family Residential,
- Multi-Family Residential,

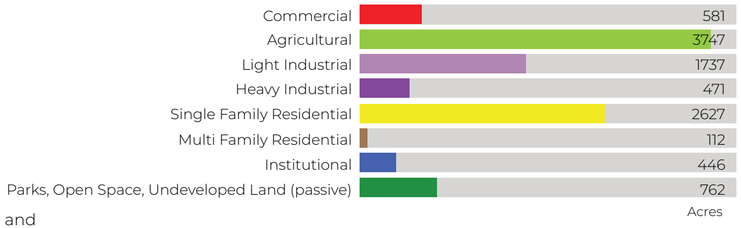




ZONING MAP

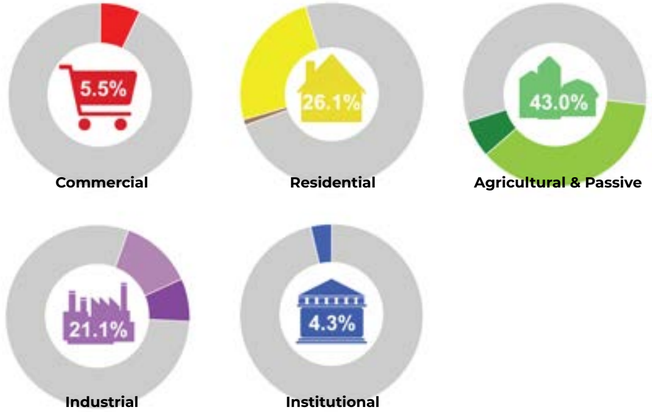


- Two Family Residential,
- Commercial,
- Institutional,
- Light Industrial,
- Heavy Industrial, and
- Parks/ Open Space/ Undeveloped Land.



Two categories have been added; parks, open space and undeveloped land and institutional. Others have been simplified such as single-family and multi-family residential to show distinction between development types.

Overall, agriculture is the most common land use in Monroe. It covers over 35 percent of the land within Monroe's jurisdiction. Following that is residential use, where just over a quarter of the land (26 percent) is used for housing. The leading housing type is single-family development; multi-family development is very sparse throughout the community. Industrial development makes up over 20 percent of the total land use. Commercial and business uses make up 5 percent, while institutional uses are about 4 percent of the total land use.

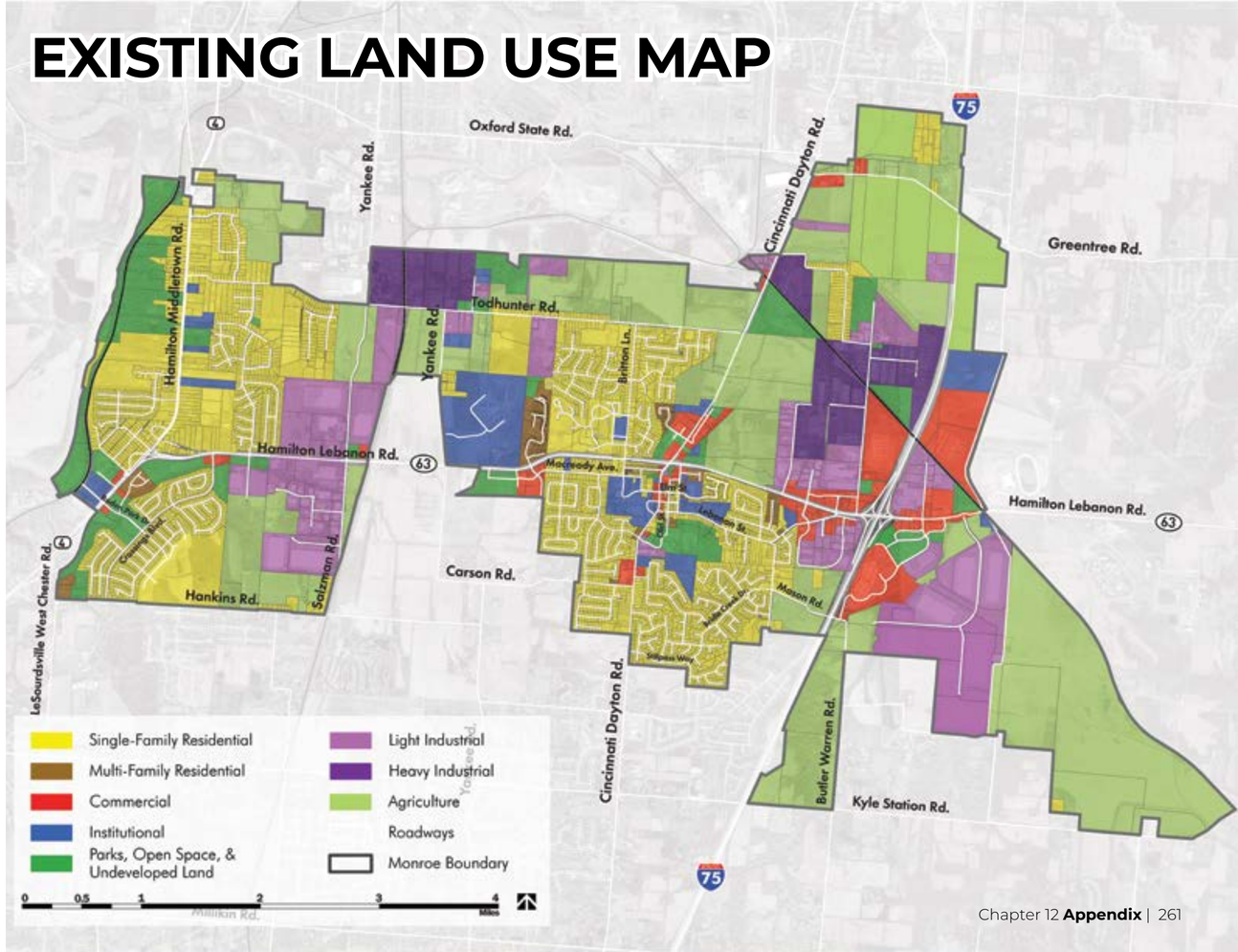


Environmental

Monroe's floodplain areas will likely limit future development southeast of I-75. Much of the land is currently agriculture in use due to the massive floodplain covering the majority of that area. Development would be best advised to avoid this area, or floodplain mitigation strategies will need to be implemented to reduce potential impacts (see Land Use Chapter 5 for more information).

Other flood hazard areas to be aware of are located north along the I-75 route and east and west of I-75 surrounding

EXISTING LAND USE MAP



the creeks and industrial sites. With the location of these industrial sites in the floodplain, pollution is a concern for the surrounding area. The Great Miami River does not pose much of a threat for the residents of Monroe living on the west side of the City or along SR 4. There is likely either enough of a buffer on the east side of the river to prevent flooding, such as a steep slope, or much of the flooding from the river flows west towards Trenton in Butler County and avoids Monroe.

Utilities

Water and Sewer

Monroe's wastewater is serviced by the LeSourdsville Regional Water Reclamation Facility (Butler County Environmental Services) located just south, outside of Monroe's incorporated boundary. The facility treats an area of approximately 50,000 people including Monroe and the towns of Hamilton, Trenton, and Fairfield, and Madison, Lemon, and Liberty townships.

The facility started expansions in 2010 to increase capacity from 12 million gallons per day to 15 million gallons per day and improve the wet weather hydraulic capacity from 32 to 70 million gallons per day. Currently, the facility treats about 8 million gallons per day. It is expected that by 2030, only 12 million gallons per day will be used. (Source: des.butlercountyohio.org/html/wastewater/LeSourdsville.cfm)

The Monroe Water Utility has three water towers, 790 fire hydrants, and 502,000 feet of water main. The Water Division is responsible for the operation and maintenance of all the infrastructure. (Source: http://www.monroeohio.org/180/Water-Maintenance)

Electric

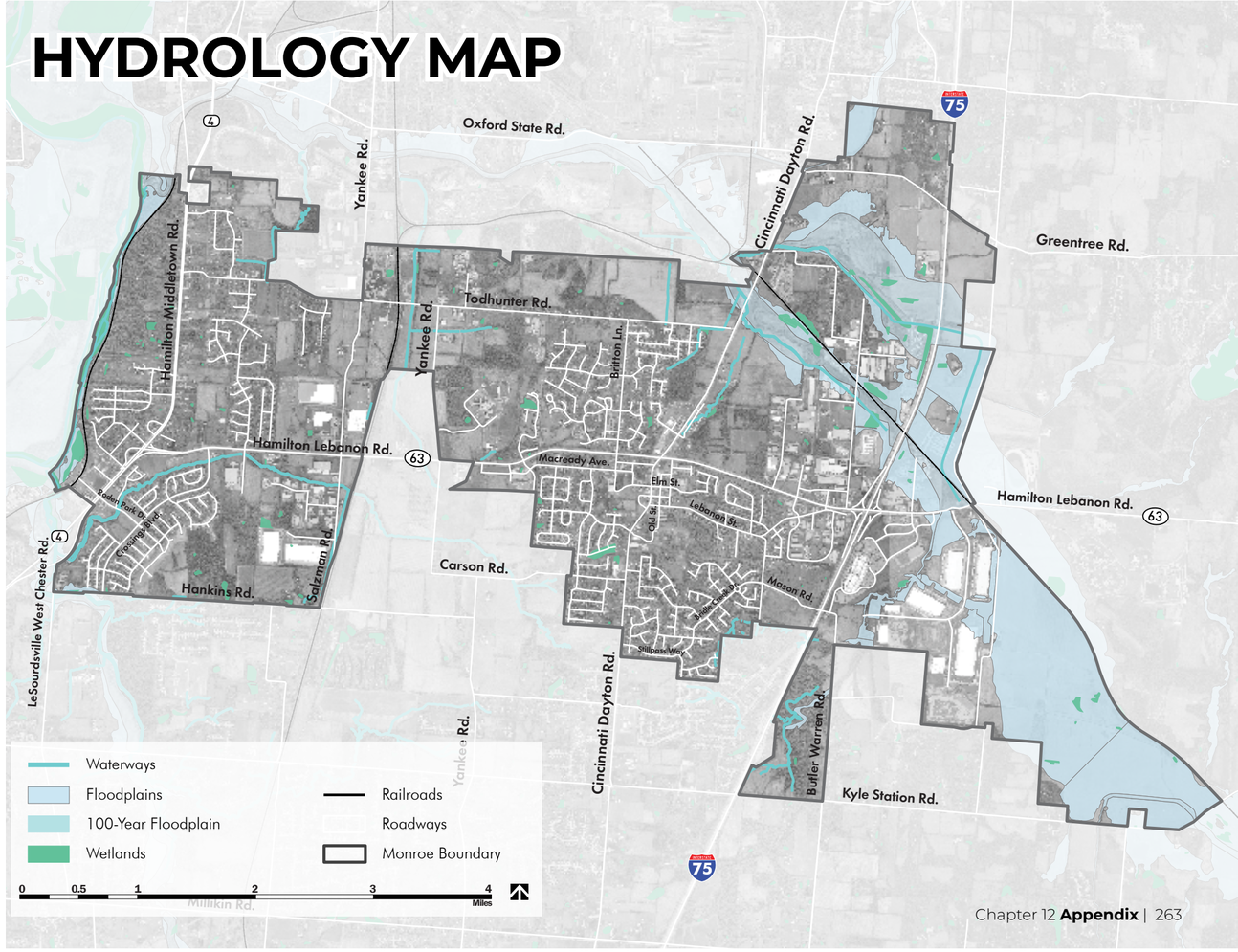
Electric service for Monroe is provided by Duke Energy.

Gas

Gas is provided to Monroe through Duke Energy. Monroe has the heaviest density of gas transmission pipelines and hazardous waste pipelines in all of Butler County. Oil and natural gas lines run throughout all of Monroe: along the northern City boundary running west-east, a diagonal line crossing near SR 4 and SR 63 going northeast, a north-south line from Kyle Station Road crossing Carson Road, and a line in the southeast portion of the City coming from the intersection of Kyle Station Road that continues northeast to Warren County.

Duke Energy provides electric services to the City.

HYDROLOGY MAP



Cable and Telecommunications Service Providers

The City of Monroe has cable services provided by Time Warner, and telecommunications (internet and cellular towers) are serviced mainly by AT&T and Cincinnati Bell.

City Services

City Hall and Government Facilities

City Hall (Monroe City Building) was built in 1999 and is located on Main Street. City Hall contains meeting rooms, city offices, and is the former location of the Monroe Police Station. City Hall is home to the Mayor and Council, the City Manager's office, development office, finance office, holds boards and commissions meetings in the meeting spaces, and the Mayor's Court. City Hall looks over other departments as well, such as public works, fire and emergency medical services, and the police.

Monroe has two public libraries; the Monroe Public Lending Library & Community Center in the downtown, and Mid-Pointe Public Library located next to the Mount Pleasant Retirement Community off Britton Lane.

The Public Works Department holds a variety of responsibilities for taking care of the City of Monroe, and their office is located along Holman Avenue. They are in charge of the two cemeteries in the City, infrastructure maintenance, parks, right-of-way inspections, storm water utilities, streets, water utilities, and other capital improvement projects.

Monroe does have a post office located on Main Street within the downtown area, adjacent to City Hall.

Police Station (Police)

Monroe's Police Department recently moved locations. Previously located in the lower level of the Monroe City Building along Main Street, the department has moved into a new building along South Main Street, south of the City Building. The police outgrew their space at City Hall and in 2019 purchased a new building to house the department. The City renovated an old grocery store for the police department to move into. Monroe's Police Department covers a large area in the City and engages in proactive safety initiatives and addresses a variety of issues including traffic violations and community policing.

Monroe City Hall in Downtown

Monroe's police station that relocated from the basement of City Hall to it's own space further south along Main Street.

Monroe's fire station in Downtown

Fire Stations and Emergency Medical Services (Fire and EMS)

Monroe has two municipal fire stations; Fire Stations 61 and 62. Fire Station 61 is in the downtown on Main Street (Cincinnati Dayton Road), and Fire Station 62 is located in the west on Hamilton Middletown Road (SR 4). Monroe's fire department is a full-service career department that provides a multitude of services from fire suppression to technical rescue and paramedic level emergency medical services. They also provide several public education programs such as CPR and First-Aid classes, fire safety lectures, home safety inspections, and more.

City of Monroe Comprehensive Housing Study

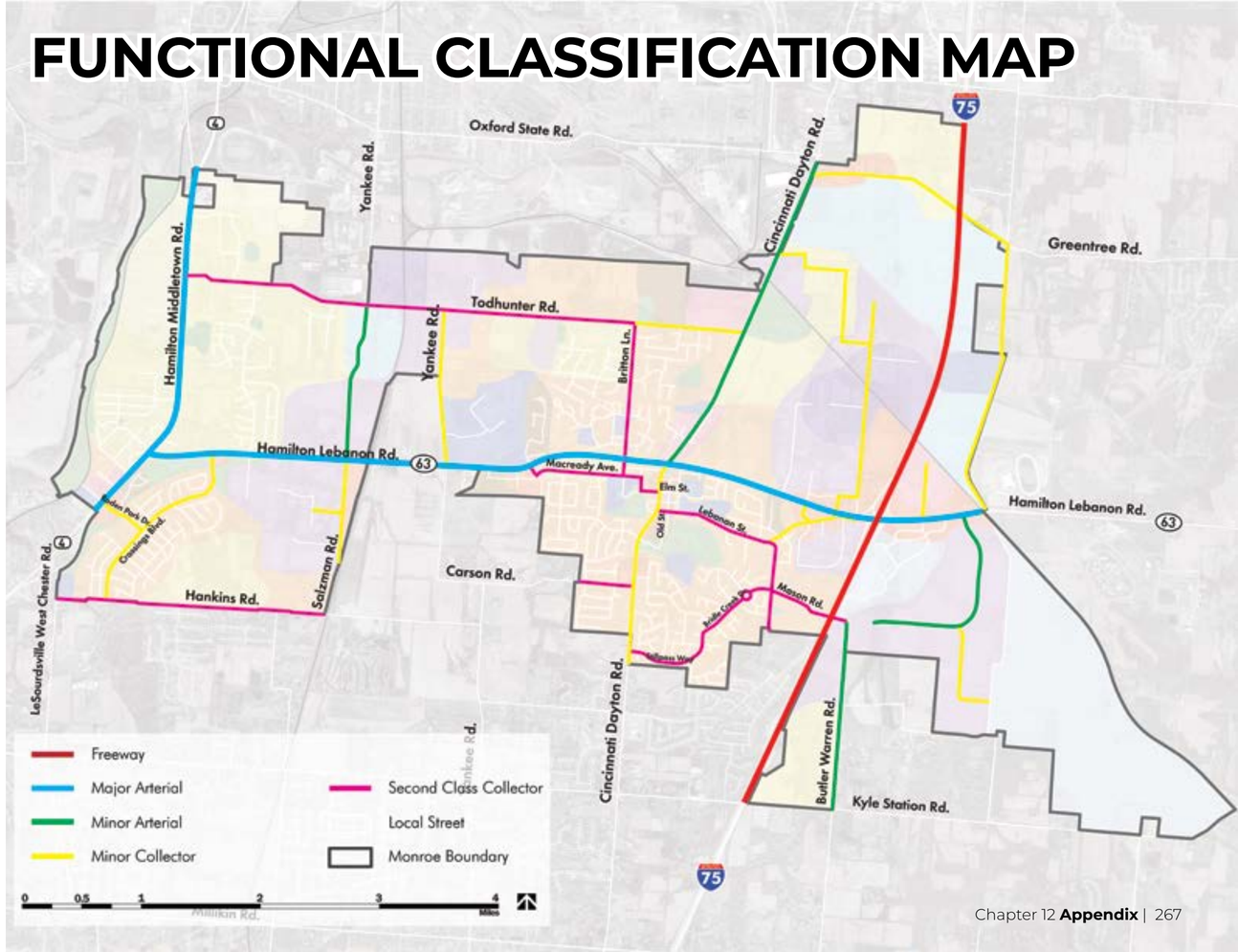
The City of Monroe completed a comprehensive housing study in 2018, with assistance from the University of Cincinnati Economics Center, that was adopted in February of 2019. This study was to provide community leaders, stakeholders, and community members with an analysis of the City to help guide public policy and drive development of residential housing. This report presents the results of a comprehensive analysis of housing growth within Monroe and a look into the socioeconomic conditions that might influence trends within the City and surrounding areas in the coming years.

FUNCTIONAL CLASSIFICATION OF ROADWAYS

Roadway Type	Function and Characteristics	Existing Average Daily Traffic (ADT)
Freeway	· Carry high volumes of traffic at high speeds over long distances. · Serves interstate/intrastate/interregional/intracity travel. · No direct property access. · Median/grade separation of opposing traffic movements.	Over 20,000 vehicles per day
Major Arterial	· Provides access and mobility at moderate to high speeds/volumes/distances. · Serves interregional, intercity, and intracity travel. · Direct property access is not permitted or restricted.	9,000 - 20,000 vehicles per day
Minor Arterial	· Provides access and mobility at low to moderate speeds/volumes. · Serves intercity, intracity, and intracommunity travel. · Direct property access is restricted.	4,000 - 12,000 vehicles per day
Minor Collector	· Provides access and mobility at lower speeds, with equal priority assigned to access and mobility. · Connects local or second class collector streets to arterials. · Residential driveways not permitted; commercial driveways restricted by number/spacing/site distance.	3,000 - 6,000 vehicles per day
Second Class Collector	· Connects primary collectors to local streets. · Limited residential or commercial driveways based on volume/speed/sight distance/spacing.	1,000 - 4,000 vehicles per day
Local Street	· Provides local land access. · Carries traffic to and from local land developments and collectors. · Direct property access is permitted.	Less than 1,000 vehicles per day

Source: FHWA Functional Classification Guidelines and City of Monroe

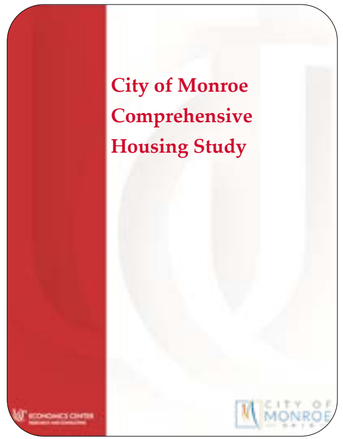
FUNCTIONAL CLASSIFICATION MAP



EXISTING PLANS

Sample communities were used to compare trends that Monroe was experiencing. These sample communities are Hamilton City, Lebanon, Mason, Middletown, Springboro, Trenton, and West Chester. The sample communities were based on two primary criteria categories and how well they satisfied them. One of the criteria was that the socioeconomic, demographic, employment, and/or housing profiles are similar to Monroe's and the second criteria was that the sample community had to be within a 30-minute drive of Monroe. This suggests that residents of the sample communities might work in other areas than which they live, replicating similarities to Monroe residents traveling to other communities for work as well.

The document provides in-depth analysis of the community over time and for the future, and outlines opportunities and challenges facing the City. Data was collected from multiple sources including Census data and estimates, City departments and county auditors in both Butler and Warren counties. Key takeaways are also addressed from all synthesized information and identified and discusses different growth strategies for Monroe.

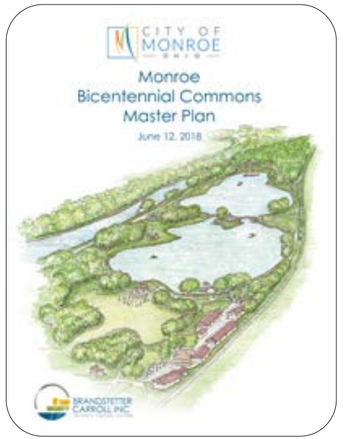


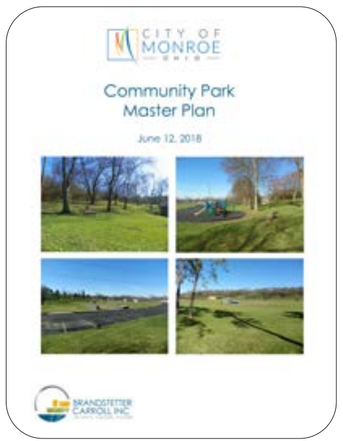
Park Master Plans

Monroe has many existing and future plans for park facilities. Throughout a series of documents, Monroe has been developing master plans for the existing parks to explore opportunities for development and address the needs and concerns of residents in Monroe.

Baker Park

This project started following the completion of the Monroe Parks and Recreation Master Plan in April 2016. During the public input of that project, Monroe residents supported more improvements for existing parks including Baker Park. Baker Park, located north of the downtown along Cincinnati Dayton Road near the railroads, was supposed to be used for recreational purposes, specifically





sports fields, but its location in a floodplain makes this an unsuitable site for development. Instead, recommendations for the park include a dog park, trails, nature restoration, a nature playground, community gardens, a disc golf course, and improvements to the entrance road and parking, as well as utilities such as water and electric services be provided. Additional features to address later after the master plan is complete include signage at the entrance and for wayfinding, picnic shelters and restrooms to encourage visitors to stay longer.

Monroe Bicentennial Commons

A future planned park that is currently under construction, Monroe Bicentennial Commons is located at the old LeSourdsville Amusement Park site along the east side of the Great Miami River. During the planning and development process, public input was collected to help guide the plan. The most common comment received by community member stated they wanted the lake that used to be on the site to come back. The accepted proposal for the new park incorporates many of the old elements from the amusement park, as well as newer elements such as water based recreation, new playground equipment, an extension of the Great Miami River Valley Recreation Bike Trail, an amphitheater and lawn, and the reconstruction of 7.5 acres of the LeSourdsville Pond.

Community Park

Published in June of 2018, this plan discusses the scope and future steps for park improvements of Community Park located south of downtown. This plan was created after the Monroe Parks and Recreation Master Plan was completed in April of 2016. This master plan shows the current conditions of Community Park and the future plans for development including layout that shows the location of a splash pad (sprayground), playground, outdoor fitness equipment space, baseball fields and complex, trails, parking areas, and access points.

DEVELOPMENT FEATURES & CHARACTERISTICS

Single-Family Detached Housing

Design features for housing include the use of various materials (such as the stone veneer seen on the home to the right) with complimentary and contrasting features, colors, and materials. The housing layout and design creates a depth when viewing the front of the house (garage is set further back and creates a longer driveway for vehicles to park). Additionally, some neighborhoods are designed to have garage access from the rear of the housing structures. An alleyway provides access to the garage units which would help keep vehicles away from the primary street and hidden from a person's direct line of sight.

Landscape design can add interest to a property. Landscape design can be done during the construction phase by a developer or by the owner after purchase and move in. Some benefits of landscaping elements include stormwater management, shade, and beautification of the property.

More elements that should be designed within future subdivisions and housing projects include open space, access to parks either within or nearby the neighborhood, sidewalks, and access to trails. Future neighborhoods should be safe and accessible for pedestrians, bicyclists, and drivers.

Single-Family Attached Housing

Townhomes in Saxony Village Neighborhood, Fishers, Indiana

Like single-family detached housing units, the use of various construction materials and use of color should be encouraged in future development designs. Attached housing structures help increase housing density in an area and may contribute to housing product diversity and affordability in the community.

Garage locations are encouraged to be located on the rear or side of a housing unit. Access to parking should be through an alleyway and not directly from the frontage road. Additional parking may be provided through on-street parking on a case-by-case basis depending on location and overall parking demands.

Attached housing is important for a community and can be used as starter housing, temporary housing, or for those looking to downgrade in size. These housing developments should be located near areas that see high pedestrian activity and are easily accessible through various modes of transportation. These developments may also be integrated within neighborhoods that are made up of a mixture of lot sizes. If there is a commercial node near a neighborhood, attached housing options may be located nearby to act as a transitional buffer from commercial and mixed-use uses to single-family residential units.

Neighborhood Layout

Future neighborhood development should be thoughtful and well-connected. Limit the number of cul-de-sacs within a neighborhood to increase road connectivity, develop sidewalks along the roads, and provide access to nearby trails. Street trees should be planted to provide shade within the neighborhood, and open space and small parks (mini parks) should be planned into the overall development.

Multifamily Housing (Apartments &

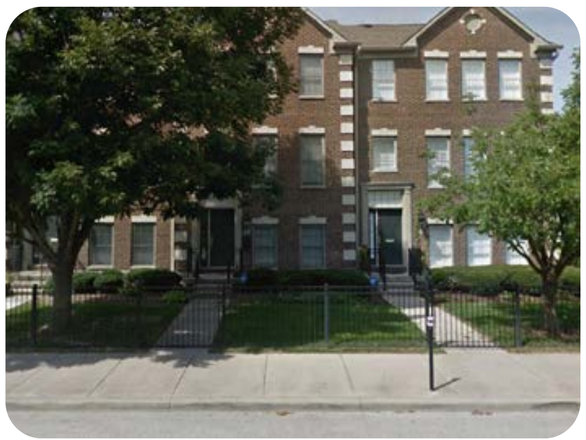
Condominiums)

Multifamily housing is great for supplying housing for various price points and stages of life. Many people use apartments for their first home, when they are moving and need a short-term residence, or when they are looking to downsize from a single family home. Condominiums also provide this opportunity, but the main difference between most apartment developments and condominiums is that condominiums are often bought and owned whereas apartments are rented.

Multifamily housing developments maximize space by creating density. To diversify the area and boost the local economy, the City should look towards diversifying the land use make up near these areas. By expanding nearby amenities and attractions such as restaurants, shops, cafes, and office spaces, a central hub can be created that stimulates the local economy and keeps money shuffling between businesses and rent prices. Locating jobs, shopping options, and eateries nearby dense, living developments helps to increase connectivity and encourage pedestrian activity.

These developments should include sidewalks, open space, and should be built with pedestrian, bicyclist, and vehicular access in mind. Apartments and condominiums should be designed with complimentary and contrasting elements and built facing the street.

Enclosed parking garages, underground parking, and first floor private garage units are encouraged to be developed to hide parking and reduce the amount of surface parking. Where surface parking is included within the development, it should be located in the back away from any street frontage. On-street parking in front of apartments or condominiums may be included but should be designed into the streetscape on a case-by-case basis depending on the development location (for example, the downtown along Main Street for visitors and not long-term overnight parking for residents).



Apartment development in Saxony Village Neighborhood, Fishers, Indiana

Multi-unit housing development in Carmel, Indiana in Sunrise on the Monon Neighborhood

Mixed-Use Development

Mixed-use development is a great way to increase density within a community and provide high activity uses in the same area. These developments should include sidewalks, trail access, open space and plazas, and high-quality architecture. Buildings should be developed close to the street to keep the area pedestrian friendly and encourage walkability. Apartments, condominiums, townhomes and rowhomes, restaurants, cafes, and shops are typically found within these developments and help keep the area pedestrian activated. Encouraging connectivity through sidewalks and access to trails helps attract more people by increasing the modes of transportation to get to the development and other nearby destinations.

Mixed-use development that is vertical in design will have multiple uses within the same building and should generally be two to five-stories in most locations. The first floor should be dedicated to activity generating uses such as retail and restaurants, and upper floors will typically be apartments or condominiums. Office space is encouraged and can be utilized on any floor of a multi-story development. Similarly, if a small apartment development were to be included here, the first floor should consist of the leasing office that is open to the public and hold the communal gathering spaces typically found in apartments such as a lounge, game room, fitness center, kitchenette, enclosed courtyard, and other amenities.

For mixed-use developments that are horizontal, they typically will not have multiple uses in the same building but have multiple uses within the same block. Singular use buildings that are clustered together with shared parking still creates the desired environment typical of vertical developments. It is encouraged that multi-family developments do not exceed three-stories, but the City may make exceptions to this in the future.

Mixed-use development in downtown Muncie, Indiana

Goose the Market in Indianapolis, Indiana

Other development standards include more windows on the first floor to allow views into retail, restaurant, and office spaces, using high quality building materials such as brick and stone, utilizing colors and other design elements to break up the façade, increasing the width of adjacent sidewalks, and limited building setbacks to allow for outdoor seating and displays, landscape elements, and lighting.

On-street parking for short periods of time (either metered or time-limited), parking garages, and additional surface parking nearby should be thought about for visitors. For residents living within the mixed-use developments, personal parking garages, a separate, enclosed parking garage for residents of the development, and reserved parking space with parking passes in a public parking garage are encouraged to shelter vehicles but also keep them away from pedestrian activities. Surface parking lots can be used for shared purposes when nearby but are not specifically dedicated to the mixed-use development.

Commercial Development

Commercial development is critical in generating tax revenue for the City. Commercial developments should not be thought of as just shopping and restaurant opportunities, but employment, hospitality, and professional services as well. These uses attract people to an area and is where money is generated and spent, helping to boost the local economy and bring in more revenue from outside of Monroe.

Commercial developments can be built at a variety of scales, from small commercial nodes found near neighborhoods to regional districts which attract more people and will impact the transportation network.

Development strategies include locating the loading and unloading areas to the side or rear of the commercial building to avoid visual impacts to the streetscape. Dedicated on-street parking spaces for short amounts of time may be used in some cases for loading/unloading services and pickup or delivery spaces for customers and employees. Shared parking lots are encouraged to be used between businesses that are located within the same development or are nearby to one another. Parking should be located to the side or rear of primary buildings.

For neighborhood scale developments, the building should be located near the street and have access to a sidewalk. Outdoor seating may be included either to the front or side of the building. The design of the buildings should be complimentary to the surrounding development and contribute to neighborhood livability. Other amenities that may be designed into or near the area where a neighborhood commercial district would be created include open space, a plaza, and outdoor seating and lighting. Neighborhood commercial districts may include but are not limited to small boutiques, restaurants, cafes, personal service businesses (salon, dry cleaner), and small grocery stores.

Neighborhood commercial node in Saxony Village Neighborhood in Fishers, Indiana

Commercial development in the Village at West Clay in Carmel, Indiana

Regional districts should be developed off a major roadway to avoid any negative impacts to local roads. Landscape plantings should be used to buffer the development near residential and industrial developments, create a more attractive development, and provide shade through the use of trees. The development of large parking lots is discouraged, but center medians, pedestrian islands, and landscaped islands with trees and lighting should be included where parking lots are large. Overall development of buildings should frame the street network to help keep parking located behind the development. Sidewalk access throughout the development and to nearby amenities and neighborhoods is encouraged to help create a safe pedestrian site.

Employment & Small-Scale Industrial

Developments

Employment and small-scale industrial development standards should follow similar development styles. While the public has been open about not wanting more industrial development near residential neighborhoods, it is unlikely that industrial uses will cease being developed in Monroe due to its location between Cincinnati and Dayton. However, development of industrial uses can be streamlined to include location preferences, development standards, and buffer requirements.

The employment areas are included to encourage more business and technology park developments. Corporate offices, offices with a small manufacturing component, and small-scale industrial uses that produce small manufacturing parts and components to be shipped to larger assembly warehouses are all compatible uses within this development type.

Buffer requirements may include an opaque fence with additional low maintenance landscaping such as evergreen trees and shrubbery at a minimum when located adjacent to any commercial or residential development. Setback requirements are to be followed in accordance with the zoning ordinance. The City may require more intense buffer requirements depending on the location and type of activities that occur within the building.

For any office component of a primarily industrial building, windows and

high quality building materials should be included. Employee parking and entrances to any warehouse component should be located on the side of the building, with docking and loading stations located in the rear. Guest parking may be located near the front office component. The City will require that all roadways, turnarounds for trucks, and parking lots be paved and have proper drainage and stormwater runoff solutions on-site or within the development.

The development of any industrial or warehouse buildings, without and without an office component, should adhere to the development standards above when necessary. Roadways must be able to service truck traffic, and easy to navigate and turn around in. Sidewalk components, lighting, and proper landscaping should be included in the overall design. Roadways must be concrete and cannot be gravel.

As these future employment areas build out, additional uses that may be located nearby and within these developments include open space and some supporting convenience and restaurant uses. Additional workforce housing, such as apartments, may also be compatible with appropriate buffering.

Parks & Open Space

Parks and open space are important to the quality of life of residents within a community. The quality of life chapter breaks down the park gaps across Monroe and identifies those needs.

Monroe has done a great job focusing on park development, but additional opportunities include more open space across the City, upgraded playground equipment, a large public gathering space, outdoor theater/amphitheater, indoor sports facilities for year-round activities, upgraded sports fields and practice fields, and the development of more neighborhood parks.

Parks and open space should be easily accessible to pedestrians and bicyclists through sidewalks and trails. They should be integrated into the overall design of future parks and open spaces. Pedestrian scaled lighting, benches, tables, garbage cans, and public art should be included as well. Additional things to consider regarding park development include restrooms, water fountains, and dog-friendly amenities such as fenced in spaces, ramps, water fountains, and disposal areas for pet waste.

Existing park upgrade needs should be determined through future parks and recreation master planning efforts.

Flat Fork Creek's open space is used year-round for a number of activities which makes it a popular destination for people of all ages.

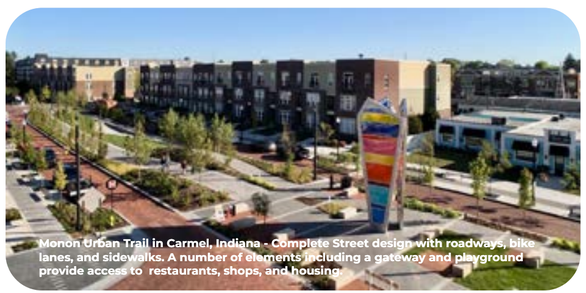
Switchyard Park in Bloomington, Indiana provides a number of spaces for activities including multiple courts for sports, skate park, playground, and space for events.

Transportation & Quality of Life Improvements

The transportation network is very important for Monroe. Roadways must be accessible and easy to navigate for all users in order to get around the community safely. Pedestrian and bicyclist access is limited, even within some neighborhoods, which has made connectivity across the City difficult.

Sidewalks are encouraged to be developed at a minimum on both sides of the street. For all future developments, sidewalks should be included on both sides of a roadway and have street trees planted along them to increase shade coverage for people, especially in future residential developments.

Sidewalk with a greenstrip and street trees within a neighborhood enhance the appearance and make it more walkable.



Monon Urban Trail in Carmel, Indiana - Complete Street design with roadways, bike lanes, and sidewalks. A number of elements including a gateway and playground provide access to restaurants, shops, and housing.

Sidewalks and trails can be integrated along the same path or separate of one another. Similarly, dedicated bike lanes within roadways next to sidewalks will help avoid pedestrian/bicyclist collisions by offering a specific space for both modes. A trails network should be incorporated throughout the road network and within parks to connect to neighborhoods, schools, and other local amenities and destinations.

Bike lanes should be a minimum of five feet wide and trails should be a minimum of 12 feet wide; both should be designed using asphalt pavement. Pavers may also be used in place of asphalt. Separation of bike lanes and trails from the roadway are not necessary but highly encouraged through the use of wide green strips, medians, or reflective bollards/delineators accompanied with a zebra painted median space. Pedestrian scaled lighting, crossing signals, benches, garbage cans, public art, and bicycle parking spots should be incorporated into the overall development of a connected trails and sidewalk system and at appropriate locations (i.e. parks, schools, shops, and restaurants).

Public art may include but is not limited to a mural/painting on a wall or building, sculptures, painted crosswalks, and memorials.

Neighborhood commercial node in Saxony Village Neighborhood in Fishers, Indiana provides ample on street parking, outdoor seating, and bicycle parking.

Gateway Design Elements

Gateways are important in creating an entrance and can be used as a wayfinding tool to help people navigate the community. Gateways should be unique to a community and reflect the character of it.

Major gateways are primary entrances into a community and should be larger in scale to make an impact. Depending on the location, some gateways may have to be significantly larger in scale to complement the surroundings. For example, a gateway along the existing I-75 interchange and State Route 63 may be scaled differently that one located south of the outlet mall near Mason Road and Butler Warren Road.

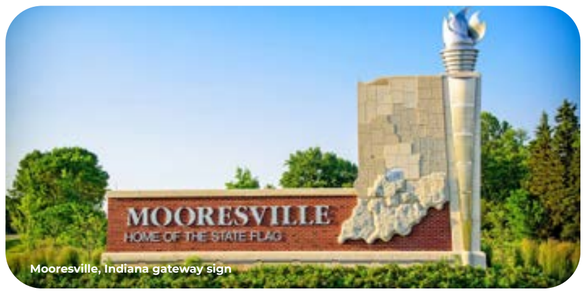
Design recommendations for both major and minor gateways include appropriate use of lighting, color, art elements, and landscape features such as bushes and flowers. It is important to note that the main difference between major and minor gateways will be the size and scale of the signage. A major gateway tends to be located along a major corridor that sees large amounts of traffic every day. Minor gateways are smaller and are used as entrances into the City. The size of the gateway should be complimentary of the surrounding context and development types nearby.

Gateways should not be completely uniform in design and reflect the surrounding context and nearby destinations. It is recommended that a variety of elements be used to create a unique entrance such as stone, brick, colored pavers, lighting on and within the gateway structure or sign, and some type of art element that is reflective of Monroe. Carrying a common element from gateway to gateway is acceptable, but complete replication of the gateway is discouraged.

Pedestrian and bicyclist facilities may also be incorporated into the development of a gateway. Trails and sidewalks may be developed near a gateway to improve access and connectivity throughout the City. The City should anticipate these improvements when determining location and design of the gateway.

Lebanon, Indiana overpass incorporates color as an integral part of their gateway design

Highland Park, New Jersey



Mooresville, Indiana gateway sign

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CITY OF MONROE
OHIO

MonroeOhio MonroeOH

September 29, 2021

Monroe City Council
233 South Main Street
Monroe, Ohio 45050

Dear Monroe City Council,

This letter is to inform you of Planning Commission's September 21st, 2021 decision regarding the draft recommendations and documents for the update to the City Comprehensive Plan. By a 3-1 vote, Planning Commission gave a favorable recommendation regarding the request to update the City Comprehensive Plan.

Thank you

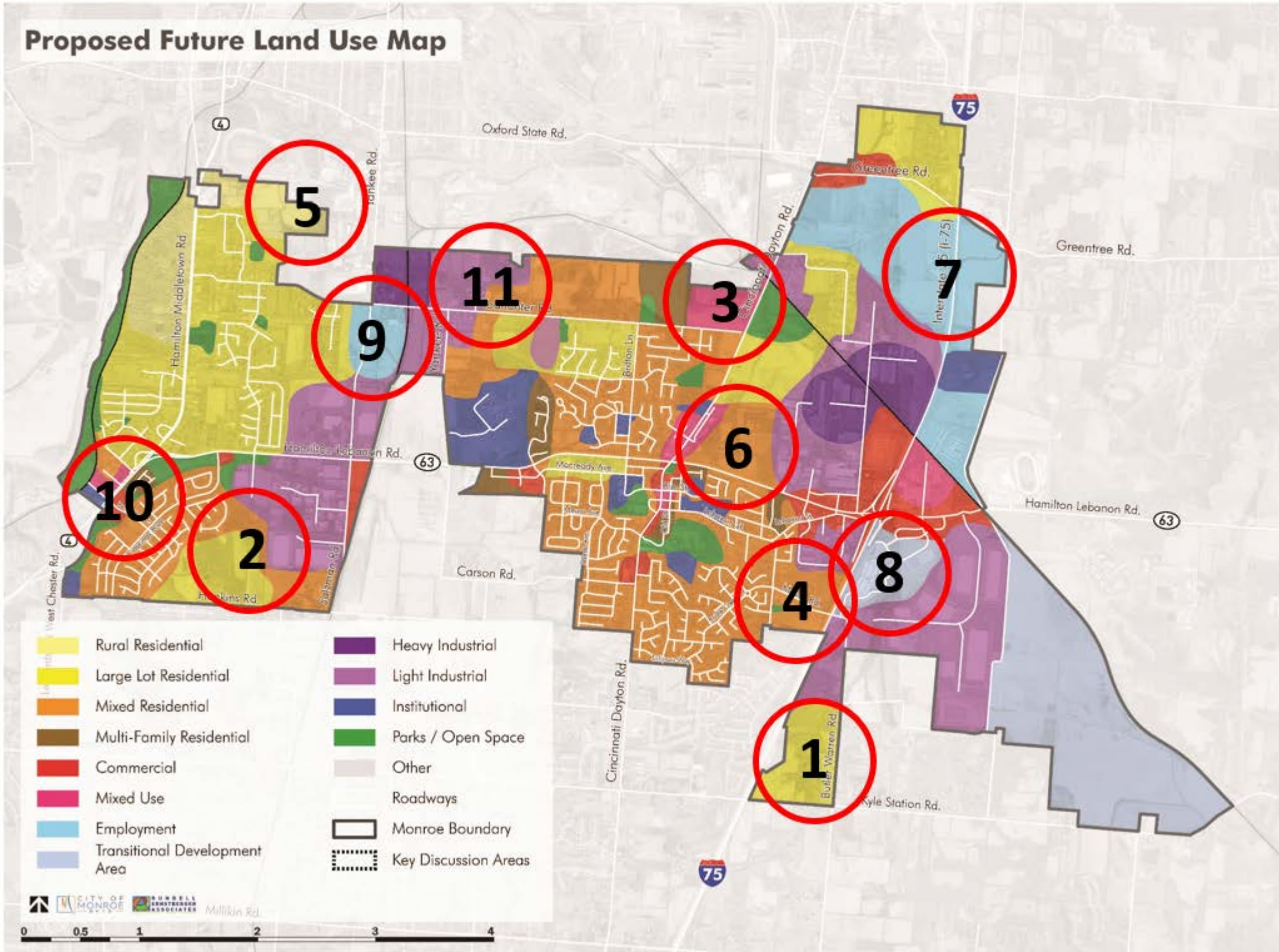
Lindsey Pyron
Planning Commission Secretary

COMPREHENSIVE PLAN- FUTURE LAND USE MAP- AREAS OF DISCUSSION

MAP #	PROPERTY	PROPERTY OWNER	PRESENT ZONING	CURRENT COMP PLAN (2010)	ADVANCE MONROE	AFFECTED PARTY	NAME	FEEDBACK	
1	Millan Farm	Millan Family	B-P	Office-Business Park	Large Lot Residential	Property Owner	Christopher Goforth, Millan Family representative	Via email, property owner stated they are really happy with things and are in a "sit and wait" mode.	
						Adjacent Property Owner, Developer	Lenny Robinson, Corridor 75 Park	Concerned that a residential designation south of property Corridor 75 Park owns would lead to loss of developable land due to buffer and setback requirements.	
2	South of Penske	SK Realty	L-1	Light Industrial	Large Lot Residential/ Mixed Residential	Property Owner	Amanda King, SK Realty	Property owner stated they are in contract with an owner for development of industrial, but would still like to retain the L-1 zoning designation if the plans were to fall through. Property owner stated the industrial use is the highest and best use of the property and would add tax revenue for the city.	
3	Atrium Property	Atrium Medical Center Foundation	C-2 PUD	Commercial	Mixed Use	Property Owner	Atrium Medical Center Foundation and representatives	Though the Comprehensive Plan does not change zoning, the property owner wishes to retain existing C-2 PUD agreement which allows for commercial uses as well as some light industrial uses. The property owner believes a Mixed Use designation is not consistent with the adjacent uses and will reduce the value and development timeframe for the property.	
4	Bishop Farm	Darlene Bishop	B-P	Office-Business Park	Mixed Residential	Property Owner	Doron Kim, son-in-law of property owner	Over several conversations, the son-in-law of the property owner had indicated interest in industrial based on feedback from realtors. The property owner appears to be receptive to the possibility of different uses, as well as a mix of uses, should the property be split (i.e. north half of Mason vs south half of Mason)	
5	Zecher Farm	Zecher Family	A-1	Agricultural	Rural Residential	Property Owner	Barbara Hoffman, Zecher Family	Property owner has expressed a desire to split the property in terms of use, with rural residential to the west and industrial to the east.	
						Adjacent and nearby residents	Various	Nearby residents emailed with the City regarding concerns about the potential for industrial use in this area. The property owner is not supportive of any industrial land use in this area as proposed by the Zecher Farm property owners. The property owner, who says she also speaks on behalf of other nearby residents, has stated they would prefer "some homes" on the agricultural land and referenced the nearby uses in Middletown.	
6	Ratterman Property	Tom Ratterman	C-2/L-1	Commercial/Light Industrial	Mixed Residential	Property Owner	Tom Ratterman	The property owner has expressed interest in developing the property for industrial purposes. The property owner has also expressed a willingness to develop a portion of the property for commercial use in areas closer to State Route 63.	
7	Berns Property	Berns Family	L-1	Commercial/Office-Business Park	Employment	Property Owner	Mike Berns and representatives	Property owner has stated the Employment designation as there is no demand and would render the property useless. Also objects to buffering standards, asks about City funding sewer extension to the property, states smaller scale buildings are not consistent with market demands, believes larger industrial users should be closer to the highway.	
8	Cincinnati Premium Outlets	Simon Property Group	C-2 PUD	Commercial	Transitional	Property Owner	Simon Property Group	Property owner has stated they wish to know more detail of the "Transitional" designation and how it impacts CPO and the other property they own. Because they have a developer interested in one of the outparcels for multifamily development (Metropolitan Holdings), they have also expressed support for that type of use for their property as was part of the informal discussion/presentation at Planning Commission.	

9	McKinley Farm	Salzman Farms LLC	L-1	Light Industrial	Large Lot Residential/Employment	Property Owner	Salzman Farms LLC	Current property owner/developer has expressed to the City in the past that the intent is to develop this property for an industrial type use. It is the City's understanding at this time that there are no concrete plans for a specific project.	
						General Residents	Various	Staff has heard from the community in general as well as property owners in this specific area of Monroe that there is a significant concern with industrial development locating adjacent to residential property.	
10	Shops of Monroe Crossings	Multiple	C-4 PUD	Commercial/Agricultural-Transitional	Commercial/Mixed Residential/Parks-Open Space	Potential Developer	Robert Krumdieck	Potential developer has expressed the desire to develop the western portion of the Shops of Monroe Crossings commercial area for a self-storage facility, which is only permitted in the L-1 Light Industrial zoning district. While this interested party has not expressed objection to this plan, the area they wish to develop is currently recommended for commercial and parks/open space on the Future Land Use Map, which would be in conflict with their desires.	
		Multiple	C-4 PUD	Commercial/Agricultural-Transitional	Commercial/Mixed Residential/Parks-Open Space	Developer	JoJo Schwarz and representatives	Developer has expressed interest and will likely soon make application regarding an attached higher density concept on a portion of this development area. The developer has not expressed any specific objection to this plan and the area they wish to develop is currently recommended for a mixed residential, which in part aligns with their desires. In part, however, their proposal does not align with the connectivity, design, and density goals of the Mixed Residential recommendations.	
11	860 Holman Avenue Property	Tom Miller	A-1	Agricultural	Light Industrial	Property Owner	Tom Miller and representatives	Property owner has expressed support for the future land use designation of this particular property, designated currently for a light industrial use, as it aligns with their desires for development of the site. The property owner has applied for a rezoning from the current agricultural zoning designation to light industrial and received a positive recommendation from Planning Commission. It went for a first hearing at City Council this month. There has been objection to this particular rezoning from the public who does not wish to see additional industrial development	

Proposed Future Land Use Map



From:	Lenny Robinson
To:	Kameryn Jones
Cc:	Kevin Chesar; Cynthia Bowen
Subject:	Re: Monroe Comprehensive Plan- Online Public Engagement Opportunity
Date:	Friday, May 21, 2021 1:03:28 PM
Attachments:	image001.jpg image002.jpg image003.png image004.png image005.jpg image006.png image007.png

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Hi Kameryn –
Thank you for the information. I guess I am surprised that creating spot zoning would be considered, especially in light of the reasons it was rejected originally by the city, much having to do with safety services, but that is the city's concern and not ours. As for Corridor 75 Park, our biggest concern would be the loss of sale of developable land based upon the current zoning code. In reality, we can build to within 10' of the Milan Farm today. Fi zoning were to occur to allow residential, then we lose a 200' wide strip of land the is required to be a buffer zone next to residential and would look at this as a taking. The buffer one scenario is one that we look at as a serious item and would object to should the issue of rezoning come into play with the city down the road.
Curious though why those folks doing the comprehensive study ever talked with us about thoughts on residential. Also, have they altered their thinking from pre Covid to post since, for example, office and retail real estate markets are now very weak while industrial and rental housing is strong?
Thanks!
Lenny

From: Kameryn Jones <jonesk@monroeohio.org>
Date: Friday, May 21, 2021 at 8:26 AM
To: Media Computer <lrobinson@robinsonsites.com>
Cc: Kevin Chesar <chesark@monroeohio.org>, Cynthia Bowen <cbowen@reasite.com>
Subject: RE: Monroe Comprehensive Plan- Online Public Engagement Opportunity

Hi Lenny!
You're right that the draft map is curved in that area.

The Millan Farm property is recommended for a larger lot residential, a designation that does curve upward towards the Corridor 75 property. It seems the direction has changed over the years, through the comp plan process with the Steering Committee, and really including the Housing Study at the end of 2018. These “blobs”, as we’ve been calling them, are done with purpose as the Comprehensive Plan is a policy document to provide guidance and does not take the place of actual zoning. Being a conceptual map, instead of following specific property boundaries, the land uses are more generalized for easier interpretation. The intent is for your property to remain light industrial, but we will present/keep your request in mind understanding your concern. When the plan is (hopefully) formally adopted, the rezoning process to align our zoning with the intent of this plan will still generally call for industrial for your land. The blobs leave room for future discussion of uses if conditions change. Regarding actual zoning, our general rule is to follow parcel lines to avoid confusion over uses on a specific property.

Thank you!

Kameryn Jones
Planner
Office: 513.539.7374 ext.1020
www.monroeohio.org

From: Lenny Robinson <lrobinson@robinsonsites.com>
Sent: Tuesday, May 11, 2021 9:18 PM
To: Kameryn Jones <jonesk@monroeohio.org>
Subject: Re: Monroe Comprehensive Plan- Online Public Engagement Opportunity

Good evening Kameryn –

I couldn’t get to the Contact page as it was freezing up on me. Looking, though, at Corridor 75 park, the Future Use Plan shows some of our land along I-75 being residential and I am hoping this is a graphics’ error and not something the city plans on changing our land to in its plan. It does show the

Millan farm as rural residential but I know several year back when they tried to zone their land from Agricultural to Residentail, the city turned them down as this was considered spot zoning which the city, at the time, didn't approve of.
Can you let me know if the map is correct as shown or can we simply leave our land in its present zoning?
Thanks!
Lenny

From: Kameryn Jones <jonesk@monroeohio.org>
Date: Tuesday, May 11, 2021 at 3:17 PM
Cc: Kevin Chesar <chesark@monroeohio.org>, Cynthia Bowen <cbowen@reasite.com>, Catherine Kazmierczak <ckazmierczak@reasite.com>
Subject: Monroe Comprehensive Plan- Online Public Engagement Opportunity

Good afternoon,
You are receiving this email as a part of the communications for the Advance Monroe Comprehensive Plan 2020-2040 process. After several months of working with our consultant, Rundell Ernstberger and Associates following our last Steering Committee meeting, the Advance Monroe website, www.AdvanceMonroe.com has been updated to include all of the recommendations of the Steering Committee into draft versions of the following:

- Vision Statement
- Goal Statements
- Future Land Use Map
- Land Use Description Handout
- Future Transportation Map
- Future Recreation Map

We encourage you to explore the new website and submit any feedback through the home page, the "About the Plan" page, or the "Contact" page where you can send us comments and questions. Please share this with family, friends, neighbors, and coworkers. We will be using this as an opportunity to continue to refine the plan recommendations and ultimately present a final draft document at a public hearing, which is anticipated at the June 15th Planning Commission meeting. Additional public input will also occur during the City Council process which we hope to occur the following month in July.
In addition to maintaining communication with you via email, future updates and announcements will be posted to the website, including future meetings and events, as this project concludes. We will send out email updates every time a new announcement or document is posted.
We appreciate your interest in the Monroe community!
Thank you

Kameryn Jones
Planner
Office: 513.539.7374 ext.1020
www.monroeohio.org

From: Christopher Goforth
To: Kameryn Jones
Cc: christopher.go4th@gmail.com; Kevin Chesar
Subject: Re: Millan Family Farm
Date: Wednesday, June 23, 2021 7:12:58 AM

Kameryn,
We are really happy with things and they are in a "sit and wait" mode now. I am currently working on the next phase of our long term plan. We appreciate the input you all allowed us to have and understand things may change in the future. Let's plan to meet this fall.

Chris

Sent from my iPhone

> On Jun 21, 2021, at 4:40 PM, Kameryn Jones <jonesk@monroeohio.org> wrote:
>
> Good afternoon Chris
>
> Following up, please let us know if you would still like to schedule a call to review the draft recommendations for the Comprehensive Plan. We can probably make something work for later this week.
>
>
> Thanks again!
> Kameryn Jones
> Planner
> Office: 513.539.7374 ext.1020
> www.monroeohio.org
>
>
> This message may contain privileged or confidential information and is only intended for the use of the intended recipient. If you are NOT the intended recipient, dissemination is strictly prohibited
>
>
>
>
>
> -----Original Message-----
> From: Christopher Goforth <christopher.go4th@gmail.com>
> Sent: Friday, June 18, 2021 5:20 PM
> To: Kevin Chesar <chesark@monroeohio.org>
> Subject: Re: Millan Family Farm
>
> Yes, I got it. Ok, just checking on a rumor. They are in a wait and see mode right now.
>
> Thanks!
> Chris
>
> Sent from my iPhone
>
>> On Jun 17, 2021, at 12:18 PM, Kevin Chesar <chesark@monroeohio.org> wrote:
>> Hi Chris,
>> I am not sure of the proposals that is being referred to on Lenny's property (we do not have applications). I reached out via phone on April 19th at the number provided and left a message (513-257-4447) to discuss the Comprehensive Plan, etc. and we would gladly meet to discuss further.

>> Can you confirm receipt of this message? I want to ensure that we are not getting stuck in your spam folder, etc.
>> Best Regards,
>> Kevin P. Chesar
>> Director of Development
>> Office: 513.539.7374
>> www.monroeohio.org
>> This message may contain privileged or confidential information and is only intended for the use of the intended recipient. If you are NOT the intended recipient, dissemination is strictly prohibited
>> -----Original Message-----
>> From: Christopher Goforth <christopher.go4th@gmail.com>
>> Sent: Thursday, June 17, 2021 10:33 AM
>> To: Kameryn Jones <jonesk@monroeohio.org>; Kevin Chesar <chesark@monroeohio.org>
>> Subject: Millan Family Farm
>> Hi Kevin and Kameryn,
>> I was just seeing if you could get me any information on proposals with Lenny's property? Just trying to stay on top of things for my family. Could we set up a meeting to review things?
>> Chris
>> Sent from my iPhone

July 1, 2021

City of Monroe Proposed Comprehensive Plan Update

Public Comment

Mr. Kevin Chesar,

The purpose of this letter is to provide public comment to the proposed Comprehensive Plan Update for the City of Monroe. As owners of the land parcels C1800017000002 and C1800017000002T, we would specifically like to comment on the proposed Future Land Use Map, which contemplates rezoning these land parcels from Light Industrial Use to Large Lot and Mixed Residential.

We as owners have been working to development these parcels for light industrial since 2016 when we purchased the land. At this time, we are in contract with an owner with plans to development industrial on the site in order to meet the demand of the logistics market in Southwest Ohio. This project is poised to benefit the City of Monroe with added real estate tax revenue and job creation.

If, for some reason, this current project did not come to fruition, we believe that maintaining the Light Industrial designation is still the highest and best use of these parcels. They abut other industrial uses including Blue Buffalo, McGraw/Kokosing, and the new Penske development.

Further, the Light Industrial use would allow Monroe to realize new property tax revenue for the school district to complement the City's plan to significantly add residential units and thus grow its school population.

SK Realty along with our real estate brokerage partner have investigated the residential use of the parcels during our ownership. However, we found that residential development on this site was cost-prohibitive and there was virtually no interest for well-seasoned residential developers to take on the site.

While we strongly feel that the existing industrial zoning on these parcels remain in place, we do see an opportunity to partner with the City on retaining some land along State Route 63 for open spaces and would be interested in exploring that further.

Thank you for your time in reviewing our comments and we sincerely hope they will be strongly considered as you move forward in the Comprehensive Plan Update process. Please do not hesitate to reach out to me directly if there is any further information about these parcels or our

254 W. 31st Street, 4th Floor | New York NY 10001 | Tel: 212 689 1233

development plans that would be helpful during the Plan Update process. I can be reached at amanda.king@skrealtymgmt.com or by phone at 330.398.1278.

Sincerely,

Amanda King
Monroe Property LLC/SK Realty

Cc: Kameryn Jones, City of Monroe
Sam Kirschenbaum, Monroe Property LLC/SK Realty

June 11, 2021

VIA EMAIL (jonesk@monroeohio.org)

Kameryn Jones
Planner - City of Monroe
233 S. Main Street
Monroe, Ohio 45050

Re: Advance Monroe 2040 Comprehensive Plan Update

Dear Ms. Jones:

On behalf of Atrium Medical Center Foundation, formerly known as Mid-Miami Healthcare Foundation (the "Foundation"), this letter is written to formalize our opposition to the Advance Monroe 2040 Comprehensive Plan. The Plan is not consistent with existing adjacent uses and will reduce the value, and extend the timing of development, of our property. Please note that our opposition is based solely on the information on the City of Monroe website, and without the benefit of discussions with City Planners or other stakeholders.

The Foundation is the owner of an approximately 80.49 acre parcel of land located at the northwest corner of Todhunter Road and Main Street in the City of Monroe. The Foundation's history with this property, and its past and future plans for the development and sale of the property, are described below.

The property was acquired by gift from the Compton family, with the goal that the property be developed for its highest and best use in order that the proceeds could be used for the enhancement of medical services at Atrium Medical Center. The donor intended that the property be used in a manner consistent with that of a good corporate citizen, and the Foundation desires to honor that intent.

Shortly after the property was acquired, the Foundation conducted an investigation of the site conditions and worked with the City to establish a plan for its future development. Several key factors went into this analysis. One is that the property to the north, located in the City of Middletown, is a heavy industrial area. In contrast, the properties to the south and west are mostly residential. The Foundation envisioned a transition between these very different uses, and proposed a plan that centered on commercial/retail and light industrial uses with ample buffering to protect the residential neighborhoods.

In 2005, to lay the groundwork for the future development of the property, the Foundation applied for and obtained approval of a Stage II PUD Preliminary Development Plan by the Monroe City Council. The approved plan includes a site plan that contemplates commercial/retail uses on the east side of the property and light industrial uses on the west side of the property (see attached). The terms and conditions of the plan were memorialized in a recorded Planned Unit Development Agreement dated January 9, 2006, a copy of which is attached to this letter. Some of the elements of the recorded Agreement are as follows:

- Sets forth certain "prohibited uses."
- Establishes landscaping and buffer yard requirements.

4817-6301-4382.1

- Identifies areas in which Light Industrial uses would be permitted and defining the types of uses that would constitute permitted uses.

- Establishes height and setback limitations.

- Mandates certain on-site and off-site improvements related to development, including a turn lane.

Although much has happened in the world of commercial real estate in the last 15 years, the Foundation remains convinced that the plan set forth in this Stage II PUD remains the best future use of this property.

The documents published by the City relating to the Comprehensive Plan Update create uncertainty regarding the City's vision for the future use of the Foundation's property. The map entitled "Proposed Future Land Use Map" shows this property as light pink, which is identified as "Mixed Use." Because the existing zoning Stage II PUD combines commercial/retail with light industrial uses, it is a mixed use zoning. However, the proposed Comprehensive Plan Update contains the following "Land Use Description" for mixed-use:

- Provide a diverse combination of high activity uses within a connected and walkable block layout.

- Mixed-use development may include restaurants, small-scale retail and professional services, offices, single family attached housing, multifamily apartments, townhomes, and recreational amenities.

- Mixed-use centers should have coordinated development patterns at a pedestrian scale with pedestrian and bicycle amenities.

This general description of mixed use seems quite different from the mixed uses in the existing Stage II PUD for the Foundation's property. For example, there is no mention of light industrial uses. More importantly, the Foundation feels that a mixed-use center as described above – with high activity uses and walkable block layout, with a mix of retail, restaurant and office uses and a pedestrian scale – is not appropriate or economically feasible for the Foundation's property. This type of development is more in line with Liberty Center, Austin Landing and similar upscale developments located near interstates. The 80 acres of land comprising the Foundation's property – less a significant proportion that will need to be set aside for drainage and detention uses – is not on a scale that would accommodate such a use, and would be an island among incompatible uses.

We recognize that the Comprehensive Plan paints with a broad brush and the general description of "mixed use" for one property may not fit another property. However, the Land Use Description for mixed use raises a question whether the City is proposing a major departure from the uses permitted by the existing PUD. If the city planners are contemplating a new vision for this property, this vision has never been communicated to the Foundation. If this were to result in a rezoning of the property from its current

PUD to a mixed-use as described in the Comprehensive Plan, the Foundation believes that the property could not be developed and would materially decline in value.

As stated above, the Foundation intends to be a good corporate citizen and would like to proceed with its development under the PUD that already exists when the time is right and the right developer comes to the forefront. The recession of 2009 and COVID period of 2020 have certainly delayed the development plans. However, while retail properties like Liberty Center are facing significant challenges, commercial and light industrial developments are beginning to flourish in the post-COVID economy. The Foundation feels strongly that its existing plan is sound and that development opportunities will arise in the near future.

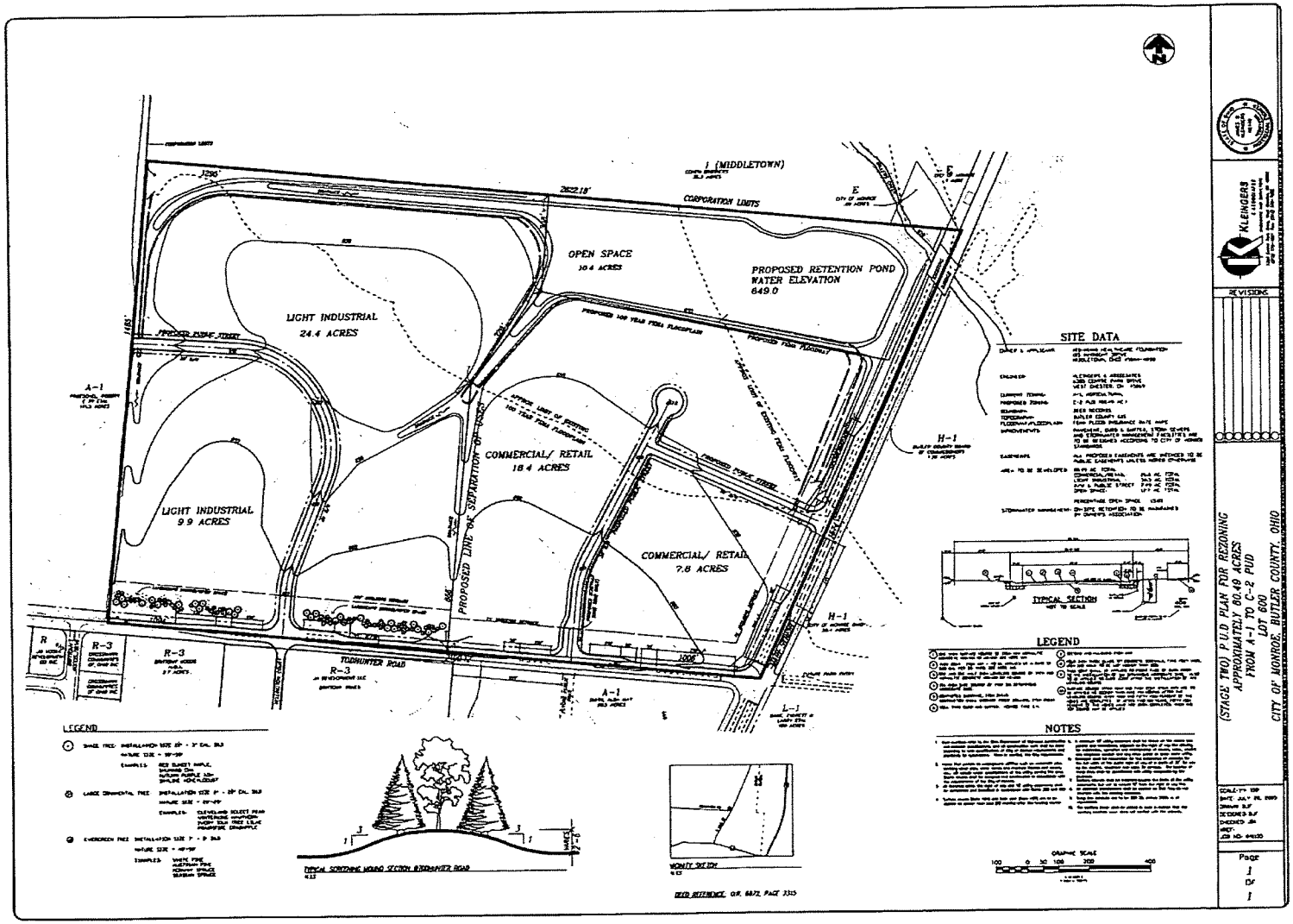
The Foundation hopes that the Comprehensive Plan will be supportive of, rather than a hinderance to, that success. To that end, the Foundation respectively requests a clarification that allows mixed uses of the nature contemplated by the existing Stage II PUD.

Thank you for your consideration.

Very truly yours,

Bob Curry Head

Robert M. Curry


I (MIDDLETOWN)
CORPORATION LIMITS
OPEN SPACE
30.4 ACRES
PROPOSED RETENTION POND
WATER ELEVATION
649.0
LIGHT INDUSTRIAL
24.4 ACRES
LIGHT INDUSTRIAL
9.9 ACRES
COMMERCIAL/ RETAIL
18.4 ACRES
COMMERCIAL/ RETAIL
7.8 ACRES
PROPOSED LINE OF SEPARATION OF USES
TODHUNTER ROAD
A-1
R-3
H-1
L-1
SITE DATA
TYPICAL SECTION
LEGEND
NOTES
GRAPHIC SCALE
REVISIONS
KLEINGERS
(STAGE TWO) P.U.D. PLAN FOR REZONING
APPROXIMATELY 80.49 ACRES
FROM A-1 TO C-2 PUD
LOT 600
CITY OF MONROE, BUTLER COUNTY, OHIO
Page
1
OF
1

BK: 7690 PG: 395

200600004695
Filed for Record in
BUTLER COUNTY, OHIO
DANNY N CRANK
01-23-2006 At 10:23:44 am.
AGREEMENT 60.00
OR Book 7690 Page 395 - 400

MID-MIAMI HEALTHCARE FOUNDATION
PLANNED UNIT DEVELOPMENT AGREEMENT

THIS PLANNED UNIT DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into as of this 9th day of January, 2006, by and between **Mid-Miami Healthcare Foundation**, an Ohio non-profit corporation ("Mid-Miami Healthcare Foundation") and **THE CITY OF MONROE, OHIO** (the "City").

1. **Recitals.** Mid-Miami Healthcare Foundation has proposed to develop commercial and light industrial lots (the "Project") on property located at the corner of Todhunter Road and Main Street and being further described in the Stage II PUD Preliminary Development Plan as submitted to the Monroe City Council. Mid-Miami Healthcare Foundation has further agreed to develop the Project according to the guidelines set forth in Monroe Zoning Ordinance Chapter 1272 "Planned Unit Development Procedures." Mid-Miami Healthcare Foundation is requesting a rezone from A-1 Agricultural to C-2 General Commercial Planned Unit Development (PUD) for the subject 80.49 acres. The parties desire to enter into this agreement to memorialize the substantive conditions attached to this planned unit development.

   see exhibit A

2. **Scope of Application for this Agreement.** This Agreement is applicable to any and all new development occurring upon the Project property as described on the Stage II PUD Preliminary Development Plan approved by Monroe City Council. This Agreement shall also apply to any future reconstruction or expansion to existing structures located upon the Project property.

   This Agreement applies to the approved Stage III final development plans for all structures located on the Project property. The final development plans for each structure located on the Project property shall follow the site plan standards as set forth in Monroe Zoning Code Chapter 1232.13 "Site Plan Standards" and all other applicable chapters contained within the Zoning Code unless any such site plan standards or other applicable zoning code regulations have been modified by the Stage II Plan Approvals by City Council.

3. **General Conditions Relating to the Overall Project.**

   A. The following uses are expressly prohibited from being located upon the Project property:

   a) Sexually oriented business uses as defined in the Monroe Zoning Ordinance Chapter 1206.01.

TRANSFER NOT NECESSARY
KAY ROGERS
BY 1-23-06 DEPT.
AUDITOR, BUTLER CO., OHIO

b) New or used automotive sales.

c) Funeral homes.

d) Marine sales and service.

e) Beverage drive-thru establishments.

B. The landscaping for all new development on the Project property shall, at a minimum, strictly conform to all applicable landscaping and bufferyard requirements as set forth in Monroe Zoning Ordinance Chapter 1274 and be implemented as specifically provided for in the Landscaping Plan submitted with the Stage II PUD materials to City Council and subsequent Stage III site plan submittals to the Planning Commission. The installation of the mounding and plantings along Todhunter Road shall be completed prior to any Zoning Certificates being issued to any user in the "Light Industrial" portion of the Project area.

C. Mid-Miami Healthcare Foundation and any respective successors and assigns agree to strictly conform to the sign standards set forth in Monroe Zoning Ordinance Chapter 1282.12 unless modified by waiver in this Agreement or in the Stage II Plan Approvals by City Council.

D. Sign detail and elevations shall be included in the final site plan submissions for all structures located within the Project property and the Monroe Planning Commission shall retain the authority to accept or reject said sign designs. Ground mounted signs shall be the only permitted ("stand-alone") identification signs utilized by any user located in the Project Area. No freestanding (identification) signs shall be permitted on the project.

E. No use located upon the Project property shall be permitted to maintain or display outside bulk storage of inventory, materials, merchandise, or other items related to the business or personal use of the property unless approved by the Zoning Enforcement Officer.

F. Any automotive or truck service related use shall not be permitted any service garage door facing Main Street or Todhunter Road.

G. Both parties expressly agree that the 10.4 acre and 24.8 acre areas identified as "Light Industrial" on the Stage II PUD Plan shall be exclusively reserved for land uses that are appropriate to and non-objectionable with the surrounding residential neighborhood areas. Therefore, the following land uses shall be permitted in this "Light Industrial" area in addition to the permitted uses set forth in Chapter 1252 "C-2 General Commercial Zoning District" and Chapter 1256 "B-P Business Park Zoning District":

a) Warehouse uses are permitted provided no dock doors or other loading / unloading area is facing Todhunter Road.

b) Wholesale Business uses are permitted provided no dock doors or other loading / unloading area is facing Todhunter Road.

Any other land use not expressly provided for in this paragraph may be considered on a case-by-case basis through a Minor PUD Amendment. In no case shall manufacturing, assembly or truck terminal uses be permitted in the identified "Light Industrial" areas.

H. The maximum height of any structure located in the Project shall be 40 feet. A subsequent Stage III site plan applicant may request a waiver for additional height during the Stage III site plan review process. The Planning Commission shall retain the authority to issue a height waiver under this Agreement to the Stage III applicant on a case-by-case basis.

I. The minimum building setback for any structure located in the Project Area designated as Light Industrial on the Stage II Plan shall be 125 feet from the property line abutting the residential property lines along Todhunter Road.

4. **Infrastructure Improvements**

A. Mid-Miami Healthcare Foundation shall construct all (on-site) public and/or private infrastructure improvements as indicated on the approved Stage II PUD Preliminary Development Plan and incorporating any modifications, additions and conditions set forth in future PUD Stage III construction drawing approvals.

B. Mid-Miami Healthcare Foundation agrees to construct all (off-site) improvements as indicated on the PUD Stage II Preliminary Development Plan and incorporating any modifications, additions and conditions set forth in the Stage III PUD construction drawing approvals. The primary off-site improvements shall include, but not be limited to: All applicable turn lane improvements to Main Street and Todhunter Road and the half-width road improvements to Todhunter Road. All off-site improvements shall be completed during the first phase of the development of the Project. Both parties agree that a traffic signal located at the intersection of Todhunter Road and Main Street shall be installed only if the appropriate traffic warrants are satisfied and approved by the City Engineer. It is further stated that the cost of any traffic signal improvements to the intersection of Todhunter Road and Main Street shall be borne by the developer and/or user(s) creating the demand. In no instance shall the City of Monroe maintain any financial responsibility for the installation of a traffic signal at the intersection of Todhunter Road and Main Street.

5. **Waivers.** The following Zoning Code waivers shall be provided as a condition of the approved Stage II PUD Preliminary Development Plan:

a) Sidewalks shall be provided as indicated on the approved Stage II PUD Preliminary Development Plan. However, both parties agree that the inclusion of sidewalks along the access road from Main Street may be required by Planning Commission when the type of land uses are better defined at a subsequent Stage III plan review.

6. **Miscellaneous.** This Agreement shall bind and inure to the benefit of the parties hereto and their respective successors and assigns. The parties agree that the specific conditions set forth in this Agreement shall be wholly enforceable against all subsequent purchasers and/or users of the Project or any portion thereof. Compliance with the approved PUD final development plan shall be controlled by Monroe Zoning Ordinance Chapter 1272.17 "Compliance With Approved Plan." Failure to comply with the Stage II Preliminary Development Plan or subsequently approved final development plans (i.e. site plans) shall initiate the enforcement actions set forth in Monroe Zoning Ordinance Chapter 1272.18 "Permit Revocation" in addition to any other non-performance penalty provided for in this Agreement.

It is further agreed that Mid-Miami Healthcare Foundation shall cause this Agreement to be properly recorded with the Butler County Recorders Office within 14 days after the issuance of the PUD permit by the Monroe City Council.

If one or more of the provisions contained in this Agreement is held by a court of competent jurisdiction to be invalid, illegal, unconstitutional, or unenforceable in any respect, that invalidity, illegality, unconstitutionality or unenforceability shall not affect any other provision. This Agreement shall be construed as if the invalid, illegal, unconstitutional, or unenforceable provision had never been contained herein.

This Agreement constitutes the sole and entire agreement between the parties, their successors, and assigns and no modification hereof shall be binding unless set forth in writing signed by the parties. This agreement shall be governed under the laws of the State of Ohio.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed in their names by their respective duly authorized representatives on the date first written above.

Signed in the presence of:

Jay T. Stewart

Judith A. Sargent

THE CITY OF MONROE, OHIO

By: _____
William J. Brock

BK: 7690 PG: 399

MID-MIAMI HEALTHCARE FOUNDATION

By: Linda C. Baxter

Name: LINDA C. BAXTER

Title: Executive Director

STATE OF OHIO)
)SS:
COUNTY OF BUTLER)

SWORN to and SUBSCRIBED in my presence by the said William J. Brock, City Manager of the City of Monroe on this 17th day of JANUARY, 2006.

Jay T. Stewart
Notary Public

JAY TODD STEWART
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

STATE OF OHIO)
)SS:
COUNTY OF BUTLER)

SWORN to and SUBSCRIBED in my presence by the said Linda Baxter, Executive Director of Mid-Miami Healthcare Foundation, on this 9th day of January, 2006.

Rose Mary Overholtz
Notary Public

ROSE MARY OVERHOLTZ
Notary Public, State of Ohio
My Commission Expires May 3, 2010

THIS INSTRUMENT PREPARED BY: The City of Monroe, 233 South Main Street, Monroe, Ohio 45050. 513-539-7374.

"EXHIBIT A"

Book 6872 Page 2315

(2)

200200057970
Filed For Record [redacted]
BUTLER COUNTY, OHIO
Deeds
08-[redacted]2002 12:07:52 PM.
[redacted] 14.00
Book 6872 Page 2315 - 2316

BK: 7690 PG: 400

DEED OF TRUSTEE

CANDICE DeCLARK PEACE, TRUSTEE, whose tax mailing address is 160 N. Breiel Boulevard, Middletown, Ohio 45042, hereby grants, with fiduciary covenants, to **MID-MIAMI HEALTHCARE FOUNDATION**, an Ohio Non-Profit Corporation, whose tax mailing address is 105 McKnight Drive, Middletown, Ohio 45044, the following real property:

Lot Number Six Hundred (600) as the same is known and designated on the recorded plat of the City of Monroe, County of Butler and State of Ohio.

Subject, however, to all building, use, planning, urban renewal, and zoning restrictions and limitations, and all easements, rights-of-way and protective covenants heretofore created, which are now applicable to and effective against said real estate.

Prior Instrument Reference: Volume 6858, Page 699 of the Butler County, Ohio Official Records.

Witness her hand this 12th day of August, 2002.

TRANSFERRED
DATE 8-14-02 MB
CONVEYANCE #
FEE $ —0—
EXEMPT 3941
Kay Rogers, Butler Co. Auditor
This conveyance has been examined and the grantor has complied with section 319.202 of the revised code.

CANDICE DeCLARK PEACE, TRUSTEE

Butler County, ss:

BE IT REMEMBERED, that on this 12th day of August, 2002, before me, the subscriber, a Notary Public in and for said State, personally came, **CANDICE DeCLARK**

Kameryn Jones

From: Doron Kim <dk@mobilemotion.com>
Sent: Wednesday, July 28, 2021 6:04 PM
To: Kameryn Jones
Cc: Kevin Chesar; Jennifer Patterson; Lenny Robinson; Darlene Bishop; Cynthia Bowen; Catherine Kazmierczak
Subject: Re: 2020 Bishop Farm

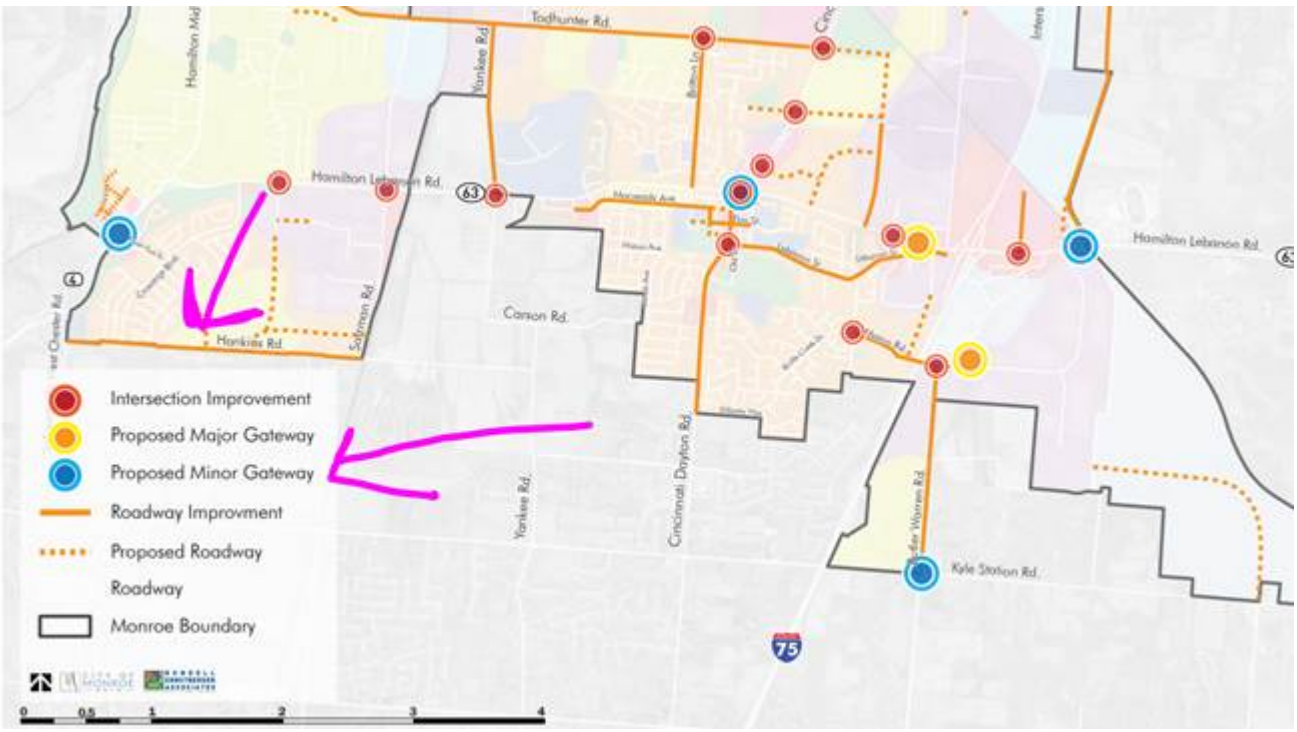
Hi Kameryn,

Im aware of the legend and what they indicate. I just thought that those gateways and intersection improvements didnt exist on the more recent map.

thanks

Doron

On Wed, Jul 28, 2021 at 1:37 PM Kameryn Jones <jonesk@monroeohio.org> wrote:

> Good afternoon Doron
>
> This is from the Future Transportation Map. If you refer to the legend, those circles notate a few things—intersection improvements and major or minor gateways. Gateways would signify upgraded landscaping, streetscape features, signage, etc. as these are considered either major or minor entrances to the City.
>
> 
>
>
> This is not a recent development or addition.

Thank you

Kameryn Jones

Planner

Office: 513.539.7374 ext.1020

www.monroeohio.org

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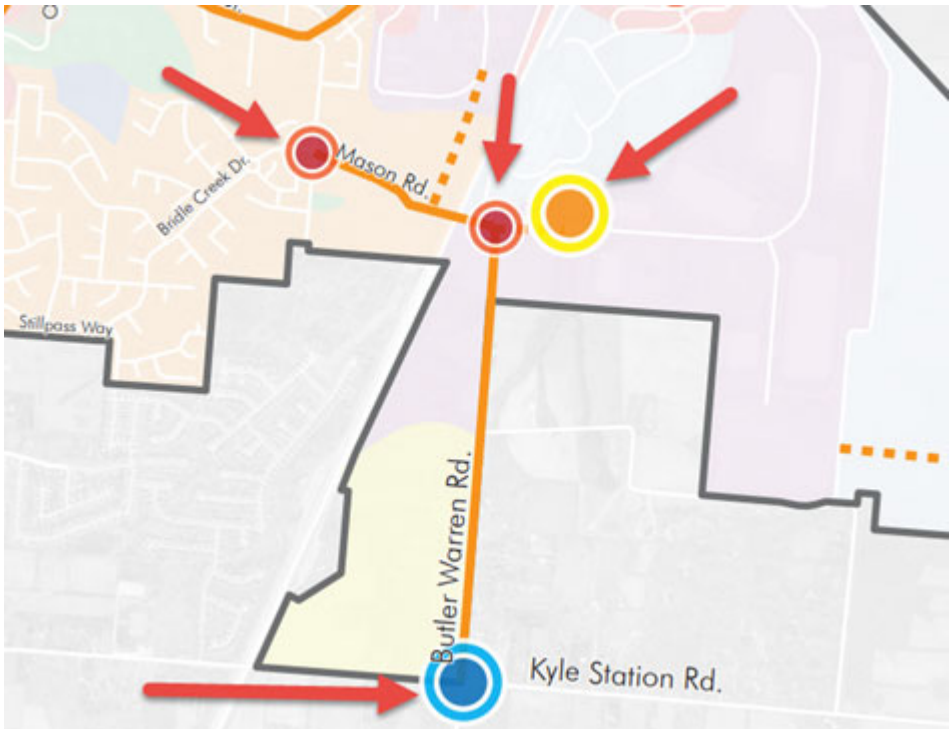
From: Doron Kim <dk@mobilemotion.com>
Sent: Wednesday, July 28, 2021 12:34:52 PM
To: Kevin Chesar <chesark@monroeohio.org>; Jennifer Patterson <pattersonj@monroeohio.org>; Kameryn Jones <jonesk@monroeohio.org>
Cc: Lenny Robinson <lrobinson@robinsonsites.com>; Darlene Bishop <darlene@solidrockchurch.org>; Cynthia Bowen <cbowen@reasite.com>; Catherine Kazmierczak <ckazmierczak@reasite.com>
Subject: Re: 2020 Bishop Farm

Kevin,

This appears new. Can you please provide us with some details or insight on these recent developments?

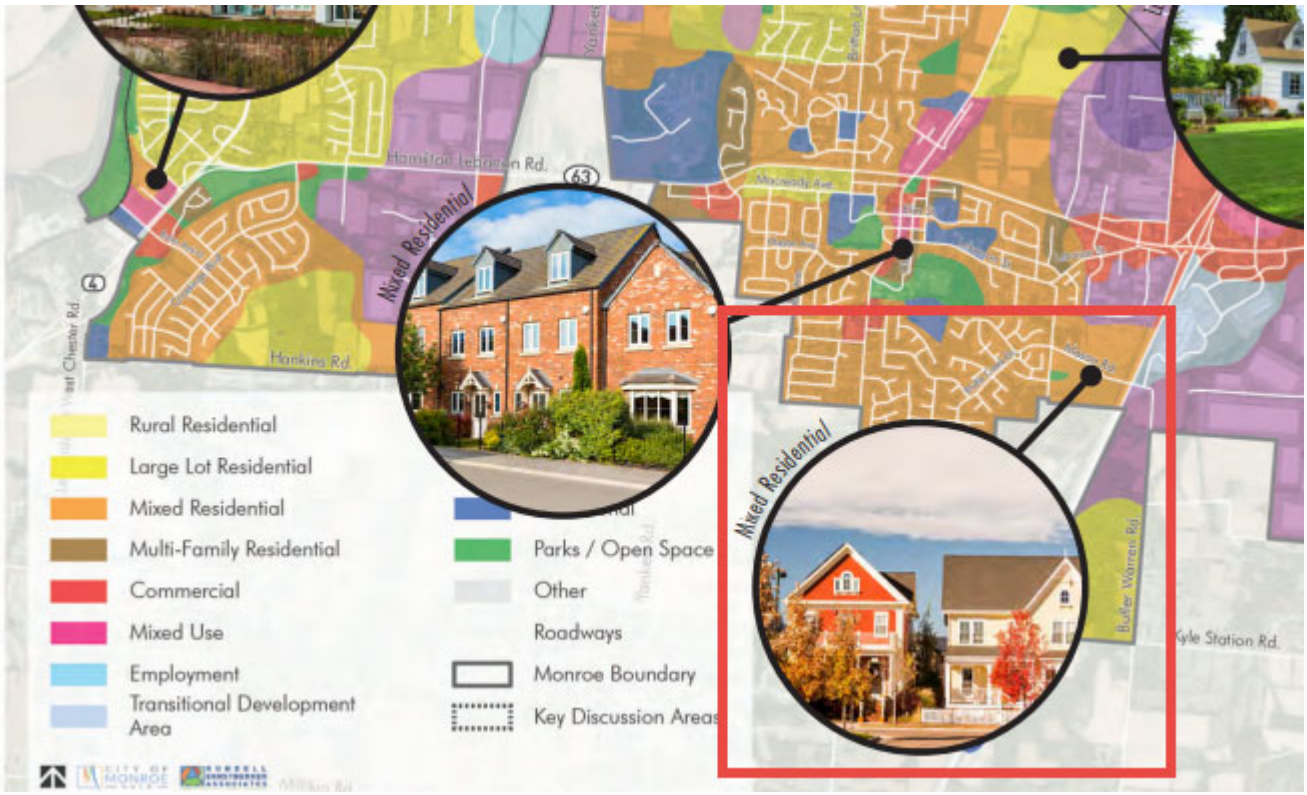


Thank you

Doron

On Mon, Jun 7, 2021 at 11:58 PM Doron Kim <dk@mobilemotion.com> wrote:

> Hi Kevin,
>
> I'm just following up with my meeting request to discuss the proposed future land use for LB Ranch.
>
> Please let me know when you might be available to talk.
>
> Thank you,
>
> Doron
>
> On Thu, May 27, 2021 at 10:48 AM Doron Kim <dk@mobilemotion.com> wrote:
>
>> Hi Kevin,
>>
>> I just discovered the Comprehensive Plan update and website. I found a general Plan communications email from Kameryn in my spam folder thankfully. I'm very glad to hear that things are in motion and that things are being updated.
>>
>> We are disappointed to see that major zoning changes are being proposed for the LB Ranch property without anyone reaching out to us. I had asked previously that we be notified if there were to be changes made and I have not had any kind of contact from anyone.



I am requesting a meeting to please discuss the proposed future land use and see what we can do to make it the best fit for Monroe.

Thank you,

Doron

From: Doron Kim [mailto:dk@mobilemotion.com]
Sent: Monday, November 16, 2020 8:50 AM
To: 'Kevin Chesar'; 'Jennifer Patterson'; 'Kameryn Jones'
Cc: 'Lenny Robinson'; 'Darlene Bishop'; 'Cynthia Bowen'; 'Catherine Kazmierczak'
Subject: RE: 2020 Bishop Farm

Thank you so much Kevin for the update. This is great news and we look forward to seeing those insights on the website. Perhaps you could give us a heads up on this thread when its live.

I'll be in Monroe over Christmas but we of course can do a virtual meeting when it's convenient for you.

Thank you again and hope everyone continues to be healthy and safe. Good news is forthcoming on many levels ☺

Doron

From: Kevin Chesar [mailto:chesark@monroeohio.org]
Sent: Monday, November 16, 2020 8:22 AM
To: Doron Kim; Jennifer Patterson; Kameryn Jones
Cc: 'Lenny Robinson'; 'Darlene Bishop'; 'Cynthia Bowen'; 'Catherine Kazmierczak'
Subject: RE: 2020 Bishop Farm

Good Morning Doron,

We are finally able to move forward with a steering committee meeting late this week and the intent will be to get any last insights from the committee prior to making the draft maps, proposed policies and general goals public. Our hope is that we will have everything up on the website soon after for review.

Typically we would then have open house(s) to engage the public about the draft but due to the lack of in person public meetings we anticipate having information available digitally during the holiday/winter months for interested parties to comment and review. Additionally we will also be scheduling virtual meetings with interested parties that desire to have further dialogue and give direct feedback during that time.

While, the timeline can change, we hope to conclude the final public meetings, have the complete draft text for review, and start the approval process by early spring with it hopefully concluding by early summer.

Best Regards,

Kevin P. Chesar

Director of Development

Office: 513.539.7374

www.monroeohio.org

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From: Doron Kim <dk@mobilemotion.com>
Sent: Wednesday, October 14, 2020 7:52 PM
To: Kevin Chesar <chesark@monroeohio.org>; Jennifer Patterson <pattersonj@monroeohio.org>; Kameryn Jones <jonesk@monroeohio.org>
Cc: 'Lenny Robinson' <lrobinson@robinsonsites.com>; 'Darlene Bishop' <darlene@solidrockchurch.org>; 'Cynthia Bowen' <cbowen@reasite.com>; 'Catherine Kazmierczak' <ckazmierczak@reasite.com>
Subject: RE: 2020 Bishop Farm

Hi Kevin,

Any new information on the Comprehensive Plan?

Thanks and hope everyone is healthy and doing well ☺

Doron

From: Doron Kim [mailto:dk@mobilemotion.com]
Sent: Thursday, September 17, 2020 4:29 PM
To: 'Kevin Chesar'; 'Jennifer Patterson'; 'Kameryn Jones'
Cc: 'Lenny Robinson'; 'Darlene Bishop'; 'Cynthia Bowen'; 'Catherine Kazmierczak'
Subject: RE: 2020 Bishop Farm

Hi Kevin,

Just checking in again to see if you had a date when the new comprehensive plan would be done.

That was the most important step in moving forward at this point and per our previous discussions it was supposed to be done by now.

Thanks,

Doron

From: Doron Kim [mailto:dk@mobilemotion.com]
Sent: Monday, July 27, 2020 3:50 PM
To: 'Kevin Chesar'; 'Jennifer Patterson'; 'Kameryn Jones'
Cc: 'Lenny Robinson'; 'Darlene Bishop'; 'Cynthia Bowen'; 'Catherine Kazmierczak'
Subject: RE: 2020 Bishop Farm

Hi Kevin,

Thank you for the detailed response. I apologize for the delay in my reply as we have been doing our best to move things forward on our end. I hope everyone is healthy and staying safe in this difficult time.

Has there been any meeting of the steering committee and open public engagement meetings? If not, is there a virtual option (e.g. Zoom) to do so?

We are open to discussion regarding a residential option. We are open to *all* options especially if they help the City of Monroe ultimately prosper and grow cohesively.

I appreciate you reaching out to the Bishop family and your interest in keeping us informed.

Best Regards,

Doron Kim

From: Kevin Chesar [mailto:chesark@monroeohio.org]
Sent: Tuesday, June 23, 2020 11:37 AM
To: 'Doron Kim'; Jennifer Patterson; Kameryn Jones
Cc: 'Lenny Robinson'; 'Darlene Bishop'; 'Cynthia Bowen'; Catherine Kazmierczak
Subject: RE: 2020 Bishop Farm

Good Afternoon Doron,

I hope all is well. Unfortunately, the current COVID-19 situation continues to delay the Comprehensive Plan progress. In part the delay is due to the requirements to host the steering committee and open public engagement meetings. Our inability to meet in person may be for a prolonged period and we currently working with our consultant to host appropriate online alternatives to gather public input.

As a recap to our conversation a few months ago, the Comprehensive Plan is a policy document that set the growth goals and objectives for the city for the next 20+ years including transportation, housing, public facilities, recreation, economic development, health, energy, and land use. For example, the last plan (2010) designated the farm for more commercial and office type development due to the visibility/proximity to the highway and interchange, which was a change from the previous residential use.

While we do not have a draft document or concept plan to presently share until the steering committee can meet to vet for public input, I do recall that the draft may discuss options for residential uses on the property as a change from the previous commercial/office. In the past, we have heard from various family members about options such as industrial. However, access and topography issues combined with the City's concerns regarding big box industrial saturation has resulted in discussions around allowing for increased mixed residential densities that did not previously exist in the 2010 plan. This may be a possibility for the Bishop farm.

I want to emphasize that no drafts have been released or fully vetted internally or externally with public input. We will definitely keep you informed about the progress and invite you to public meetings (whatever form they may end up taking), but in the meantime, please feel free to check out the information on the www.advancemonroe.com site which is our project website. Ultimately, our goal is to create a plan that balances growth city wide and in the interim, we would encourage the Bishop family to forward any vision/comments that they may have for the future of the property.

Best Regards,

Kevin P. Chesar

Director of Development

Office: 513.539.7374

www.monroeohio.org

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From: Doron Kim <dk@mobilemotion.com>
Sent: Friday, June 19, 2020 6:56 PM
To: Jennifer Patterson <pattersonj@monroeohio.org>; Kameryn Jones <jonesk@monroeohio.org>; Kevin Chesar <chesark@monroeohio.org>
Cc: 'Lenny Robinson' <lrobinson@robinsonsites.com>; 'Darlene Bishop' <darlene@solidrockchurch.org>
Subject: RE: 2020 Bishop Farm

Hi Jennifer,

Glad to hear that everyone is ok and that things are starting to open again. Best of luck with your plans and strategy in the upcoming weeks.

Kevin or Kameryn can you please comment on the comprehensive assessment? That is something that of course is very important for us an how we can proceed.

Yes everyone is healthy and doing great. I really hope your families and loved ones are as well.

Please fill me in on any info that can help us with the sale of the ranch property if you have any.

Thanks

Doron

From: Jennifer Patterson [mailto:pattersonj@monroeohio.org]
Sent: Tuesday, June 9, 2020 6:39 AM
To: Doron Kim; Kameryn Jones; Kevin Chesar
Cc: Lenny Robinson; 'Darlene Bishop'
Subject: RE: 2020 Bishop Farm

Hi Doron,

I believe I can speak for all of us when I say we're doing fine. The City Building is still closed to visitors as we plan on how to safely open, and many of us are working from home through June. We'll see what July brings!

I'll leave the update on the Comp Plan to Kevin/Kameryn. On the economic development side, I don't have much for you. We're hearing that deals can still be done, but everyone is cautious about what the fall looks like. Ohio is pivoting to a slightly different economic development focus for the foreseeable future, so that change will trickle down to communities as well with an emphasis on growing/maintaining existing businesses. Retail certainly didn't get any stronger through this – we'll see what happens on that front and what shoppers are willing to accept in the future.

I hope your family (both in CA and OH) are doing well too!

Jen

From: Doron Kim <dk@mobilemotion.com>
Sent: Monday, June 8, 2020 12:57 PM
To: Kameryn Jones <jonesk@monroeohio.org>; Kevin Chesar <chesark@monroeohio.org>
Cc: Jennifer Patterson <pattersonj@monroeohio.org>; Lenny Robinson <lrobinson@robinsonsites.com>;

'Darlene Bishop' <darlene@solidrockchurch.org>
Subject: RE: 2020 Bishop Farm

Hi Kevin, Kameryn and Jennifer,

I hope everyone is healthy and safe now that we have apparently gotten through the worst of it. A lot has happened since we last spoke and I pray you all have healthy families and positive spirits.

I just wanted to check and see if the Steering Committee has made their comprehensive assessment yet. You mentioned it would be done by latest May but I understand if there has been some delay of course.

Please let me know if the assessment is complete and if there is anything else I may need to know. Ill be there in Ohio in a few weeks if you are interested in meeting and discussing anything in person.

Thank you,

Doron

From: Kameryn Jones [mailto:jonesk@monroeohio.org]
Sent: Thursday, March 12, 2020 8:02 AM
To: Doron Kim; Kevin Chesar
Cc: Jennifer Patterson
Subject: RE: 2020 Bishop Farm

Hi Doron

We are running just a few minutes behind but anticipate we will be calling here shortly.

Thank you!

Kameryn Jones

Planner

Office: 513.539.7374 ext.1020

www.monroeohio.org

CITY OF MONROE OHIO

From: Doron Kim <dk@mobilemotion.com>
Sent: Tuesday, March 10, 2020 6:46 PM

To: Kevin Chesar <chesark@monroeohio.org>
Cc: Kameryn Jones <jonesk@monroeohio.org>; Jennifer Patterson <pattersonj@monroeohio.org>
Subject: RE: 2020 Bishop Farm

Hi Kevin,

I'm sorry if there was some miscommunication from my voicemail message but I have not yet signed with a specific engineering firm. The goal is to find the right fit for us but we have already used Kleingers in the past. Once I can get a sense of what the City of Monroe would like to see from a master plan, at that point I can relay this information to whomever we go with. Or of course we can revisit in more detail with that engineering firm.

Looking forward to speaking with you Thursday.

Doron

From: Kevin Chesar [mailto:chesark@monroeohio.org]
Sent: Tuesday, March 10, 2020 2:09 PM
To: 'Doron Kim'
Cc: Kameryn Jones; Jennifer Patterson
Subject: RE: 2020 Bishop Farm

Hi Doron,

We can gladly call your cell phone number as we do not have a conference number. Also, can you provide the number of your engineering firm as we should be able to conference them as well?

Best Regards,

Kevin P. Chesar

Director of Development

Office: 513.539.7374

www.monroeohio.org

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From: Doron Kim <dk@mobilemotion.com>
Sent: Tuesday, March 10, 2020 3:03 PM
To: Kevin Chesar <chesark@monroeohio.org>
Cc: Kameryn Jones <jonesk@monroeohio.org>; Jennifer Patterson <pattersonj@monroeohio.org>
Subject: RE: 2020 Bishop Farm

Hi Kevin,

Yes I just got your voicemail and tried following up with a return call. Im sorry I missed your call.

I can be available at 11am EST on Thursday. Is there a call in number or do you just want to call my cell? Its 323-394-7533.

Im glad the timing is well suited and that we can go over some details regarding development. I look forward to speaking to you all.

Thanks,

Doron

From: Kevin Chesar [mailto:chesark@monroeohio.org]
Sent: Tuesday, March 10, 2020 11:46 AM
To: 'dk@mobilemotion.com'
Cc: Kameryn Jones; Jennifer Patterson
Subject: 2020 Bishop Farm

Hi Doron,

I left a voicemail and wanted to follow up via email. Currently, we have Thursday, March 12th available at 11:00 a.m. Please feel free to coordinate with your engineering firm and if that time does not work we also have Friday at 10:30 a.m. presently available.

The timing for a discussion is well suited so that we can talk about our ongoing Comprehensive Plan Update status and what possibilities may be for the property. A link to the planning process can be found here: advancemonroe.com

Best Regards,

Kevin P. Chesar

Director of Development

Office: 513.539.7374

www.monroeohio.org

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-----Original Message-----
From: Doron Kim <dk@mobilemotion.com>

Sent: Tuesday, May 21, 2019 7:07 PM
To: Jennifer Patterson <pattersonj@monroeohio.org>
Cc: Kevin Chesar <chesark@monroeohio.org>
Subject: RE: 2019

Thanks for your response Jen. That's fine I understand. I appreciate the information.

I just reached out to Lenny and Louis to see if we can do a call sometime this week. Ill let you know if there is anything I can learn on my end.

Have a great evening,

Doron

-----Original Message-----

From: Jennifer Patterson [mailto:pattersonj@monroeohio.org]

Sent: Tuesday, May 21, 2019 1:07 PM

To: Doron Kim

Cc: Kevin Chesar

Subject: RE: 2019

Hi Doron,

No update on the connection to Butler-Warren. I've heard rumors of an interested party for the Guttman property, but I asked for specifics on the investment to evaluate if we could potentially leverage it for grant funding for the road connection, and I haven't received a response. That was probably about a month ago.

I'm not aware of a deal for the property on the west side of Butler Warren next to I-75. Again, we'd heard rumors - Lenny had mentioned it a time or two - but we haven't received anything official or any updates since that meeting.

Sorry I can't help more!

Jen

-----Original Message-----

From: Doron Kim <dk@mobilemotion.com>

Sent: Sunday, May 19, 2019 2:50 PM

To: Jennifer Patterson <pattersonj@monroeohio.org>

Subject: RE: 2019

Hi Jen,

Have there been any changes to the status of the connection over Millers Creek to Butler Warren / Mason? Any activity regarding a sale of the Guttman property?

Also, what ever happened to the deal for the property on the west side of Butler Warren next to 75?

Thanks for any information you might be able to provide.

Have a great week!

Doron

-----Original Message-----

From: Jennifer Patterson [mailto:pattersonj@monroeohio.org]

Sent: Friday, April 26, 2019 10:40 AM

To: Doron Kim

Subject: RE: 2019

You too!

-----Original Message-----

From: Doron Kim <dk@mobilemotion.com>

Sent: Friday, April 26, 2019 1:24 PM

To: Jennifer Patterson <pattersonj@monroeohio.org>

Cc: Kevin Chesar <chesark@monroeohio.org>; 'Darlene Bishop'

<darlene@solidrockchurch.org>

Subject: RE: 2019

Thank you for the update Jen. I appreciate it.

Have a fantastic weekend!

Doron

-----Original Message-----

From: Jennifer Patterson [mailto:pattersonj@monroeohio.org]

Sent: Friday, April 26, 2019 10:18 AM

To: Doron Kim

Cc: Kevin Chesar; 'Darlene Bishop'

Subject: RE: 2019

At this point, we're focused on the launch of Amazon this summer and the opening of Bed Bath and Beyond's distribution center later this year.

Kroger/Ocado are still in our approval process for a heavily-automated

(robotic) warehouse.

https://www.journal-news.com/news/kroger-robot-powered-warehouse-create-over

-400-jobs-monroe/TrfZKLpMGn33MR3LgG7v1M/

That's all we can share at this point!

Jen

-----Original Message-----

From: Doron Kim <dk@mobilemotion.com>

Sent: Friday, April 26, 2019 1:16 PM

To: Jennifer Patterson <pattersonj@monroeohio.org>

Cc: Kevin Chesar <chesark@monroeohio.org>; 'Darlene Bishop'

<darlene@solidrockchurch.org>

Subject: RE: 2019

Great thank you so much Jen. Any developments that you may be able to share?

-----Original Message-----

From: Jennifer Patterson [mailto:pattersonj@monroeohio.org]

Sent: Friday, April 26, 2019 10:03 AM

To: Doron Kim

Cc: Kevin Chesar; 'Darlene Bishop'

Subject: RE: 2019

Hi Doron,

I will let Kevin respond on the study and approval discussion, but yes, I did see the article. I know the family has wanted to sell for a while.

Hopefully the market exposure helps! Various people have mentioned the article to me, so it's definitely getting out there.

Best,

Jen

-----Original Message-----

From: Doron Kim <dk@mobilemotion.com>

Sent: Friday, April 26, 2019 12:20 PM

To: Jennifer Patterson <pattersonj@monroeohio.org>

Cc: Kevin Chesar <chesark@monroeohio.org>; 'Darlene Bishop'

<darlene@solidrockchurch.org>

Subject: RE: 2019

Hi Jen,

Just following up on the study and approval discussion.

Also, Im assuming you've seen this. Any thoughts?

https://www.wlwt.com/article/iconic-monroe-horse-farm-worth-tens-of-millions

-of-dollars-up-for-sale/27245342

thanks,

Doron

-----Original Message-----

From: Jennifer Patterson [mailto:pattersonj@monroeohio.org]

Sent: Thursday, April 4, 2019 1:15 PM

To: Doron Kim

Cc: Kevin Chesar; 'Darlene Bishop'

Subject: RE: 2019

Hi Doron,

Kevin is going to get these to you.

Thanks!

Jen

-----Original Message-----

From: Doron Kim <dk@mobilemotion.com>

Sent: Thursday, April 4, 2019 3:35 PM

To: Jennifer Patterson <pattersonj@monroeohio.org>

Cc: Kevin Chesar <chesark@monroeohio.org>; 'Darlene Bishop'

<darlene@solidrockchurch.org>

Subject: RE: 2019

Hi Jen,

Hope all is well! Was wondering if I could get the copy of that study?

Also, has the process started regarding approval of expenditures? We would like to be included as you mentioned.

Thank you!

Doron

-----Original Message-----

From: Jennifer Patterson [mailto:pattersonj@monroeohio.org]

Sent: Tuesday, February 26, 2019 4:14 PM

To: Doron Kim

Cc: Kevin Chesar; 'Darlene Bishop'

Subject: Re: 2019

Hi Doron,

Thanks for your patience!

The City can't recommend any brokers but I could certainly tell you how familiar I am with anyone that you are considering. That conversation might give you some insight into who you would work best with.

Just as a general update on the city....we recently adopted the Comprehensive Housing Study conducted by University of Cincinnati. Council just adopted it a few minutes ago, so I will need to get you a digital copy.

Also, City Council passed the first reading approving the expenditure for a new Comprehensive Plan. This requires two readings. If fully approved, this process will begin this spring. Stakeholders, including major property owners such as yourselves, will definitely be included in the process.

Kevin Chesar and Kameryn Jones in the planning department are good contacts for you on that process.

Please let me know if you have any questions!

Jen

On Feb 23, 2019 2:13 PM, Doron Kim <dk@mobilemotion.com> wrote:

Hi Jennifer,

I just wanted to let you know that we were no longer working with Norm and Ben with Colliers.

We are still exploring our options but will let you know what develops.

Do you have any suggestions on how we may be represented in 2019? I'm just going to continue with marketing the property myself but we are motivated to sell this year.

Thank you and hope you're having a wonderful weekend!

Doron

--

Doron Kim

Internet Marketing, Online Operations Director

MOBILE MOTION, INC.
Making Your Business Thrive on the Internet

M: (323) 394-7533
E: dk@mobilemotion.com
W: www.MobileMotion.com

Mobile Motion, Inc. | 20929 Ventura Blvd., Suite 47382 | Woodland Hills, CA, 91364

--

Doron Kim

Internet Marketing, Online Operations Director

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--

Doron Kim

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W: www.MobileMotion.com

Mobile Motion, Inc. | 20929 Ventura Blvd., Suite 47382 | Woodland Hills, CA, 91364

February 20, 2021

City of Monroe, Ohio
Comprehensive Plan Steering Committee
233 S. Main Street
P.O. Box 330
Monroe, OH 45050

To: Comprehensive Plan Steering Committee

This letter is in regard to 34 acres of property owned by our mother, Martha Jane Zecher at 6099 Niederlander Lane, Middletown, OH. Ruth Ann Young and Barbara Hoffman (daughters) are representing our mother in this letter and request.

We understand the City of Monroe is currently developing its Comprehensive Plan. With that in mind, we would like to make the wishes of the Martha Zecher family known, in regard to the property and future use and zoning of the farmland.

Due to the recent interest from an outside entity to purchase 34 acres of the Martha Zecher farmland, we are requesting you to consider the 34 acres of farmland in question to be rezoned from agricultural to industrial. The 34 acres in question was recently discussed on a Zoom call February 11th with Kevin Chesar, Kameryn Jones and a member of the Steering Committee.

- The 34 acres in question is situated at the back (east) of the farm property. This consists of 17 acres that is currently being farmed and 17 acres of adjoining wooded area.

- The parcel in question is completely bounded by industrial ground on all of its north, east, and south perimeters.

- Changing the zoning to industrial would square off that area and would create a straight boundary between the remainder of our property.

- We feel this parcel of land would not be conducive to residential housing due to the following reasons:

    - This area would be totally surrounded on 3 sides with industry.
    - SunCoke property has a very large building with a barbed-wire type fence/enclosure along the northern boundaries.
    - Local homeowners were very adamant against the building of SunCoke many years ago. We could not foresee any homeowners who would want to build a home and live next door to it.

- The remainder 51 acres of the property would eventually become residential if approved by your Comprehensive Plan & Zoning Commission.

- The natural contour of the land west of the 34 acres and the M.A.D.E. industrial ground would become a natural buffer between the industrial areas and current or future residential areas.

We sincerely hope you will consider our family's wishes with the finalizing of your Comprehensive Plan. Our family has been lifelong residents at this property. We would like to see this farmland utilized in the very best way possible while also providing both economical income and residential growth for the City of Monroe.

We would be more than happy to meet in person and provide an onsite inspection/tour of the 34 acres in question at your convenience.

Thank you very much.

Respectfully,

Ruth Ann Young

Ruth Ann Young

Barbara Hoffman

Barbara Hoffman

Ruth Ann Young
6648 Kalbfleisch Rd.
Middletown, OH 45042
Home: 513-424-3678

Barbara Hoffman
12352 Dustman Rd.
Van Wert, OH 45891
Cell: 419-203-2084
bahoffman61@icloud.com

Kameryn Jones

From: Lisa Frye <1lisafrye@gmail.com>
Sent: Thursday, June 24, 2021 7:30 AM
To: Bruce Taylor
Cc: Kevin Chesar; Bill Brock; Christina McElfresh; Jason Frentzel; Keith Funk; Todd Hickman; Anna Hale; Tom Callahan; Kameryn Jones
Subject: Re: Zecher property

Thank you, Bruce. I will forward to the neighborhood contact list today. I've also copied various individuals from the city here so that we ensure they see this as well.

Mr. Chesar - Do these comments need to be posted on the comprehensive plan feedback site for any official purpose? We want to ensure these comments are seen and reviewed by all of the parties included in any rezoning discussion since Mr. Taylor's two properties are abutting properties to the Zecher property.

Regards,

Lisa

On Thu, Jun 24, 2021 at 6:06 AM Bruce Taylor <willybt51@yahoo.com> wrote:

Good morning Mr. Chesar & Lisa,
I own 2 properties, one on Carol Ann and one on Niederlander that abut the Zecher property and have for 28 years been a personal friend of the Zecher family. We miss Martha & Glen very much.

I'm concerned about the talk going around the neighborhood that the comprehensive study is considering light industry or commercial proposal for all or part of the property in it's proposal. We've been cursed by Suncoke and it's facility for many years now and I don't want the extra noise and air pollution that additional commercial or industrial facilities would create. It's bad enough that I can hear the warning sirens, the railroad whistles, and even the squeeky wheels on the railroad cars at 3am. It's also annoying to watch the smoke and discharge from the plant float over my properties.

Concerning the proposed re-zoning:

First - I would prefer the property remain as agricultural, but I know that is not the daughters' wishes and I support their decision.

Second - if the property is to be re-zoned as rural residential, I would suggest keeping the eastern most portion of the property as a 'green space' or 'wildlife sanctuary' in order to seperate the property from the industrial sites and maintain a small portion of the natural landscape.

Third - if the rural residential zoning is acquired - I strongly suggest that the property be divided into 2 sections with access for 1 from Deboard and the other access from Niederlander without any connecting streets. That would limit the traffic on Carol Ann and Niederlander to those accessing their properties in each section.

I have attached an aerial view of the property with my annotations showing my proposals for your review. Please feel free to review this with the Monroe officials and others you deem necessary.

Lisa - please feel free to share this with the neighbors on your contact list as you deem necessary.

Thank you for your attention to this matter.

GOD Bless America!
GOD Bless the Zecher family!

Bruce Taylor
6092 Niederlander Lane

--

Lisa Frye
Frye International Inc.
(513) 649-0489

Kameryn Jones

From: Lisa Frye <1lisafrye@gmail.com>
Sent: Thursday, May 27, 2021 12:28 AM
To: Kevin Chesar
Cc: Bill Brock; Jason Frentzel; Keith Funk; Anna Hale; Christina McElfresh; Bob Routson; Todd Hickman; Tom Callahan; Kameryn Jones; Bill Burnside; kwagers64@gmail.com; Jordie Campbell; krekejoe@gmail.com; Karl and Pam Knake; PERK8474@sbcglobal.net; Dale Cole; Peter Mengel; King, Amy; Karen Shaffer; Cynthia Bowen; Adam Peaper; Catherine Kazmierczak; Alaina Hagenseker
Subject: Re: Zecher Truth or Fiction?

A follow-up email was warranted following the City Council Meeting last night that I actually just finished watching on Facebook. I attended the meeting in person last night until 8:00 p.m., and then watched some of it on Facebook prior to having to get on a Zoom meeting at home. I unfortunately missed the Zecher conversation that ensued right after I had to leave the City Council Meeting.

I want to thank Ms. McElfresh for bringing this issue up based on concerns I brought to all of you on behalf of numerous neighbors. Since my initial email to you, I have had a large number of additional neighbors who want to stay in the loop on this topic. I didn't copy them on this email due to having to add them at this late hour; I will forward this to them.

Let me set the record straight personally - you can always use my name if I bring an issue to you.

Secondly, Mr. Callahan, it is totally unprofessional to throw Ms. McElfresh under the proverbial bus in a professional meeting when she was simply advocating for those of us who she represents in the city. Her role as a real estate agent had nothing to do with this. She has actually been one of the most responsive council members when I have brought concerns.

Lastly, the neighbors I have spoken to would welcome some homes on current agricultural land if rezoning is likely to happen after experiencing a multi-million dollar coking plant built next to all of us on the same. Homes seem like a really nice option after our last experience.

Regards,

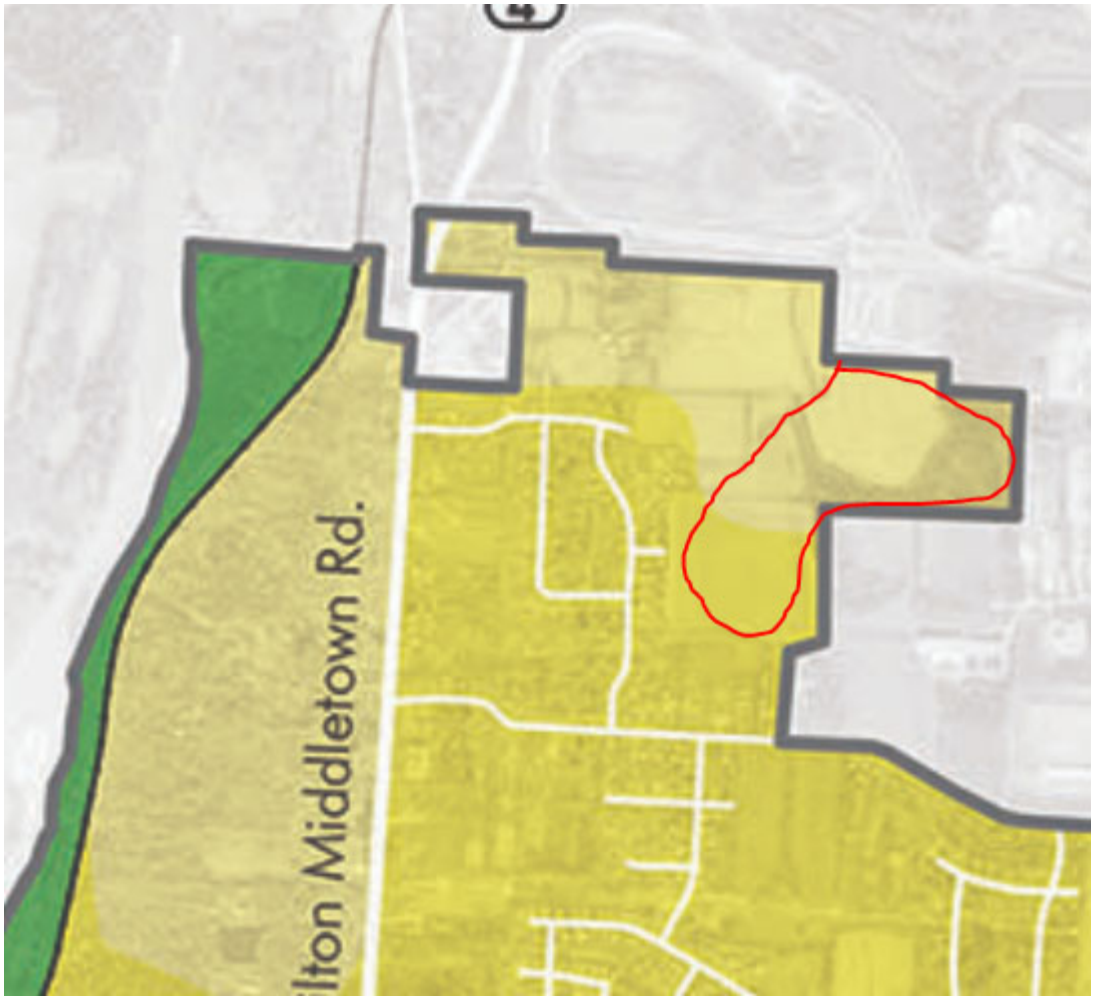
Lisa Frye

On Fri, May 14, 2021 at 12:31 PM Kevin Chesar <chesark@monroeohio.org> wrote:

> Good Afternoon All,
>
> Thank you for the inquiry. To follow up on Bill's email, I also want to take the opportunity to provide additional understanding for everyone on the email.
>
> The Comprehensive Plan is the tool that set the vision and goals for growth for a community over a 20-25 year period (the last time it was updated was 2010). Essentially it is the framework for how we want to growth and the goals for the areas to do so. **I want to point out that the Comprehensive Plan is not the same as zoning**. The Comprehensive Plan proposes potential recreational, transportation, quality of life, and land use recommendations, etc. for various areas of the city. These recommendations in part come from community input in the form of various public input

meetings (i.e. 4th of July, National Night out, and we even had a free Pizza+Plan party to get the community out to give feedback, etc.) which are then presented through a Steering Committee made up of City Council, Planning Commission, The Board of Zoning Appeals, School Representatives, and a few business and community member volunteers.

The draft plan proposals that come out of this process are then presented to Planning Commission for a recommendation and ultimately to City Council for approval and adoption. I want to note that the pandemic has delayed the planning process due to the public input component and general work involved, but a final recommendation is getting close for presentation to Planning Commission (anticipated at their next June 15th meeting at 6pm in City Council Chambers). This is subject to change as we are still trying to compile and work through all the formal aspects of the written plan with our consultant. These Planning Commission meetings and Council meetings will be another point for the community to bring up any concerns, comments, support, etc. regarding any aspect of the plan if they are not received beforehand. Within that context, the draft Future Land Use Plan portion of the Comprehensive Plan encompasses the views of our professional consultant, City staff, and the Steering Committee. As the draft exists, it shows a recommendation of **Rural/Large Lot Residential** for the area that you have discussed in the email (generally circled in red) and can also be found at www.AdvanceMonroe.com



After the Comprehensive Plan is adopted, the next stage typically is to update the zoning map and associated regulations to enact the goals and vision of the plan. Most often, the zoning is then changed to represent the a majority of the Comprehensive Plan recommendations. The City based (re)zoning process also entails public input and, at best, is a 6 month process of adoption and public hearings before both Planning Commission and City Council. However, as we are a small department and based on current workload, those zoning updates may be longer than 6 months after plan adoption. Separately , a property owner can request a rezoning at any time and would need to meet specific conditions as listed in the Planning and Zoning Code (one being, is it consistent with the Comprehensive Plan).

For example, one major concern that we have heard throughout the Comprehensive Plan process is that the City needs to have more pedestrian connectivity. I can envision that future code updates will require new developers to provide more sidewalk and/or multi-purpose trails. I would also envision a possible change to lot sizes in the new large lot/rural residential zoning district to 1-2+ acres per home if that is the community, Planning Commission and City Council desire, based on the Comprehensive Plan recommendation to have one dwelling per two acres.

Another example concern that has been loudly voiced in recent years is the impact of industrial areas adjacent to residential areas. For a number of years (prior to my almost 15 years here) the City has been “split” with industrial on the east and west side. The draft Future Land Use map has attempted to respect the current industrial areas as employment generators but at the same time also reduce or limit new areas that may impact adjacent residential. Again, for example, a future zoning update could also result in increased setbacks or buffer/landscaping requirements for industrial uses that are adjacent to residential, or in other cases, rezone them from industrial to another more compatible zone.

To circle back to the public input aspect of Comprehensive Plan, many of the developed areas (i.e. a current residential subdivision) are still proposed to remain relatively the same as is the case generally in your area. Often, however, it is usual as a part of the public involvement to hear from those that own large tracts of undeveloped property that may be concerned with the impacts of their future growth potential. As you can imagine from the examples above, the recommendations in this plan have specifically discussed that some properties are better suited for other uses than they are currently zoned. As is the case with any property owner, questions will arise. For instance, we have heard concerns from property owners that have industrial land that is recommended to possibly become residential (based on my previously mentioned example goal above). Similar to the general public meetings that we took public comments, the consultant and staff has attempted to meet with anyone interested or anyone requesting a specific meeting. Our role as City Staff is to then present the draft Plan to Planning Commission and City Council and to include any feedback from owners, etc. regarding their perspective. Again, citizens can also comment on the draft plan in writing, on the website, or at the upcoming hearings at Planning Commission or City Council.

The Zecher family members did request, as others have also done, a meeting to discuss their desires for the growth of their property from the Comprehensive Plan input aspect. The desires are listed in the draft letter (attached) to be considered by the City Leaders at the upcoming meetings. No application for rezoning has been presented to the City for consideration. Our role as staff, and my role as the Development Director, is to let the family members know that the community vision in this instance does not entail an industrial component on the Zecher property, specifically out of concern for the adjacent residential properties. We did hear from the family members about their perspective. Their request is to consider the eastern half of the farm property for industrial in order to buffer from the adjacent residential. Their wishes will be discussed during the recommendation/approval process and, as has been my experience, I would assume that not only written but in person at future meetings.

Throughout my career, community input has always been a challenge to receive, although evidently the popularity of free pizza did increase in person participation, which is something we will keep in mind once the struggles of the pandemic are over. I appreciate your questions and while I could get into more about the planning efforts, I do not want to overload with too much detail. I would encourage all to review the www.AdvanceMonroe.com website for more information/comments/and future updates.

As many of you are neighbors/friends and can appreciate this, I had the opportunity to talk with Mrs. Zecher directly in February virtually during our meeting with the family and appreciated her smile and kind words. During the 2008-2010 Comprehensive Plan Update, she personally attended meetings to give her feedback then and I always enjoyed our conversations. The family members have reached out to me as well recently as they deal with her affairs locally since she passed last month and have indicated that they are aware of conversations occurring.

I hope this email emphasizes that one role the Development Department is to listen to all community members feedback and we will do so via meetings, email, phone conversations, etc. if desired. If you have any further questions, please do not hesitate to contact us.

Best Regards,

Kevin P. Chesar

Director of Development

Office: 513.539.7374

www.monroeohio.org

CITY OF MONROE OHIO

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From: Lisa Frye <1lisafrye@gmail.com>
Sent: Thursday, May 13, 2021 8:31 PM
To: Bill Brock <brockb@monroeohio.org>

Cc: Kevin Chesar <chesark@monroeohio.org>; Jason Frentzel <frentzelj@monroeohio.org>; Keith Funk <funkk@monroeohio.org>; Anna Hale <halea@monroeohio.org>; Christina McElfresh <mcelfreshc@monroeohio.org>; Bob Routson <RoutsonB@monroeohio.org>; Todd Hickman <hickmant@monroeohio.org>; Tom Callahan <CallahanT@monroeohio.org>; Kameryn Jones <jonesk@monroeohio.org>; Bill Burnside <Bburnside@cinci.rr.com>; kwagers64@gmail.com; Jordie Campbell <jordiek.campbell@gmail.com>; krekejoe@gmail.com; Karl and Pam Knake <khknake@yahoo.com>; PERK8474@sbcglobal.net; Dale Cole <dcole9@cinci.rr.com>; Peter Mengel <pmengel1@cinci.rr.com>; King, Amy <aking@sibcycline.com>; Karen Shaffer <shaffekk@miamioh.edu>
Subject: Re: Zecher Truth or Fiction?

Thank you so much!

Lisa

On Thu, May 13, 2021 at 8:27 PM Bill Brock <brockb@monroeohio.org> wrote:

I'll follow up with staff tomorrow

Get Outlook for Android

From: Lisa Frye <1lisafrye@gmail.com>
Sent: Thursday, May 13, 2021 8:20:37 PM
To: Bill Brock <brockb@monroeohio.org>
Cc: Kevin Chesar <chesark@monroeohio.org>; Jason Frentzel <frentzelj@monroeohio.org>; Keith Funk <funkk@monroeohio.org>; Anna Hale <halea@monroeohio.org>; Christina McElfresh <mcelfreshc@monroeohio.org>; Bob Routson <RoutsonB@monroeohio.org>; Todd Hickman <hickmant@monroeohio.org>; Tom Callahan <CallahanT@monroeohio.org>; Kameryn Jones <jonesk@monroeohio.org>; Bill Burnside <Bburnside@cinci.rr.com>; kwagers64@gmail.com <kwagers64@gmail.com>; Jordie Campbell <jordiek.campbell@gmail.com>; krekejoe@gmail.com <krekejoe@gmail.com>; Karl and Pam Knake <khknake@yahoo.com>; PERK8474@sbcglobal.net <PERK8474@sbcglobal.net>; Dale Cole <dcole9@cinci.rr.com>; Peter Mengel <pmengel1@cinci.rr.com>; King, Amy <aking@sibcycline.com>; Karen Shaffer <shaffekk@miamioh.edu>
Subject: Re: Zecher Truth or Fiction?

Thanks, Bill. I will review, and get back to you with any questions I have.

How do I go about obtaining a copy of that letter?

Thank you.

Lisa

Sent from my iPhone

On May 13, 2021, at 8:12 PM, Bill Brock <brockb@monroeohio.org> wrote:

Lisa,

The truth is that the City has been engaged in a comprehensive plan process for some time and that process is nearing the end. We have been seeking input in many areas that will help us define our future. The proposed land use map has been published for review. I encourage everyone to be engaged in what the City is doing, take a look at it and give comments.

As a part of the planning process, we sought input directly from some of the larger land owners within the City. The letter received was a part of that conversation and provided input that was gathered to develop the proposed land use map.

You can view the map and give input at this link. https://monroe.reasite.com/

There has been no discussion at Planning Commission/BZA or Council about rezoning the Zecher Parcel. But as we go through this process, the parcel is likely to be discussed.

Advance Monroe – Monroe, Ohio

The City of Monroe, in partnership with Rundell Ernstberger Associates, has begun a process to update the City's Comprehensive Plan. This planning process will outline a vision and strategic framework for future development, redevelopment, and community capital projects within the City.

monroe.reasite.com

I hope that is helpful and everyone takes the time to review the information and provide their comments so we can provide that input to the steering committee, Planning Commission and Council, who will make the final decision.

William Brock, PE
City Manager/City Engineer
Office: 513.360.2200
www.monroeohio.org
This message may contain privileged or confidential information and is only intended for the use of the intended recipient. If you are NOT the intended recipient, dissemination is strictly prohibited.

From: Lisa Frye <1lisafrye@gmail.com>
Sent: Thursday, May 13, 2021 7:22 PM
To: Kevin Chesar <chesark@monroeohio.org>; Bill Brock <brockb@monroeohio.org>; Jason Frentzel <frentzelj@monroeohio.org>; Keith Funk <funkk@monroeohio.org>; Anna Hale <halea@monroeohio.org>; Christina McElfresh <mcelfreshc@monroeohio.org>; Bob Routson <RoutsonB@monroeohio.org>; Todd Hickman <hickmant@monroeohio.org>; Tom Callahan <CallahanT@monroeohio.org>; Kameryn Jones <jonesk@monroeohio.org>
Cc: Bill Burnside <Bburnside@cinci.rr.com>; kwagers64@gmail.com <kwagers64@gmail.com>; Jordie Campbell <jordiek.campbell@gmail.com>; krekejoe@gmail.com <krekejoe@gmail.com>; Karl and

Pam Knake <khknake@yahoo.com>; PERK8474@sbcglobal.net <PERK8474@sbcglobal.net>; Dale Cole <dcole9@cinci.rr.com>; Peter Mengel <pmengel1@cinci.rr.com>; King, Amy <aking@sibcycline.com>; Karen Shaffer <shaffekk@miamioh.edu>
Subject: Zecher Truth or Fiction?

Good Evening!

The "word on the street" is that the Zecher land is being discussed at the City of Monroe in regards to potential rezoning, partly due to Martha Zecher passing recently. Prior to getting any deeper into this email, the information I have is second and third hand, but concerning, nonetheless, if the most concerning parts are based in truth. My friends and neighbors, some who are copied on this email, would rather have the correct information now than find out information down the road; I'd rather run the risk of being corrected by you on what I'm sharing, than sit idly by and take no action to receive clarity. We've been the City of Middletown's sacrificial residential lamb in past years, and would rather not be the same for Monroe. Many of us have little trust in zoning laws, but have lived the ramifications of those as many of you know first hand.

What we are hearing is that the entire Zecher parcel is being discussed to be rezoned as commercial. Has this occurred on any level - in planning or zoning meetings, city council meetings, amongst staff, etc.? Peggy Burnside who is copied on this email saw with her own eyes a letter sent to the City of Monroe with Kevin Chesar having been reportedly in receipt of this letter from the Zecher family. The two daughters of Mrs. Zecher showed this to her and stated it was sent to the City of Monroe about six months ago. They allegedly reported that they have not heard from Mr. Chesar. The letter reportedly stated their desire to have the back section of the land rezoned commercial that is sandwiched between SunCoke and the Made area, and the front area that abuts Carol Ann Lane to be residential for future land use purposes. As stated, this is all hearsay to me personally, but being reported to me from someone with first hand knowledge. Entire commercial v. their alleged request are two totally different scenarios.

What is actually going on, if anything?

I'd also like to make a formal document request to get a copy of this letter reported above or any corresponding communication regarding the potential rezoning of this land. If this email does not suffice, please let me know the process for doing so.

Please let us know if this topic is slated for any Board of Zoning Appeals or City Council meetings.

I also wanted to copy those on the Board of Zoning Appeals, but their emails are not on the website, so please ensure they see this as well.

We just want the truth.

Thank you.

Lisa Frye

--

Lisa Frye

5984 Niederlander Ln.

(513) 649-0489

--

Lisa Frye

Frye International Inc.
(513) 649-0489

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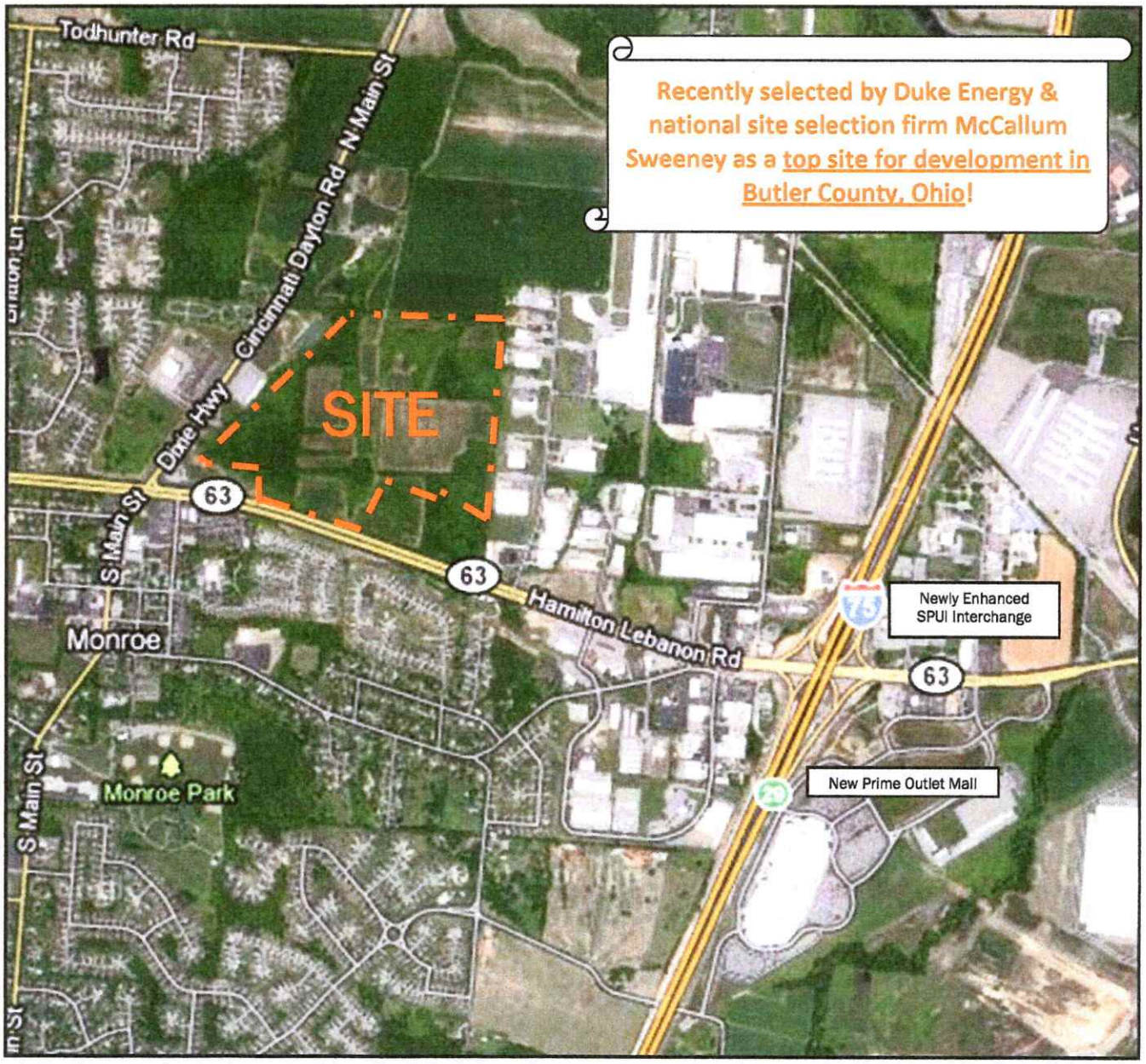
Lisa Frye
Frye International Inc.
(513) 649-0489

Miami Valley Business Park

State Route 63 & Cincinnati-Dayton Rd, City of Monroe, Butler County, Ohio



Now is the time to acquire 111 acres of prime commercial land at a extraordinary value...

Asking Price Reduced to $1,350,000!!!

Contact Information :

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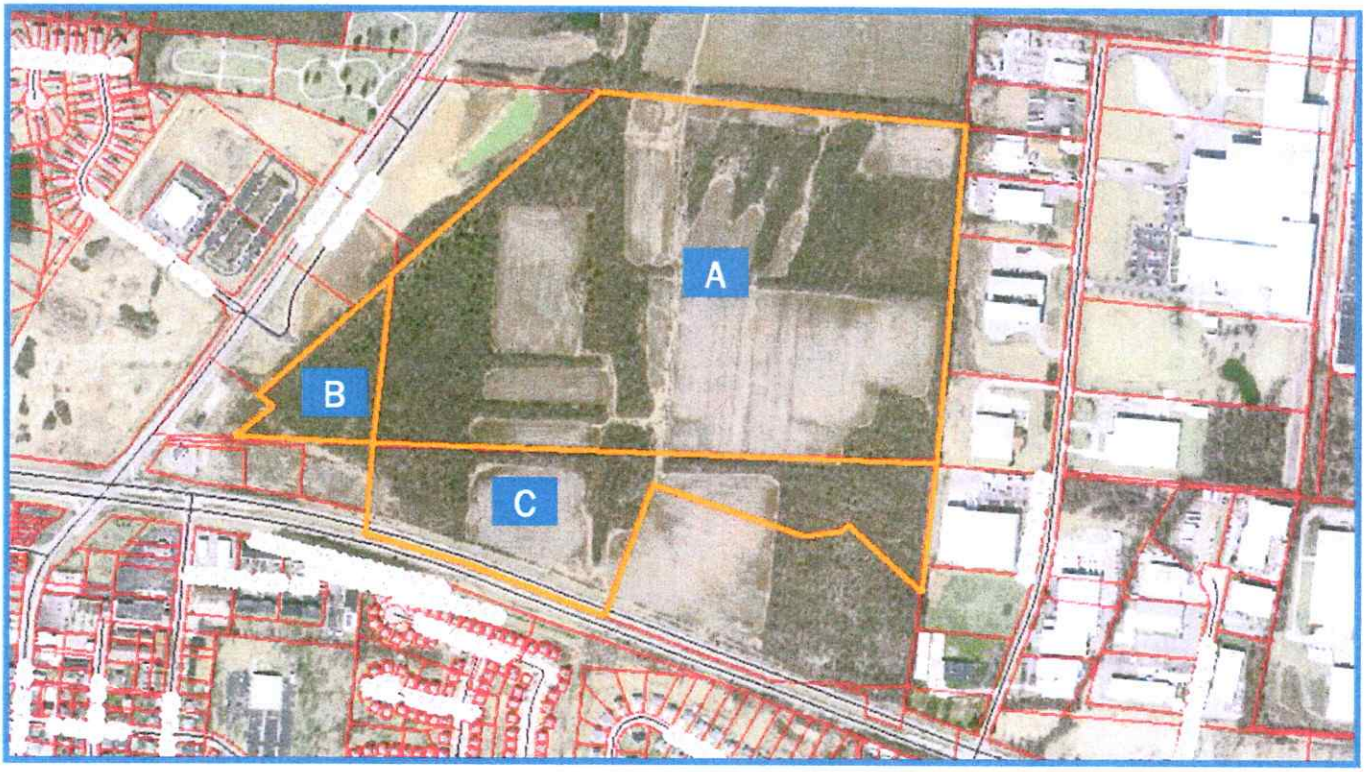
Miami Valley Business Park

State Route 63 & Cincinnati-Dayton Rd, City of Monroe, Butler County, Ohio

Parcel Details



	Parcel #	Current Zoning	Acreage
A	C1800006000044	L-1 Light Industrial	81.3170 acres
B	C1800005000081	L-1 Light Industrial	5.7340 acres
C	C1800006000017	L-1 Light Industrial	24.6060 acres
			111.6570 acres = Total Acreage

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Miami Valley Business Park

State Route 63 & Cincinnati-Dayton Rd, City of Monroe, Butler County, Ohio

Additional Site Features

Interstate 75 Interchange at Monroe Exit:

I-75 has been widened to accommodate additional lanes of traffic around the Monroe exit, and the Ohio Department of Transportation (ODOT) partnered with the City of Monroe in 2009 -2010 to install a new Single-Point-Urban-Interchange (SPUI) at the I-75/SR 63 exit. SPUI interchanges are designed to allow high volumes of traffic to move quickly and safely. As part of the interchange redesign, the City of Monroe is leveraging $750,000 in federal Transportation Enhancement (TE) funds for a comprehensive street-scaping project to beautify the City's gateway. The grant was awarded through the Ohio-Kentucky-Indiana Regional Council of Governments and is the largest TE grant awarded by OKI. The current streetscaping plans include brick piers that mimic Monroe's municipal buildings, substantial landscaping, and "Monroe" lettering across the SR 63 bridge that traverses I-75.

Topography: Existing land is a mix of wooded and cleared fields, gently rolling topography

Flood Plain: Designated Zone X—Areas of 500 year flood; areas of 100 year flood with less average depths of less than one (1) foot or width drainage areas less than one (1) square miles and areas protected by levees from 100 year flood (Community Panel #: 3900420005B 08-05-1991)

Utilities:

Electric service:	Duke Energy (at site)
Natural gas:	Duke Energy (at site)
Water:	City of Monroe (at site)
Sewer:	Butler Co. Environmental Services (at site)

Access: Right in/right out access off of State Route 63, with unrestricted access off of Cincinnati Dayton Road and third access point to Lawton Avenue (via recorded easement).

Frontage: Approximately 364 feet of direct frontage along State Route 63.

Incentives: Tax incentives may be available via the City of Monroe and the State of Ohio, with strong consideration given to end users that provide high employment opportunities.

Infrastructure: Complete plans for installation of roadways and utilities through the site were generated and permitted in 2006. Although the permit has expired, these plans may be considered for re-submittal to expedite development process.

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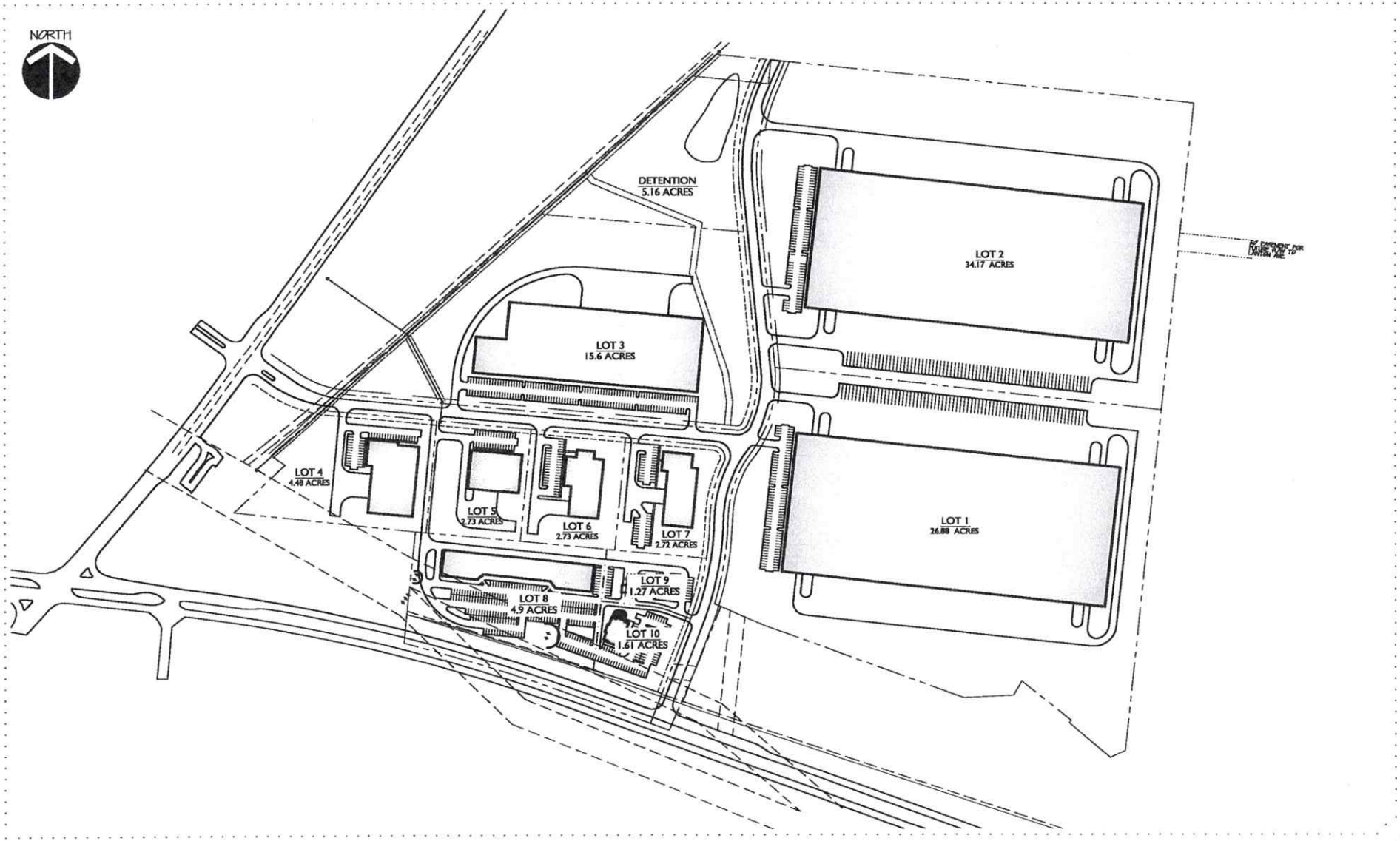


Miami Valley

HEMMER
Your Building Partner

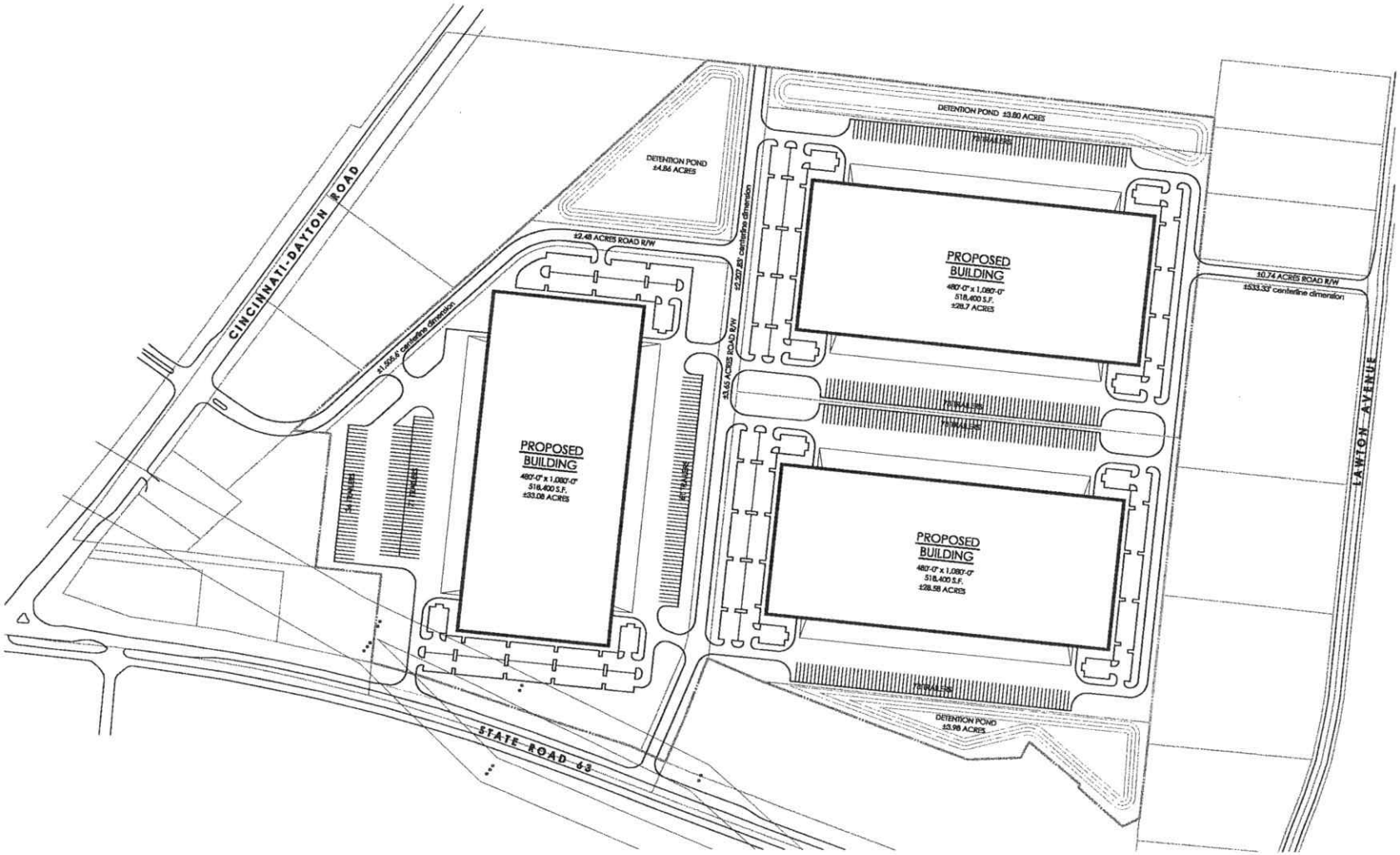
SCALE: 1" = 300' 0 300 600 1200 2400

1.31

PRELIMINARY SITE PLAN

MIAMI VALLEY INDUSTRIAL PARK
MONROE, OHIO

09.21.09



NORTH

SITE PLAN
1" = 150'-0" (24x36)
0 30' 60' 90' 150' 300'

SITE AREA = ±109.15 Acres
BUILDING AREA = ±1,555,200 S.F.

strategic capital partners

Miami Valley Industrial Park

STATE ROAD 63 & CINCINNATI-DAYTON ROAD - MONROE, OHIO

23 JULY 2018

ARCHITECTURE
7223 North Shadeland Avenue, #200
Indianapolis, Indiana 46250
317.806.1060
FAX 317.806.1061

© 2017 JRA ARCHITECTURE #18194-Y

TIMELINE

2012- At 59 years, old I sold most of my stock in order to purchase this investment land.

I realized that it might take some time to find the right industrial developer.

That same stock is up approximately 10 times. One stock, ABMD is up 2500%.

Perhaps this land value is up that much, too. But not if it is residential zoning.

2013 or 2014- Robert Beck & Company proposed a land swap in order to develop high-end residential. For me, it was commercial land for commercial land. An even trade that gave me more frontage on Route 63.

Monroe said absolutely not. They did not want more pressure on the school system.

2018- Worked out details with Strategic Capital for a three-building site. Needed to change the zoning from commercial to industrial on smaller parcels to make it work.

2019- After meeting with Monroe in spring, a hold was put on projects in order to allow for updates in zoning plan.

Our Request in 2019: Square up zoning to accommodate planning.
Strategic Request: Tax abatement or Tiff assistance.

WHY THIS NEEDS TO REMAIN INDUSTRIAL

1. The property is sandwiched between industrial and commercial.
2. Fronts on Route 63.
3. One entrance/exit off of Lawton Rd. Is through an industrial street and between two businesses.
4. Route 63- screams business; is noisy.
5. Cincinnati-Dayton Road also noisy &
6. Entrance passes businesses and also a water tower.
7. The entire parcel is surrounded by truck traffic.
8. Short distance to I-75 (trucks don't impact the town)
9. Least impactful of all properties.

OTHER POSITIVES FOR INDUSTRIAL USE

10. Visibility-not a visible eyesore from any road. The way it slopes.
11. No traffic through the town.
12. Self-contained with 2 or 3 commercially ordained entrances.
13. Tax dollars start immediately without tax incentives.

Saying you have enough industrial is not fair to us; we have waited and tried to cooperate. We paused our development plans for a cooperative forward movement with the town.
i.e. Find a headquarters on something with not just warehouses.
Forced residential is not what we were expecting. This is a shocking incursion!

This previously identified property, as the most developable piece of ground, has not changed.

WHAT IF

1. USCD gets to go ahead and…
a. Doesn't complete
b. Adjacent property-does it remain industrial?

DEADLINE TO DEVELOP BY

Puts us at a disadvantage.
USCD dropped offer off by 1/3
Residential would cut the value by another 1/2
Do we force a mini-storage through in order to meet a deadline?

HOW DO WE FIGHT THIS?

Attorney recommendation?
Filing deadlines?

STAGNARO, SABA & PATTERSON

Paul T. Saba
pts@sspfirm.com

Direct Dial: (513) 533-2703
Facsimile: (513) 533-2999

June 14, 2021

VIA EMAIL:
pcallahan@philcallahanlaw.com
Mr. Phil Callahan, Esq.
Phil Callahan Law
202 E. Central Avenue
Miamisburg, Ohio 45242

VIA EMAIL:
chesark@monreoohio.gov
Mr. Kevin Chesar, Development Director
City of Monroe
233 South Main Street
Monroe, Ohio 45050

Re: **Objection to City of Monroe's Proposed Comprehensive Plan**

Dear Phil:

As you probably know, this firm represents the Berns Development Group and Berns Greenhouse & Garden (collectively, "Berns"), which owns the real property located at 1401 N. Union Road and 6337 Greentree Road (collectively, the "Property"). As you may recall, in my correspondence dated June 4, 2020, we requested a meeting with you regarding the City of Monroe's (the "City") Proposed Comprehensive Plan so we could better understand it and possibly avoid litigation.

As you are already aware, the Property was the subject of a zoning meeting during 2019, and the outcome was that the Property was re-zoned back to the correct zoning classification—light industrial, which essentially has been the historical zoning of the Property and is consistent with its highest and best use.

Notwithstanding that recent determination that light industrial was the proper zoning classification for the Property, however, the City of Monroe's Proposed Comprehensive Plan indicates that the Property will again be re-zoned—this time to "Employment," a vague, newly-created category "designed to encourage economic growth and job creation through development of office, research and development, advanced manufacturing, and institutional uses." However, there is no pent-up demand for any of the foregoing in Monroe, while there *is* demand for light industrial, so imposing this vague new zoning code on my clients' Property is nothing more than a taking and an unfunded mandate to devalue and render the Property useless without just compensation.

As you may know, due to COVID, the office market is the worst it has ever been in this century—the need for office space has declined significantly, and it appears that trend will continue for several years. Moreover, regardless of COVID, the Property will never be well-suited for a general business or an office zoning classification for several reasons. Locating an

office in an area without any amenities (daycare, gyms or exercise facilities, pet care, restaurants) to support the needs of its workforce will never be successful, particularly after COVID when employers are struggling to get employees to come back to the office. Additionally, because locating an office in an area without public transportation creates workforce challenges, a lack of public transportation is a significant deterrent to employers that would otherwise locate in that area.

Moreover, since this Property is not serviced by public sewer, constructing an office building, a research and development building, an advanced manufacturing facility, or building(s) for some other institutional use is not really an option. After all, is the City going to pay the cost to extend the sewer to the Property so that these uses could become feasible rather than merely aspirational?

According to the Proposed Comprehensive Plan, buildings within the vague "Employment" zone "should be smaller scale," but my clients' Property is adjacent to I-75, where large owner operators' large industrial users want to locate not just for expressway exposure and brand recognition but also because having industrial and light industrial users along I-75 is a great way for a municipality to manage noise pollution. Stated differently, smaller scale buildings along I-75 is not consistent with market needs or demands, and from a public policy perspective (as well as for the health and general welfare of the Citizens of Monroe), managing the noise pollution so that louder corporate citizens are located along I-75 is in everyone's best interest.

The Proposed Comprehensive Plan also indicates that buffering is encouraged in the "Employment" zone, and yet my clients' Property is adjacent to I-75, where buffering is not needed. Buffering is an attempt to solve the ever-present problem of incompatible land uses and to avoid or manage conflict between land uses, but that is not an issue or concern along I-75, where several industrial and light industrial users like to locate.

Additionally, the Proposed Comprehensive Plan indicates that "outdoor storage or operations" is strongly discouraged in the "Employment" zone, but again, this Property is adjacent to I-75, and why would outdoor storage or operations be a problem when there are numerous businesses conducting outdoor storage and operations along the I-75 corridor from Cincinnati to Toledo?

According to the website for the Proposed Comprehensive Plan, "the zoning is the type of development that could go on [a] piece of property." For the foregoing reasons, and many more, changing the zoning will preclude economically viable and productive businesses that contribute greatly to the local economy from operating and create a blight for the subject area.

A zoning regulation that restricts a landowner's use of their property without providing just compensation constitutes a "taking" in contravention of the Fifth Amendment to the United States Constitution.[1] Moreover, a regulatory taking need not deny a landowner of all

[1] *Pennsylvania Coal v. Mahon*, 260 U.S. 393 (1922); see also *Section 19, Article I, Ohio Constitution*.

economically viable uses of their property.[2] Both the United States Supreme Court and the Ohio Supreme Court have found that a partial regulatory taking exists where the regulation deprives a property of less than 100 percent of its economically viable use.[3] Some factors to be considered in such a situation include: 1) the economic impact of the regulation on the landowner; 2) the extent to which the regulation has interfered with distinct investment-backed expectations; and 3) the character of the governmental action.[4]

The economic impact of the proposed zoning change to Berns would be substantial—indeed, it is our belief that the proposed zoning change would deprive Berns of not only <u>all</u> economically viable uses of the Property, but also their due process rights. And in addition to the negative economic impact on Berns, the City's implementation of the Proposed Comprehensive Plan would interfere with Berns' distinct investment-backed expectations.

Based on the above, we believe that the zoning change indicated by the Proposed Comprehensive Plan—should it be enacted—would be an unconstitutional regulatory taking of Berns' Property, and by enacting it, the City would be voting for litigation.

Since the Proposed Comprehensive Plan includes modifications to the zoning text as well as the zoning map, we need to evaluate the criteria in Section 1203.03(E)—the Review 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—*we know of no error that exists or will be corrected by the proposed amendments*;

2. Whether, and the extent to which, the proposed amendment addresses a demonstrated community need—*as explained above, the proposed amendment to the Property's zoning is contrary to the demonstrated community need*;

3. Whether the proposed amendment will protect the health, safety, morals, and general welfare of the public—*as explained above, the proposed amendment to the Property's zoning is contrary to general health safety and welfare of the community*; and

4. 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—*as explained above, the proposed amendment to the Property's zoning is contrary to the mitigation of noise pollution.*

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[2] *State ex rel. Gilbert v. Cincinnati*, 2010-Ohio-1473, P 17; see also *Penn Cent. Transp. Co. v. New York City,* 438 U.S. 104 (1978); *State ex rel. Duncan v. Middlefield*, 2008-Ohio-6200, P 17-18; *State ex rel. Shelly Materials, Inc. v. Clark Cty. Bd. of Commrs.*, 2007-Ohio-5022, P. 19.
[3] *Id.*
[4] *Id.*

We would like to avoid litigation if possible and hope the City will reevaluate the Proposed Comprehensive Plan before enactment. Obviously, Berns has strong objections to the proposed zoning change and desires that the zoning of the Property remain "Light Industrial." Should the City enact the proposed zoning change, Berns is prepared to aggressively pursue all legal rights and remedies, which include but are not limited to pursuing this matter in federal court. Moreover, as you probably know, under 42 U.S.C. 1983, the prevailing party is entitled to recover their attorneys' fees. Again, however, we hope that does not become necessary. Berns desires to maintain a non-adversarial relationship with the City, but without its procedural and substantive due process rights being infringed.

Sincerely,

STAGNARO, SABA
& PATTERSON CO., L.P.A.

By: _____
Paul T. Saba

PTS/eak

cc: Mike Berns

Kameryn Jones

From: John Dionis <JDionis@simon.com>
Sent: Monday, June 14, 2021 3:30 PM
To: Dawn Lindquist; Kevin Chesar; Kameryn Jones
Cc: Mary Ann Mattscheck; Jennifer Patterson
Subject: Cincinnati Premium Outlets - Adjacent Residential
Attachments: 6-15-2021 Agenda.pdf

Hi Kevin, Kameryn and Jennifer,

I'm unable to attend tomorrow night's meeting but wanted to reiterate our support for the housing concept being brought forth. We are seeing more of our centers add residential across the country with great success and think this is a great fit here. Mary Ann will be attending as a show of support.

I also wanted to respond to the consideration being given to the proposed future land use map. We would like to understand more detail behind the "Transitional Development Area" designation shown on the map and how it would impact our center and adjacent land that we own. I know it was suggested to be a June 15 meeting item but am glad to not see it on the agenda as we want to understand what changes are anticipated before it starts moving through the city process. There isn't much detail on the website so any further documentation you can send would be appreciated. Thanks

John P. Dionis
Vice President, Development
SIMON
60 Columbia Road
Building B, 3rd Floor
Morristown, NJ 07960
Office 973.364.6516
SIMON.COM

From: Dawn Lindquist <dlindqui@simon.com>
Sent: Friday, April 23, 2021 9:24 AM
To: Kevin Chesar <chesark@monroeohio.org>; Kameryn Jones <jonesk@monroeohio.org>
Cc: Mary Ann Mattscheck <mmattscheck@simon.com>; Jennifer Patterson <pattersonj@monroeohio.org>; John Dionis <JDionis@simon.com>
Subject: Cincinnati Premium Outlets

Good morning and happy Friday!

10:00 a.m. EST on May 13th works for everyone. We will be meeting at the clubhouse. Please let me know if you need the address.

Have a great day and weekend!

_____
Dawn Lindquist

Vice President
Peripheral Development

SIMON

225 West Washington Street
Indianapolis, IN 46204-3438 USA
T 317.263.2301
dlindqui@simon.com

Please visit our website @ www.simon.com

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From: Kevin Chesar <chesark@monroeohio.org>
Sent: Thursday, April 22, 2021 2:07 PM
To: Dawn Lindquist <dlindqui@simon.com>; Kameryn Jones <jonesk@monroeohio.org>
Cc: Mary Ann Mattscheck <mmattscheck@simon.com>; Jennifer Patterson <pattersonj@monroeohio.org>
Subject: [EXT] RE: Cincinnati Premium Outlets

Hi Dawn,

We have been working to schedule with Matt and have unfortunately had to cancel a few times due to unexpected scheduling issues.

It looks like we will not be available until the week of May 10th.

Presently,
Monday 10th - availability is between 10 am – 2 pm
Tuesday 11th – 10 am -1pm
Thursday 13th – 10 am -2pm

Matt had indicated after our discussions that they would like to possibly begin the process for a rezoning sooner than later. I want to note that as the property is currently zoned and from what we have seen regarding architectural and other code related items it will most likely be multiple months of working towards a concept that fit within current guidelines of Monroe. For example, a typical rezoning process takes a minimum of approximately 6 months to move through public hearings, Planning Commission and City Council approvals. I would envision that we would need adjustments or amendments specific to the project to be successful that could increase that time line. I believe we briefly covered the processes when we spoke and I am willing to get more into the details as their interest progresses.

We look forward to moving through the process with you and Metropolitan Holdings.

Best Regards,

Kevin P. Chesar
Director of Development
Office: 513.539.7374
www.monroeohio.org

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Meeting Minutes

July 28, 2021 at City of Monroe

In Attendance:

Kevin Chesar – City of Monroe, Director of Development
Kameryn Jones – City of Monroe, Planner
Scott & Gayle Willis
Etta Reed, PE - Bayer Becker

Re: Monroe Crossings Multi-Family

The following are meeting minutes from the Pre-Application meeting for the rezoning and Preliminary Development Plan submittal for the Monroe Crossings Multi-Family project.

1) Concept Plan was discussed and City staff provided the following feedback:
    a. Would like the plan to be more pedestrian friendly. Consider a path on the east side of Roden Park – if 10' wide can be counted as active open space.
    b. Do not like the garages in the front.
    c. City Staff likes the Mason Oaks development.
    d. All private roadways are required to be constructed to City standards (pavement section, curb & gutter, wallk, etc.)
    e. Vinyl is not a permitted material. Consider more brick & stone
2) Comprehensive Plan discussion.
    a. Concept plan does not comply with current Comprehensive Plan. City Staff indicated that their review of the application will be based on current Comprehensive Plan, but they will acknowledge how it relates to the Proposed Comprehensive Plan.
    b. Hope to have new Comprehensive Plan go before Planning Commission in August, then Council. Will be subject to 30 day referendum. A final draft of the Plan should be on line later this week.
    c. New Comprehensive Plan allows for Multi Family (max 8 un/ac.) and Mixed Residential (max 4 un/ac)
    d. While Housing Study recommended a diversity of housing stock, Council still desires large single family lots.
3) Will be owner occupied
4) Underlying zoning will need to be changed to R-4.
5) Items to be submitted to Planning Commission for the Rezoning and Preliminary Development Plan Applications:
    a. Executed Applications
    b. Signed applications from each of the property owners within the original Shops of Monroe Crossings PUD.
    c. Fees
    d. Rezoning Plat
    e. Legal Description of the properties to be rezoned
    f. Preliminary Development Plan
    g. Details for Formal Open Space
    h. Landscape Plan, including buffer areas.
    i. Proposed Building Elevations showing the proposed materials to be used.

   j. Bayer Becker to follow up with Bill Brock to determine if a Traffic Impact Study will be required.

6) Proposed process/schedule:
   a. August 9, 2021 – submit request to be placed on August 24th Council agenda for them to authorize the City Manager to sign the Rezoning and PUD applications.
   b. August 24, 2021 – City Council mtg. to present the project and request them to authorize City Manager to sign the applications. Scott to present same presentation he did before Planning Commission.
   c. September 21, 2021 – Submit Rezoning and Preliminary PUD request to Planning Commission
   d. October 19, 2021 – Public Hearing before Planning Commission for the Rezoning and Preliminary PUD Plan.
   e. November 23, 2021 – Public Hearing before City Council for the Rezoning and Preliminary PUD Plan.
   f. December 14, 2021 – City Council vote for the Rezoning and Preliminary PUD Plan.
   g. January 14, 2022 – 30 day Referendum period over.
7) Final PUD only requires Planning Commission approval.
8) Staff's discussion points in the staff report will focus on open space, buffer, building materials, how the plan meets the Comprehensive Plan and the design of the residential buildings.

The above documentation is believed to be an accurate record of what was discussed. If significant items have been omitted or misunderstood, please contact the writer and corrected notes will be issued.

2214 Greentree Rd

Lebanon, OH 45036

513-238-7702

RE: 860 Holman Ave

Monroe, OH 45050

To Kevin Chesar and Kameryn Jones,

This letter is to explain the history of and the affect the zoning changes have made on the value of this property.

In November of 1986 Thomas C Miller and now Candice Nixon bought the property known as 860 Holman Ave in Monroe Ohio. Bought as an investment opportunity this property was zoned light industrial. All the connecting parcels to this property were sold as light industrial lots and appropriate businesses were constructed on those parcels. Even the city of Monroe bought a parcel and built on it.

In and around 2014 the city of Monroe decided to arbitrarily rezone the remainder of this industrial park acreage as agricultural. In May of 2019 the owners contacted me to list and sell this property for them. As part of the marketing plan we decided to apply for a zoning change to return the property to its light industrial zoning. After meeting with the zoning department we were basically told to wait until the city revised their comprehensive plan for existing and future land uses. The thinking behind this we were told was that the planning commission would probably not want to do this in the middle of their planning. So we waited and then the Covid-19 arrives and everything comes to a halt. There is still not a completed land use plan. So the owners are still stuck with the current zoning.

I have said all of that to say that the change in zoning has drastically affected the value of 860 Holman Ave. The difference between the price of light industrial ground and that of agricultural is hugely significant.

What was an investment in an industrial park has turned out to be a savings account with very low interest and annual penalties (property taxes).

Sincerely,

Daryl Dunn

Broker/Owner

Greentree Realty

The attached letter was written on the behalf of Thomas Miller regarding the property at 860 Holman Ave. Monroe, OH 45050.

From: Kameryn Jones
To: Kevin Chesar; Alaina Hagenseker
Subject: Comprehensive Plan Feedback
Date: Friday, September 10, 2021 5:00:44 PM
Attachments: image002.png
image003.png

I want this added into the packet and/or presentation as necessary:

Bruce Taylor, 6092 Niederlander, property owner.

- Staff spoke with this resident, who lives on Niederlander and also owns property at 3410 Carol Ann, regarding the Comprehensive Plan particularly as it relates to the Zecher property.
- Mr. Taylor, as previously mentioned in other email correspondence, reiterated he did not want a "three street" and did not desire any roadway connection through the Zecher property to connect to Yankee through Made Industrial Park.
- Mr. Taylor is also against industrial development in this area.
- Mr. Taylor is generally supportive of the Rural Residential classification and would like to see some of the existing forested areas remain intact as a nature preserve of some kind.

Kameryn Jones
Planner
Office: 513.539.7374 ext.1020
www.monroeohio.org

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Via Email jonesk@monroeohio.org

September 17, 2021

Ms. Kameryn Jones
City of Monroe
233 South Main Street
Monroe, OH 45050

RE: Comprehensive Plan

Dear Kameryn:

On behalf of Corridor 75 Park, Ltd I am writing as a follow-up to the recent public hearing on the proposed Comprehensive Plan. It would appear that the consultant has much more work to do and questions to answer prior to any more discussion is held again. Please note that no one debated the idea of updating the existing comprehensive plan but not one person in the audience supported this proposed plan. The angst is over the lack of understanding of what the major land owners see as problematic.

By her own admission that a Plan should be updated every three years, the group that spoke Tuesday agrees even presenting an expert in the local market analysis offering how to obtain current and relative data. Sadly, some of that same updated current data – proving the old data relied upon by the consultant was out of date, has already been shared with the both the City Law Director and City Manager but there was no indication during the meeting that it was considered. While the Planning Commission said it was aware that the more recent data was available, simply being aware of the more recent data but failing to integrate it into a revised proposed plan and failing to analyze it and then make the revised proposed plan available to the public for comment fails to comply with the public notice requirements required by the City to be followed in order to adopt a proposed comprehensive plan. Continuing down this flawed path will only leads to protracted litigation for the City.

Certainly, Monroe deserves the best research possible and the Planning Commission swore to take an oath and it cannot fulfill that oath making decisions based upon either: (i) old and out of date data; or (ii) without notifying the public of the revised plan based upon the current more reliable data. Covid has caused much stress on all businesses and families. Yet, it should not be used as an excuse not to provide accurate data as it is so readily available.

Another disturbing comment made by the consultant was how her company reached out to many landowners when, in reality, this does appear not an accurate representation. From the landowners represented at the meeting, none had been contacted. Likewise, there is no evidence that none of

their concerns were even considered. Just as the consultant tried to talk with residents, it needs to meet with its corporate citizens and industrial and commercial landowners to listen to their concerns and issues. The consultant needs to know the history before it simply makes so many blanket statements without the input from the landowners.

Monroe needs to emphasize to this consultant that the city depends upon the commercial and industrial landowners and developers and that these parcels are the lifeblood and the future of an economically stable city. Simply coming up with blanket designations of future land use categories without performing any highest and best use analysis is recipe for failure. It is from these lands where jobs and real estate improvements are made and from which the city derives much of its income. The consultant's theories are those of destitution and not resolution. As mentioned in the meeting, Monroe must capitalize on all the good the community has to offer and work as a community to find common ground to resolve outstanding issues.

The idea of using commercial or industrial land as shown in her presentation for "mixed-use residential" or office and hi tech research and development is truly not applicable for Monroe. Perhaps in the downtown area where they exist now, but developers will tell you that there is no market for living quarters above retail establishments. Why? We are blessed with an abundance of land in the Midwest. For communities such as Chicago, New York, Philadelphia and other major urban areas, it makes sense. Not for Monroe. Liberty Center is a prime example of how this mixed use approach is a challenge. Monroe needs to ask where has this been kind of proposed development been successful in communities similar to Monroe before accepting the notion that this kind of development should be adopted.

The plan is flawed because it is not designed nor intended to alleviate pent up demand but instead preclude the current market demand that exist and proposed land uses where there is no demand nor possible growth for Monroe.

The spokesperson made mention of how residents were upset with industrial development coming in adjacent to their neighborhood. The city must stress to those who complain how the zoning for industrial uses was in place long before their homes were built and not condemn the industrial businesses that generate the necessary tax revenue to keep the city afloat. But curiously enough, many of the industrial and commercial zones are proposed as residential in the Plan. This makes one wonder, which direction is the consultant trying to lead the city? Why introduce residential on or next to industrial districts when such a fuss had been made by residents. Currently the code says there must be a 200' buffer between industrial districts and residential. So, the question of where does this 200' area come from if residential is introduced on or adjacent to existing industrial. This suggests a taking of land and someone would need to pay. Have the consultant address that as we all need a clear understanding.

One item glossed over was with the increase in population where would the additional city services come from? Fire and police would be increased dramatically as well as the increase public utilities, street maintenance, and other city services would also grow by a large amount. We all can agree that residential development costs more in terms of city services than a city receives from property taxes. Where would the additional needed funds come from? The only logical answer is from the industrial and commercial developments.

We all believe Monroe is a strong, vibrant community with much to offer in both residential and commercial and industrial opportunities. Obviously, with the nearly 25% increase in population shown in the latest census and the growth in the commercial and industrial markets this is borne out. She mentioned that there was "uncontrolled growth" and this is anything but accurate. Monroe has been careful and diligent in ensuring that the new developments meet certain quality standards. With this, though, there is the underlying feeling which was expressed by some that Monroe is not facing reality in allowing certain industrial developments because "there are enough" of certain buildings. How can a city legitimately make such a statement based upon feelings? Personal feelings by city leaders should not trump sound business policies and decisions.

The consultant needs to understand where Monroe has been before she can predict the future. She needs to recognize the competition Monroe faces in the region which includes Dayton and Northern Kentucky. Monroe has lost business due to, whether real or perceived, business attitudes that must be addressed if the city is to be sustainable. Competition for new business is fierce and Monroe competes daily with every other community in the tri-state region. If a prospect for a business site looks at the future land use plan, we can say with certainty, the proposed land use map would scare the prospect(s) away to a community that shows itself to be more welcoming to businesses.

We are all in this for the same reason. We all want to be successful in what we do and help the city continue to be a vibrant, warm and welcoming community to all. If the comprehensive plan would remove the binders and look at the quality and the successes the city has enjoyed to date, perhaps the plan would reflect that and, look to enhance, not vastly attempt to change what the city already is; a proud community with great people, great businesses and a great location.

Very truly yours,

Leonard L. Robinson
President & Broker

From: Janet Majors
To: Kameryn Jones
Subject: Master Plan Update
Date: Thursday, August 26, 2021 8:02:16 AM

Kameryn , I was able to meet with Donald and Elaine Garver - the other owners of the Majors/ Garver property on 63 . All of the property owners are not supportive of the multi family housing on the property . We prefer to keep all of the property on the ring road area on 63 all commercial at this time . Thanks for meeting and reviewing the plan .
Janet
Sent from my iPhone

OAKLAND FARMS, INC.
415 South Main Street
Monroe, Oh 45050

Via Email jonesk@monroeohio.org

September 8, 2021

Ms. Kameryn Jones
City of Monroe
233 South Main Street
Monroe, OH 45050

RE: Comprehensive Plan

Dear Kameryn:

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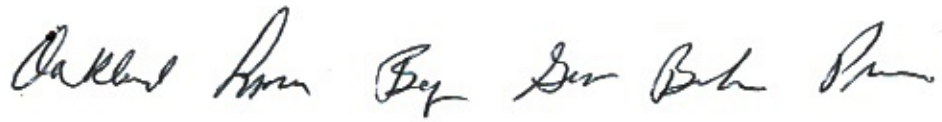

From: Kevin Chesar
To: Bruce Taylor
Cc: Bill Brock; Christina McElfresh; Lisa Frye; Kameryn Jones; Alaina Hagenauer; Cynthia Bowen
Subject: RE: Zecher property zoning proposal
Date: Tuesday, September 21, 2021 4:27:49 PM
Attachments: image002.png
image001.png
image004.png
image005.png

Good Afternoon Mr. Taylor,

Thank you for reaffirming your comments. While I believe Kameryn has spoken with you and I have had various email correspondence to the neighbors regarding the Zecher family desires, I do want to reiterate that this Comprehensive Plan has always shown rural residential for the entire parcel as a recommended land use for future growth of the area. The Comprehensive Plan is a policy document that sets the goals and policies for future growth. It alone, does not rezone any property which is a separate process.

We appreciate your thoughts and will forward to the Planning Commission.

Best Regards,

Kevin P. Chesar
Director of Development
Office: 513.539.7374
www.monroeohio.org

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From: Bruce Taylor <willybt51@yahoo.com>
Sent: Tuesday, September 21, 2021 4:04 PM
To: Kevin Chesar <chesark@monroeohio.org>
Cc: Bill Brock <brockb@monroeohio.org>; Christina McElfresh <mcelfreshc@monroeohio.org>; Lisa Frye <1lisafrye@gmail.com>
Subject: Zecher property zoning proposal

Good afternoon all,

I would like to re-state my opinions on the proposed zoning for the Zecher property on Niederlander Lane.

I sent an email previously that described in detail my proposal for the property. If it hasn't been reviewed with the commission, please do so before any vote is taken.

I also called and spoke with Cameron and she assured me my comments would be reviewed with the commission.

Basically:
1. I am opposed to any type of industrial development on the property. We do not want the extra noise and pollution.
2. I am opposed to any through traffic extension on Niederlander or Debord.
3. I suggest keeping the far east portion of the property as "Green Space"

I'm sorry I cannot attend the meeting tonight, but I will be following closely to the results.

I'm attaching my comments from my previous email following this message.

Thank you for your cooperation.

Sincerely,

Bruce Taylor
6092 Niederlander Lane
3410 Carol Ann Lane

MESSAGE FROM JUNE 24, 2021:

Good morning Mr. Chesar & Lisa,
I own 2 properties, one on Carol Ann and one on Niederlander that abut the Zecher property and have for 28 years been a personal friend of the Zecher family. We miss Martha & Glen very much.

I'm concerned about the talk going around the neighborhood that the comprehensive study is considering light industry or commercial proposal for all or part of the property in it's proposal. We've been cursed by Suncoke and it's facility for many years now and I don't want the extra noise and air pollution that additional commercial or industrial facilities would create. It's bad enough that I can hear the warning sirens, the railroad whistles, and even the squeeky wheels on the railroad cars at 3am. It's also annoying to watch the smoke and discharge from the plant float over my properties.

Concerning the proposed re-zoning:

First - I would prefer the property remain as agricultural, but I know that is not the daughters' wishes and I support their decision.

Second - if the property is to be re-zoned as rural residential, I would suggest keeping the eastern most portion of the property as a 'green space' or 'wildlife sanctuary' in order to seperate the property from the industrial sites and maintain a small portion of the natural landscape.

Third - if the rural residential zoning is acquired - I strongly suggest that the property be divided into 2 sections with access for 1 from Deboard and the other access from Niederlander without any connecting streets. That would limit the traffic on Carol Ann and Niederlander to those accessing their properties in each section.

I have attached an aerial view of the property with my annotations showing my proposals for your review. Please feel free to review this with the Monroe officials and others you deem necessary.

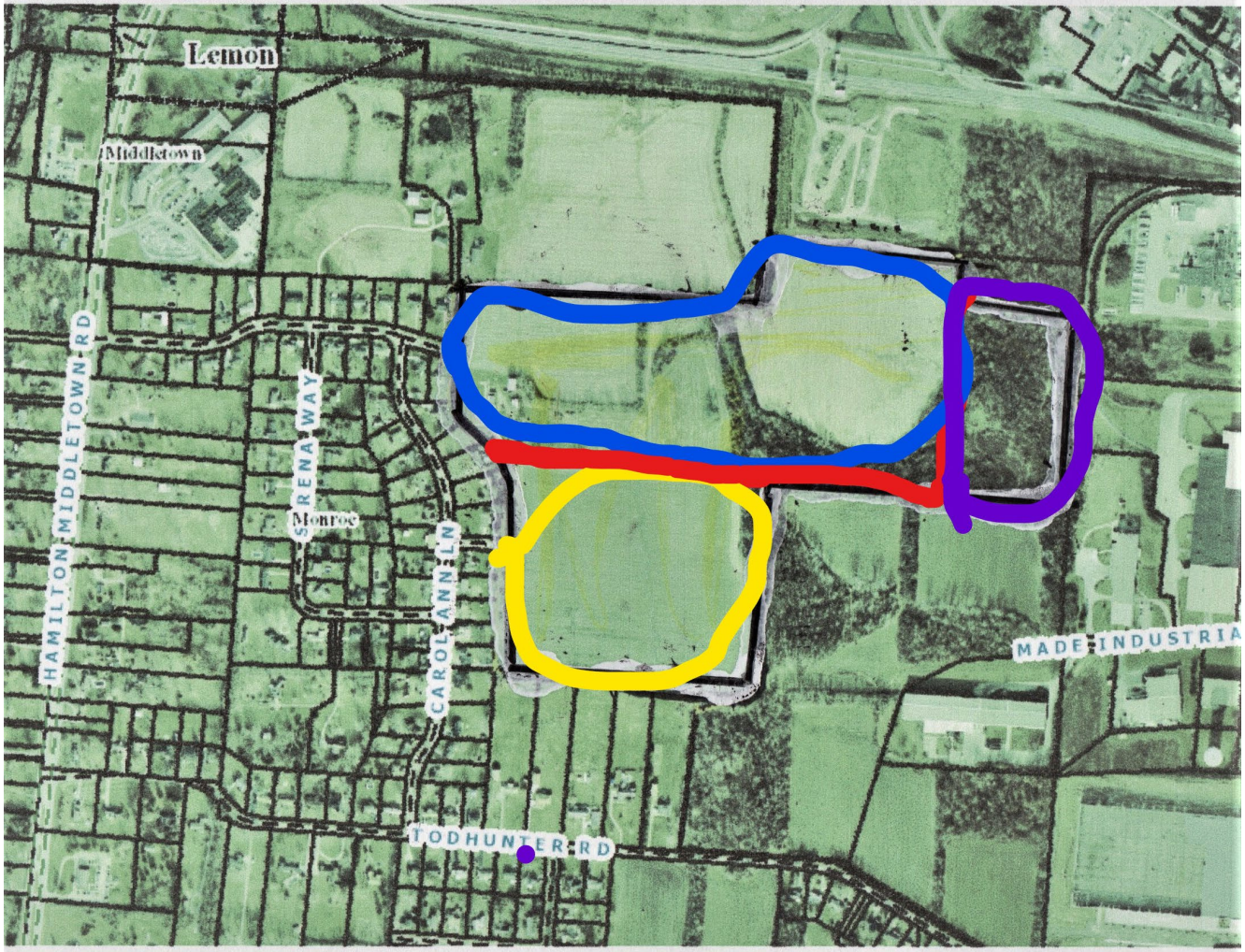
Lisa - please feel free to share this with the neighbors on your contact list as you deem necessary.

Thank you for your attention to this matter.

GOD Bless America!
GOD Bless the Zecher family!

Bruce Taylor
6092 Niederlander Lane

-


Lemon
Middletown
HAMILTON MIDDLETOWN RD
SRENA WAY
Monroe
CAROL ANN LN
TODHUNTER RD
MADE INDUSTRIA

RUNDELL ERNSTBERGER ASSOCIATES

email reaindy@reasite.com internet www.reasite.com

online feedback summary

The Project Website for the Advance Monroe Comprehensive Plan was updated in May 2021. An email was sent out to a contact list of individuals who asked to be notified about upcoming meetings, events, and updates to the website throughout the process. Since the update in May, multiple feedback opportunities were available for residents to respond to directly through the website page.

The website feedback was specific to the draft versions of the Vision Statement, Goal Statements, three maps (future land use, future transportation, future recreation), and the Land Use Descriptions handout that is a tool for understanding the character of the Future Land Use map classifications.

Residents had opportunities to rate the Vision and Goal Statements and provide additional feedback. Similarly, the maps and land use descriptions supplied comment boxes where residents could submit their questions and comments.

The rating scale for the Vision and Goal statements followed:

1. Very Accurate
2. Somewhat Accurate
3. Accurate
4. Not Accurate

A summary of the responses received can be found in this handout. A total number of responses and the ratings will be provided for each of the feedback opportunities. Names and addresses provided throughout any of the feedback opportunities will be omitted to preserve the anonymity of those who responded.

The feedback collected was submitted from May 2021 through July 2021. Feedback and comments are no longer able to be submitted using those original forms from which most of this information was collected through. **However, since the release of the Draft Comprehensive Plan, an updated form has been posted for feedback and questions for the entire comprehensive plan.** Any comments received through July 31, 2021 have been recorded in this handout for you to review.

Additionally, on the website, www.advancemonroe.com, visitors can provide feedback or comments directly through the "Contact" page if they do not have detailed comments regarding the comprehensive plan draft. This has been available since the creation of the website at the beginning of the process.

618 EAST MARKET STREET INDIANAPOLIS, INDIANA 46202 TE [317] 263.0127 FX [317] 263.2080
LOUISVILLE OFFICE: TE [502] 561.8676 FX [502] 561.9076

Vision Statement

"Monroe is an economically diverse community with small town charm focused on quality growth and development, family-centered amenities, and creating a vibrant quality of life for all."

How would you rate the Vision Statement? Do you have any additional feedback?

Total number of respondents: 57

Total "Very Accurate" responses: 11
Total "Somewhat Accurate" responses: 17
Total "Accurate" responses: 8
Total "Not Accurate" responses: 21

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1. There is no central downtown/gathering place anymore. Downtown is not a draw. Parks are nice and people are friendly. There has been too much warehouse built over the past few years bringing low paying jobs.
2. Not many city amenities such as Rec center Most of the winter sports space is only available at the schools and churches. Not acceptable
3. The small town is being ruined by truck traffic. And there are not family centered amenities unfortunately.
4. Texas Roadhouse
   Chik-fil-a
   Starbucks
   Fix drainage issue for backyards of houses on Davis Dr and Linn CT due to runoff from Sackett Dr.
   Blacktop for Bridle Creek Dr
   All good!
5. We have taken away many community centered connections. There needs to be a community center, program feeders for all sports, an active outwardly focused faith council, and a community pool
6. I don't know what town you're talking about but this isn't Monroe. Mega warehouses are most important to city council. The small town feel left many years ago!!!
7. Need more land use for neighborhoods. Putting higher standards on the neighborhoods so we can get better quality of families . You build them we can develop for more of a destination of dining if it's out by the interstate or downtown area keeping the small town feel. D.O.R.A would work if restaurants are locate with in

walking distance from each other. Would make a more family destination. You build it or plan it and stick to it with a design. Inter connecting bike paths thru out the city. More round a bout to help slow traffic plus saves us on energy and the city too.

8. Family centered amenities do not exist!
   No longer small town more like warehouse /semi truck town
   Too many drugs here … I have had a murder… two overdoses within the past two years on my street …Monroe doesn't like to cross over to RT 4
9. With the exception of renting in Middletown for a couple years and military, I have lived in Monroe most of my adult life. Monroe lost its small town charm a while ago. Now I feel like it's centered more around how many distribution warehouses we can pack in our over grown town.
10. Limited small businesses to shop from, large amounts of semi traffic, parking at community park horrible for large events
11. Not very much small town charm. More needs done to develop downtown Monroe area with small business shops and have a higher quality. Similar to Lebanon. I can walk around Monroe visiting shops like I can there.
12. A vision is supposed to be future oriented and geared toward what you want to become. This seems to be more about the present and what we currently are. In my opinion someone missed the boat on this.
13. It feels like a bunch of houses squeezed into places with nothing for families to do here except 2 parks.
14. There are a couple family centered amenities but not many.
15. There is hardly any family centered activity of any kind, the small town feel is gone, and the growth is not quality, it's industrial
16. I feel Monroe is more interested in factory's and industrial build up then they are for the community, home owner or the schools. Most of the business are not required to pay local taxes and don't service the community
17. I don't see many family-centered amenities.
18. We have become a town that has outgrown our school and have only added warehouses and trucks
19. We need to keep working towards the family centered amenities. A YMCA or family center with a pool would be very beneficial. Help for the school with over crowding and getting the School Fair Funding Bill passed would really help. I am all for residential building but the school cannot handle much more of it.
20. What family centered amenities does Monroe have ?
21. There is no small town charm and quality growth amongst all the warehouses. Monroe has already sent that ship sailing. The only thing they are consistently doing is running out the higher income households. We used to be able to see the stars at night time, now all we see is a Kroger warehouse lighting up the sky at night.
22. Monroe is the warehouse capital of Ohio. We have too much industrial land smack dab in the center of our city and it has created too much semi-truck traffic. Not only is this

a nuisance and an eyesore, it has become DANGEROUS, even deadly. Many families don't want to stay here if this continues to be an issue. We also have to leave town to enjoy anything…parks, dining, shopping (other than the outlet mall which we rarely visit). The decisions that have been made about what to allow in our community have been absolutely terrible and not at ALL family-friendly or family-focused.

23. I would hope to have the city on the higher end of economic incomes. It has a rare quiet feel, considering it is so close to the highway, making it ideal for commuters.
24. Monroe's vision is more warehousing and little residential living. Empty warehouses and or low paying warehouse jobs brings riffraf into this supposedly small town charm city. What quality? Those in charge making choices for Monroe residents that doesn't live in the Monroe area is very frightening per se!!!!
25. Keep it per above statement. We have ample warehouses and storage that many have set empty for long periods of time. Now we have residential streets that created hazards with trucks. ie: Todhunter
26. Monroe needs to not further encroach on existing neighborhoods with big buildings or it will threaten the existing "charm" of Monroe.
27. Little is being done to encourage diverse new growth. Our children are being drawn to other cities for new jobs since they live differently than we do - Monroe is great for families, but our children are single longer and more mobile than we were.

Land Use Goal Statement

"Monroe should achieve a more cohesive and balanced development pattern that strengthens residential neighborhoods and grows the job base while offering more diverse and unique places to enhance the character of Monroe, promote quality development, target strategic redevelopment, protect natural assets, responsibly grow the school district, and minimize impacts to City resources."

How would you rate the Land Use Goal Statement? Do you have any additional feedback?

Total number of respondents: 44

Total "Very Accurate" responses: 17
Total "Somewhat Accurate" responses: 9
Total "Accurate" responses: 10
Total "Not Accurate" responses: 8

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1. Quality development is a subjective phrase. I do not think it is in the best interest of the city, schools and infrastructure to build any kind of high density housing. Annexing Lemon Township should be negotiated.
2. Texas Roadhouse
   Chik-fil-a
   Starbucks
   Fix drainage issue for backyards of houses on Davis Dr and Linn CT due to runoff from Sackett Dr.
   Blacktop for Bridle Creek Dr
3. Yes, we cannot add neighborhoods if we have not built or added to our school space. We are only hurting the families that currently live in monroe.
4. The jobs being created in Monroe are not able to support the current cost of housing.
5. School district is two separate entity we were told by Council in the past and they continued to give tax abatements to companies.
   Why?
   Who is responsible to pay for the growth of the school district?
6. Stop taxing your citizens and stop giving the big corporations tax breaks!!! I'm about to leave Monroe because the taxes are too high and I'm sure you're going to shove another school levy down our throats while Amazon gets away tax free!!
7. We have plenty of jobs in monroe use resources in other areas.

8. NO MORE WAREHOUSES AND SEMI TRAFFIC
9. Need to utilize the land on cin-Dayton road and green tree. For development and get I-75 access from Greentree rd. To help with St rt63 at I-75 congestion.
10. We need more small business && arts and less warehouses. Most people in Monroe work outside the city.
11. Lots of warehouse and industry, need to go a handle on current population size before growing school district. Would like to see more sidewalks to make the community as a whole more walkable.
12. The statement itself sounds great, but how will it happen when the whole town is spread out, with residential areas divided by industry, heavy use roadways, and a little farmland. My children have friends that they can't even walk or ride bikes to their house because neighborhoods are disconnected
13. There is no diversity. Everything is a wearhouse. This increases traffic on 63, in turn causing more accidents, which increases strain of our resources
14. They need to bring back our small community and provide more for the residents that live here
15. We have big ugly buildings that have tons of trucks. There is no charm left unfortunately
16. I wish this statement was true. I don't see this happening in the future because they allow industry to dictate the rules and development.
17. Again, it's one thing to be focused on business development, but not at the risk of sacrificing adjoining neighborhoods.
18. We need more mixed uses throughout the community - especially where they make sense. You could make more diverse areas in neighborhoods and areas that are not single family
19. Warehouses, warehouses, warehouses. Need I say more? We want and need more homes, parks, and family-friendly businesses.

Future Land Use Map

Please provide additional comments on the Future Land Use Map.

Total number of respondents: 18

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1. It doesn't look like a lot of the charm, will remain after developing farmland into apartments and businesses. Part of the reason we chose Monroe is because it wasn't over developed. Now instead of looking across the street and seeing farmland I will see apartments/townhomes??? Low income I'm sure because it's back yard will be a steel plant.
2. I would need more detail son what transitional development means. There should be no warehouses etc built where they are visible to I75.
   We should encourage tech businesses or higher paying employers to move in the are just N of 63 on Cincinnati Dayton Rd. This would bring in more restaurants which is something citizens have been asking for while increase tax revenue.
3. Still too much industry
4. Heavy industrial off of butler warren road scares me due to the small road and all directions going into nice neighborhoods.
5. Texas Roadhouse
   Chik-fil-a
   Starbucks
   Fix drainage issue for backyards of houses on Davis Dr and Linn CT due to runoff from Sackett Dr.
   Blacktop for Bridle Creek Dr
6. Make the City walkable. Sidewalks for crying out loud. How hard is it to make sidewalks where people can actually walk to town. Ever see Mason Ohio??? Learn from them.
7. How is Garver farm not within Monroe???
8. Please stop turning farm land into factories.
9. If any more warehouse and semi traffic is added, we will be moving from the district. No one wants to live near warehouses and traffic
10. no more subdivisons
11. Less industry. More commercial with support to small businesses. Offering them tax breaks instead of big companies.
12. Again looks like all houses and what's houses
13. Stop building wearhouses and creating more traffic on our main roads. Provide things that are for the community. More restaurants, shopping and parks. The small town I moved to 15 years ago no longer exist. My hope is that we can persevere what little is

left. What ever business do come to the area need to support the community, youth and out school.

14. Take away heavy industrial close to our neighborhoods. Give us new baseball and soccer fields, a pool for our community. Something to be proud of
15. Definitely need a dog park. A space for smaller dogs. A separate space for large dogs.
16. Monroe should be actively trying to keep any future warehouses out of residential areas. The light blue tract of land marked “employment” on the west side of town is an example.
17. Your projected land plan for the Zecher land is rural residential on this map, although there is reported discussion about it being rezoned light manufacturing or commercial. As a resident of Neiderlander Ln, Lisa Frye, at 5984 Niederlander, I want to state how strongly I'm opposed to anything but agricultural or residential. Our neighborhood is very nice and unique. If you attempt to put any type of commercial, large buildings or business there, it will ruin the neighborhood - one that already abuts SunCoke. You fought for this type of thing not happening by Middletown with SunCoke. Doing so to your own citizens would be double minded. Down right wrong. Our neighborhood will actively oppose any attempt by the city to do this.
18. Its hard to know what "Transitional" is, but it should be a spot where a variety of smart uses can co-exist and change (Apartments? Senior Housing? Place to downsize? lofts over offices? co-working spaces?) . We should always try to stay relevant and up to date along the interstate - capturing dollars and opportunities along the corridor. The areas east of Monroe could have a more dense feeling and never impact the traditional way of life in the heart of Monroe.

Future Land Use Descriptions

Please provide additional comments on the Land Use Descriptions.

Total number of respondents: 6

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1. 8 units an acre seems very low if you are trying to make a "main street"
2. There should be NO multi family units built. This stresses infrastructure and an already maxed out school system. We are running low on residential space to build. High end homes of $375K or higher should be the target to increase tax revenue while putting less kids in the school system.
3. Texas Roadhouse
   Chik-fil-a
   Starbucks
   Fix drainage issue for backyards of houses on Davis Dr and Linn CT due to runoff from Sackett Dr.
   Blacktop for Bridle Creek Dr
4. I have lost all faith in our community government to have the citizens of the community best interest in mind. Continue on this process and people will get tired of it and move out
   But I am pretty sure that's what the people at the city want. Lots of factories and no people. The other concern are the roads and the high volume of trucks and traffic.
5. Would love a 2 acre lot
6. Too many warehouse not enough housing or better income making jobs.

Housing Goal Statement

"Monroe will encourage a wide range of quality housing including townhomes, apartments, condominiums, and single-family detached homes."

How would you rate the Housing Goal Statement? Do you have any additional feedback?

Total number of respondents: 27

Total "Very Accurate" responses: 8
Total "Somewhat Accurate" responses: 4
Total "Accurate" responses: 7
Total "Not Accurate" responses: 8

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1. No apartments, condos, or townhomes should be built. There is plenty of low cost homes in Monroe already and higher density does not help in the school system in ay way.
2. No apartments more large lot residential. We are badly missing the $300-500 home.
3. Texas Roadhouse
   Chik-fil-a
   Starbucks
   Fix drainage issue for backyards of houses on Davis Dr and Linn CT due to runoff from Sackett Dr.
   Blacktop for Bridle Creek Dr
4. More single family housing would best suit the area.
5. You must be talking about all the Mega warehouses you approved. Looks terrible and has totally changed the town of Monroe.
6. Again, we have enough housing now. The schools are full, and adding more housing will only make that worse.
7. Monroe does not need anymore apartments or communities with homes on top of each other. This area needs more step up homes.
8. Apartments often bring unsavory people into the area. Obviously not all apartment renters are unsavory but plenty will be.
9. Please no apartments and town homes. Nice family homes only
10. Anything but single-family homes lose quality over time and bring down the city. They should be kept to the bare minimum.

Economic Development Goal Statement

"Monroe will be an economically sustainable City with a diverse tax base by retaining, attracting, and growing more businesses fostering a strong local economy and focusing investment into development and redevelopment opportunities in areas designated for employment, mixed use, industrial and heavy industrial."

How would you rate the Economic Development Goal Statement? Do you have any additional feedback?

Total number of respondents: 26

Total "Very Accurate" responses: 6
Total "Somewhat Accurate" responses: 6
Total "Accurate" responses: 6
Total "Not Accurate" responses: 8

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1. We have too many warehouse areas. A Tech Park or something should be developed.
2. Texas Roadhouse
   Chik-fil-a
   Starbucks
   Fix drainage issue for backyards of houses on Davis Dr and Linn CT due to runoff from Sackett Dr.
   Blacktop for Bridle Creek Dr
3. Less business and more residential. We are surrounded by commercial development with many options around the area. We don't need to be self sustaining. Keep it small.
4. Not even close!!!
5. The only concern is been warehouse infrastructure. Would be nice to build up downtown with small business
6. You definitely have a diverse business base, but it does not seem suitable for a community that you are trying to promote as small town charming…
7. I think industrial and heavy industrial? We are a small town

Transportation Goal Statement

"Monroe shall have a safe, accessible, and well-connected multi-modal transportation system that addresses vehicular congestion, supports the desired land use pattern; promotes physical activity, health, and wellness; and serves the needs of Monroe's residents, businesses, institutions, and industries."

How would you rate the Transportation Goal Statement? Do you have any additional feedback?

Total number of respondents: 27

Total "Very Accurate" responses: 7
Total "Somewhat Accurate" responses: 2
Total "Accurate" responses: 6
Total "Not Accurate" responses: 12

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1. This is not a reasonable goal in Monroe. This will not happen in 10 years. Larger cities around us do not have this and I think it is unrealistic to work on this when there are many other more pressing areas in the community.
2. When is Monroe park going to be completed by the Americana property?
3. 63 is controlled by semi traffic
4. Great job adding warehouses and giving them a 15 year abatement. Towns roads are getting beat up and the tax payers are paying for it. Roads are far far more dangerous. I wrote our state rep, And IG to investigate our city council and zoning board for kick backs. Plan on getting the news to look at you guys too.
5. Monroe doesn't offer many sidewalks or bike paths. City and schools are growing too fast for city and schools to keep up with.
6. The streets here are terribly dangerous, as evidenced by a double fatality just a couple of days ago. Residents have been asking for something to be done about the traffic on route 63 for a while now, but nothing seems to be happening. Perhaps behind closed doors it is, but we need to see action at this point.
7. This city doesn't care about the people that live here, out roads or the dangerous conditions that our roads are with all of the traffic and trucks. . All the care about is how many businesses they bring here and the all mighty dollar
8. Monroe crossings is the largest neighborhood and you won't even consider stop signs and crosswalks. Now you are adding a park for more traffic. The statement above is 100% false on the safety part.

9. Roadways are not feasible in areas that were farm land roadways

Future Transportation Map

Please provide additional comments on the Future Transportation Map.

Total number of respondents: 7

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1. Roadway improvements need to be improved in agriculture areas that roadways are to narrow.
2. Roadway improvement on Mason Rd, which will be zoned Transitional development, and by the report "will be difficult to develop" should not be done until a plan is more developed.
3. Decreased use of motion and sensor based lights along 63. Use of a timed system to improve traffic flow.
4. Not Like it. Just want to be able to get from Route 4 to Route 63 and vice versa without hitting ever single light every single time! It takes so much time out of our day! Better signal timing!
   Also, the road coming out of the outlets (if you are leaving Wendy's, etc and turning left) that light takes forever to change during rush hour. It used to be a flashing red early in the morning. Can't we change it back when there is less traffic?
5. Now you have truck traffic and congestion to deal with. Clog the roads good job!!
6. should have a high priority
7. There should be something about how you plan to slow traffic on 63, and also there is nothing on the map about any changes at 63 and Britton, another area that needs attention to safety

Quality of Life Goal Statement

"Monroe will be a resilient place to live, build a career, do business, eat, shop, and recreate, making it the preferred place to call home in the region."

How would you rate the Quality of Life Goal Statement? Do you have any additional feedback?

Total number of respondents: 29

Total "Very Accurate" responses: 8
Total "Somewhat Accurate" responses: 5
Total "Accurate" responses: 5
Total "Not Accurate" responses: 10

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1. There are not good jobs in Monroe. There are VERY few dining restaurants and almost no where to shop.
2. Texas Roadhouse
   Chik-fil-a
   Starbucks
   Fix drainage issue for backyards of houses on Davis Dr and Linn CT due to runoff from Sackett Dr.
   Blacktop for Bridle Creek Dr
3. We have very few eating options other than fast food
4. Nope I don't think so. Tax the citizens so much that they are forced to leave. Many of my neighbors have had enough with all responsibility being out upon the shoulders of the citizens. I remember when I liked saying I live in Monroe. Not anymore. Too commercialized and residents take a back seat to big business.
5. Lack of restaurants, things to do
6. Love living here! Need more variety of restaurants and shopping. Not a mall.
7. Only if you're a warehouse
8. People seem very dissatisfied with the direction the city is going
9. Seems to be a very low income and low education level city. Need to clean up and demolish a lot of the buildings on main Street and 63.
10. I'm confused by the word 'resilient' in this context.
11. For whom? Those who live outside and work in Monroe?

Future Recreation Map

Please provide additional comments on the Future Recreation Map.

Total number of respondents: 5

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1. A bike and walking path would be great! A dog park for small and large dogs would be amazing too
2. Definitely need sidewalks or running path along 63 to get to crossings park
3. We need more & better parking at our parks. It takes forever to get out during an event.
4. We need more parks and sidewalks!!! Dog park!!
5. No comment. More parks are always a plus, but seems all the focus tends to be on newer developed neighborhoods

Downtown Goal Statement

"Reinvigorate the downtown by strategically planning a genuine community gathering space that fosters public private partnerships for varied residential opportunities, creates jobs through business attraction and retention, and caters to a pedestrian-oriented environment with generation bridging activities."

How would you rate the Downtown Goal Statement? Do you have any additional feedback?

Total number of respondents: 22

Total "Very Accurate" responses: 8
Total "Somewhat Accurate" responses: 4
Total "Accurate" responses: 2
Total "Not Accurate" responses: 7

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1. Downtown should be moved to just N of 63. The area now is too close to the road and needs space to plan and grow which does not exist at that location.
2. Texas Roadhouse
   Chik-fil-a
   Starbucks
   Fix drainage issue for backyards of houses on Davis Dr and Linn CT due to runoff from Sackett Dr.
   Blacktop for Bridle Creek Dr
3. Excessive speed and our cops do nothing to control it. Walking there is a hazard.
4. Somewhat Accurate - This would be nice to see, as long as the historic aspect of monroe could be addressed in the choice of building or remodels of old ones

Other

Please provide additional comments.

This section is from the contact page on the website. **These responses are recorded from May 2021 – August 10, 2021.**

Total number of respondents: 1

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1. Name: [redacted]
   Email: [redacted]
   Comment: My home abuts the Zecher Farm and I am highly concerned should this land be rezoned light manufacturing or refined anything other than large lot residential.

Draft Comprehensive Plan Comments

Provide feedback!

This section of comments applies **ONLY to comments received through the online form for the Draft Comprehensive Plan.** This form has been available since **August 3, 2021** for residents and City officials to provide comments through.

Total number of respondents: 1

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1. Name: [redacted]
   Email: [redacted]
   i do not want housing behind my property ! It is zoned agricultural. leave it that way. please.
   [redacted] next to the former hayneedle building

EMERGENCY ORDINANCE NO. 2021-47

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

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 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 have the easements in place to avoid any delay in the completion of the Great Miami River Trail. Therefore, this measure shall take effect and be in full force from and after its passage.

PASSED:_____

ATTEST: APPROVED:

_____ _____

Clerk of Council Mayor

First Reading:

REAL ESTATE SOLUTIONS
FOR INFRASTRUCTURE

LPA
Rev. 01/2010

DONATION LETTER

September 29, 2021

City of Monroe, Ohio, an Ohio municipal corporation
233 South Main St
Monroe, Ohio 45050

Re: BUT-Great Miami River Trail
1-SH

Dear City of Monroe, Ohio, an Ohio municipal corporation:

Your real property is needed by the City of Monroe, Ohio for a transportation improvement project. As such, you are hereby advised that you have the right to have your property appraised by a competent appraiser and you have the right to accompany the appraiser on the inspection of your property. You have the right to be provided a written offer for the full amount of the fair market value as determined by the agency based upon the appraisal. You have the right to negotiate with the agency and if an acceptable agreement cannot be reached, the right to have the value determined by a court of law. You also have the right to be paid the full amount of the fair market value before being required to surrender possession of your property. Notwithstanding these rights, we understand you are willing to waive all, or any part of your rights noted and willingly agree to donate the property needed for the transportation project. The property is described in the attached Exhibit A which is incorporated herein.

Please be advised that if you desire to use the donation for a tax deduction, you should seek advice from the Internal Revenue Service or a tax expert regarding the current rules for appraisal valuation.

The City of Monroe, Ohio is donating all of parcel 1-SH as part of this project.

The undersigned hereby acknowledges that he/she has been fully advised by an City of Monroe, Ohio representative of his/her rights reflected above and agrees to: (1) Waive the right to receive just compensation for the property, (2) Release the City of Monroe, Ohio from obtaining an appraisal of the acquired property and (3) Execute the necessary conveyance instrument to transfer said property to City of Monroe, Ohio.

Respectfully,

Stephen Kraft

Stephen Kraft, Acquisition Agent
O.R. Colan Associates
(513) 247-0243, Extension 7016

_____ _____
Property owner signature Date

_____
Print name

_____ _____
Property owner signature Date

_____
Print name

EXHIBIT A

LPA RX 871 SH

Rev. 06/09

Ver. Date 01/25/21

PID 109591

PARCEL 1-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 5, Town 2, Range 3 and in Sections 35 and 36, Town 3, Range 3, BTM, in the City of Monroe, Butler County, Ohio and being part of Lots 2208, 2209, 2210, 2211 and 3517 of the designated lots of the City of Monroe and as conveyed to The 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 ½" 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;

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

Thence along easterly lines of Lot 3517, the following six courses:

1.) S16°35'16"W a distance of 139.81 feet to a 5/8" iron pin found 70.64 feet right of Station 260+79.49;
2.) S22°53'28"W a distance of 245.70 feet to a 5/8" iron pin found 67.67 feet right of Station 258+46.87;
3.) S28°40'15"W a distance of 507.88 feet to a point 66.20 feet right of Station 253+46.37;
4.) S35°54'43"W a distance of 137.27 feet to a point 52.18 feet right of Station 252+09.71;
5.) S39°10'12"W a distance of 341.53 feet to a 5/8" iron pin found 43.63 feet right of Station 248+53.75;
6.) S20°54'00"W a distance of 231.23 feet to a 5/8" iron pin found 36.66 feet right of Station 246+17.19;

Thence continuing along an easterly line of Lot 3517 and along an easterly line of the above referenced Lot 2208, S09°48'04"W a distance of 691.67 feet to a point 43.20 feet right of Station 239+30.69;

Thence leaving the east line of Lot 2208 and along a line through Lot 2208, S23°22'05"W a distance of 417.29 feet to a point 24.59 feet right of Station 235+08.26;

Thence continuing along a line through Lot 2208, S13°22'03"W a distance of 232.90 feet to a point 28.22 feet right of Station 232+71.13;

Thence continuing along a line through Lot 2208 and along a line through lot 2210, S06°11'45"W a distance of 212.85 feet to a point 30.06 feet right of Station 230+63.19;

Thence along a line though Lots 2210 and 2209, S26°07'15"W a distance of 245.12 feet to a point 20.91 feet right of Station 228+19.16;

Thence along a line through Lot 2209, S10°37'03"W a distance of 312.35 feet to a point 24.35 feet right of Station 225+00.26;

Thence along a line through Lot 2209 and 2211, S17°22'19"W a distance of 453.69 feet to a point 21.09 feet right of Station 220+50.19;

Thence along lines through Lot 2211, the following nine courses:

1.) S10°10'49"W a distance of 168.43 feet to a point 25.23 feet right of Station 218+81.40;
2.) S28°23'34"W a distance of 455.15 feet to a point 23.34 feet right of Station 214+30.34;
3.) S33°43'06"W a distance of 313.07 feet to a point 23.79 feet right of Station 211+20.48;
4.) S36°52'15"W a distance of 313.37 feet to a point 23.22 feet right of Station 208+01.40;
5.) S10°11'03"W a distance of 99.33 feet to a point 23.38 feet right of Station 206+89.42;
6.) S21°17'07"E a distance of 201.14 feet to a point 25.00 feet right of Station 204+72.24;
7.) S41°32'55"E a distance of 68.55 feet to a point 27.01 feet right of Station 204+07.09;
8.) S21°48'53"E a distance of 115.30 feet to a point 29.12 feet right of Station 202+74.16;
9.) S87°32'34"E a distance of 110.01 feet to a point 35.44 feet right of Station 201+62.35;

Thence along a line through Lots 2211 and 2210, S39° 31' 27"E a distance of 125.13 feet to a point 20.47 feet right of Station 200+23.13;

Thence along a line through Lot 2210, N62°23'30"E a distance of 34.03 feet to a point 25.17 feet right of Station 199+82.87;

Thence continuing along a line through Lot 2210, S27°36'30"E a distance of 30.47 feet to a point in the east line of Lot 2210, being 5.08 feet left of Station 199+80.63;

Thence along an east line of Lot 2210, S62°23'30"W a distance of 49.07 feet to a point 13.47 feet left of Station 200+25.02;

Thence continuing along an east line of Lot 2210, S66°03'55"W a distance of 43.72 feet to a point 37.77 feet left of Station 200+50.94;

Thence along a line through Lots 2210 and 2211, N39° 31' 27"W a distance of 130.16 feet to a point 24.04 feet left of Station 201+85.91;

Thence along lines through Lot 2211, the following nine courses:

1.) S83°35'29"W a distance of 103.03 feet to a point 43.77 feet left of Station 202+72.48;
2.) N21°48'53"W a distance of 184.58 feet to a point 20.35 feet left of Station 204+43.32;
3.) N41°32'55"W a distance of 64.91 feet to a point 24.88 feet left of Station 205+02.55;
4.) N21°17'07"W a distance of 188.65 feet to a point 31.32 feet left of Station 206+80.36;
5.) N10°11'03"E a distance of 130.72 feet to a point 27.54 feet left of Station 207+97.21;
6.) N36°52'15"E a distance of 355.45 feet to a point 25.16 feet left of Station 211+46.41;
7.) N32°39'55"E a distance of 368.47 feet to a point 22.42 feet left of Station 215+19.34;
8.) N27°15'31"E a distance of 360.14 feet to a point 27.84 feet left of Station 218+84.31;
9.) N13°15'47"E a distance of 161.73 feet to a point 22.38 feet left of Station 220+48.83;

Thence along a line in Lot 2211 and 2209, N17°03'20"E a distance of 234.49 feet to a point 23.36 feet left of Station 222+83.31;

Thence along lines in Lot 2209, the following seven courses:

1.) N15°53'47"E a distance of 85.81 feet to a point 25.46 feet left of Station 223+69.09;
2.) N10°51'20"E a distance of 223.36 feet to a point 21.95 feet left of Station 225+98.33;
3.) N14°56'07"E a distance of 210.87 feet to a point 23.21 feet left of Station 228+05.31;
4.) N24°15'01"E a distance of 254.06 feet to a point 21.25 feet left of Station 230+59.32;
5.) N04°33'04"E a distance of 206.12 feet to a point 28.60 feet left of Station 232+70.20;
6.) N15°49'09"E a distance of 353.69 feet to a point 22.49 feet left of Station 236+20.10;
7.) N19°05'31"E a distance of 245.15 feet to a point in the west line of Lot 2208, said point being 34.25 feet left of Station 238+81.49;

Thence along the east line of Lot 2209 and the west line of Lot 2208, N10°36'17"E a distance of 261.84 feet to a 5/8" iron pin found at the common corner of said lots, being the southwest corner of Lot 3517, said point 64.17 feet left of Station 241+45.54;

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

1.) N10°36'17"E a distance of 481.62 feet to a 5/8" iron pin found 45.50 feet left of Station 246+18.59;
2.) N19°41'31"E a distance of 254.25 feet to a 5/8" iron pin found 42.84 feet left of Station 248+66.77;
3.) N38°30'18"E a distance of 352.20 feet to a point 38.05 feet left of Station 252+10.23;
4.) N37°21'47"E a distance of 127.88 feet to a point 21.05 feet left of Station 253+39.12;
5.) N28°34'43"E a distance of 499.46 feet to a 5/8" iron pin found 20.81 feet left of Station 258+41.48;
6.) N22°26'16"E a distance of 235.68 feet to a 5/8" iron pin found 20.21 feet left of Station 260+81.67;
7.) N14°48'46"E a distance of 134.29 feet to a 5/8" iron pin found at the northwest corner of Lot 3517 and the southwest corner of Lot 2885, said point being 20.91 feet left of Station 262+16.33;

Thence along the north line of Lot 3517, being the south line of Lot 2885, S75° 48' 04"E a distance of 95.11 feet to the Point of Beginning, containing 9.361 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

LPA RX 871 SH

Rev. 06/09

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	9.361 Acres
P.R.O.	0.000 Acres
Net Take	9.361 Acres

Auditors Parcel:
C1800-016100-004
C1800-016100-005
C1800-016100-034
C1800-016100-035
C1800-016100-054

STATE OF OHIO
DAVID L. COX
7101
REGISTERED
PROFESSIONAL SURVEYOR

David L. Cox
1/25/21

Exhibit "1" E Ord No. 2021-47

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): 1 SH

BUT-GREAT MIAMI RIVER TRAIL

SEE EXHIBIT A ATTACHED

Butler County Current Tax Parcel No. C1800-016100-005, C1800-012000-035, C1800-016100-004, C1800-012000-034 and C1800-012000-054
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 William J. Brock, the City Manager of City Of Monroe, Ohio, An Ohio Municipal Corporation, has hereunto subscribed his name on the _____ day of _____ , _____.

CITY OF MONROE, OHIO, AN OHIO
MUNICIPAL CORPORATION

By: _____
William J. Brock, City Manager

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 William J. Brock, who acknowledged being the City Manager 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 William J. Brock 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

Rev. 06/09

Ver. Date 01/25/21

PID 109591

PARCEL 1-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 5, Town 2, Range 3 and in Sections 35 and 36, Town 3, Range 3, BTM, in the City of Monroe, Butler County, Ohio and being part of Lots 2208, 2209, 2210, 2211 and 3517 of the designated lots of the City of Monroe and as conveyed to The 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 ½" 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;

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

Thence along easterly lines of Lot 3517, the following six courses:

1.) S16°35'16"W a distance of 139.81 feet to a 5/8" iron pin found 70.64 feet right of Station 260+79.49;
2.) S22°53'28"W a distance of 245.70 feet to a 5/8" iron pin found 67.67 feet right of Station 258+46.87;
3.) S28°40'15"W a distance of 507.88 feet to a point 66.20 feet right of Station 253+46.37;
4.) S35°54'43"W a distance of 137.27 feet to a point 52.18 feet right of Station 252+09.71;
5.) S39°10'12"W a distance of 341.53 feet to a 5/8" iron pin found 43.63 feet right of Station 248+53.75;
6.) S20°54'00"W a distance of 231.23 feet to a 5/8" iron pin found 36.66 feet right of Station 246+17.19;

Thence continuing along an easterly line of Lot 3517 and along an easterly line of the above referenced Lot 2208, S09°48'04"W a distance of 691.67 feet to a point 43.20 feet right of Station 239+30.69;

Thence leaving the east line of Lot 2208 and along a line through Lot 2208, S23°22'05"W a distance of 417.29 feet to a point 24.59 feet right of Station 235+08.26;

Thence continuing along a line through Lot 2208, S13°22'03"W a distance of 232.90 feet to a point 28.22 feet right of Station 232+71.13;

Thence continuing along a line through Lot 2208 and along a line through lot 2210, S06°11'45"W a distance of 212.85 feet to a point 30.06 feet right of Station 230+63.19;

Thence along a line though Lots 2210 and 2209, S26°07'15"W a distance of 245.12 feet to a point 20.91 feet right of Station 228+19.16;

Thence along a line through Lot 2209, S10°37'03"W a distance of 312.35 feet to a point 24.35 feet right of Station 225+00.26;

Thence along a line through Lot 2209 and 2211, S17°22'19"W a distance of 453.69 feet to a point 21.09 feet right of Station 220+50.19;

Thence along lines through Lot 2211, the following nine courses:

1.) S10°10'49"W a distance of 168.43 feet to a point 25.23 feet right of Station 218+81.40;
2.) S28°23'34"W a distance of 455.15 feet to a point 23.34 feet right of Station 214+30.34;
3.) S33°43'06"W a distance of 313.07 feet to a point 23.79 feet right of Station 211+20.48;
4.) S36°52'15"W a distance of 313.37 feet to a point 23.22 feet right of Station 208+01.40;
5.) S10°11'03"W a distance of 99.33 feet to a point 23.38 feet right of Station 206+89.42;
6.) S21°17'07"E a distance of 201.14 feet to a point 25.00 feet right of Station 204+72.24;
7.) S41°32'55"E a distance of 68.55 feet to a point 27.01 feet right of Station 204+07.09;
8.) S21°48'53"E a distance of 115.30 feet to a point 29.12 feet right of Station 202+74.16;
9.) S87°32'34"E a distance of 110.01 feet to a point 35.44 feet right of Station 201+62.35;

Thence along a line through Lots 2211 and 2210, S39° 31' 27"E a distance of 125.13 feet to a point 20.47 feet right of Station 200+23.13;

Thence along a line through Lot 2210, N62°23'30"E a distance of 34.03 feet to a point 25.17 feet right of Station 199+82.87;

Thence continuing along a line through Lot 2210, S27°36'30"E a distance of 30.47 feet to a point in the east line of Lot 2210, being 5.08 feet left of Station 199+80.63;

Thence along an east line of Lot 2210, S62°23'30"W a distance of 49.07 feet to a point 13.47 feet left of Station 200+25.02;

Thence continuing along an east line of Lot 2210, S66°03'55"W a distance of 43.72 feet to a point 37.77 feet left of Station 200+50.94;

Thence along a line through Lots 2210 and 2211, N39° 31' 27"W a distance of 130.16 feet to a point 24.04 feet left of Station 201+85.91;

Thence along lines through Lot 2211, the following nine courses:

1.) S83°35'29"W a distance of 103.03 feet to a point 43.77 feet left of Station 202+72.48;
2.) N21°48'53"W a distance of 184.58 feet to a point 20.35 feet left of Station 204+43.32;
3.) N41°32'55"W a distance of 64.91 feet to a point 24.88 feet left of Station 205+02.55;
4.) N21°17'07"W a distance of 188.65 feet to a point 31.32 feet left of Station 206+80.36;
5.) N10°11'03"E a distance of 130.72 feet to a point 27.54 feet left of Station 207+97.21;
6.) N36°52'15"E a distance of 355.45 feet to a point 25.16 feet left of Station 211+46.41;
7.) N32°39'55"E a distance of 368.47 feet to a point 22.42 feet left of Station 215+19.34;
8.) N27°15'31"E a distance of 360.14 feet to a point 27.84 feet left of Station 218+84.31;
9.) N13°15'47"E a distance of 161.73 feet to a point 22.38 feet left of Station 220+48.83;

Thence along a line in Lot 2211 and 2209, N17°03'20"E a distance of 234.49 feet to a point 23.36 feet left of Station 222+83.31;

Thence along lines in Lot 2209, the following seven courses:

1.) N15°53'47"E a distance of 85.81 feet to a point 25.46 feet left of Station 223+69.09;
2.) N10°51'20"E a distance of 223.36 feet to a point 21.95 feet left of Station 225+98.33;
3.) N14°56'07"E a distance of 210.87 feet to a point 23.21 feet left of Station 228+05.31;
4.) N24°15'01"E a distance of 254.06 feet to a point 21.25 feet left of Station 230+59.32;
5.) N04°33'04"E a distance of 206.12 feet to a point 28.60 feet left of Station 232+70.20;
6.) N15°49'09"E a distance of 353.69 feet to a point 22.49 feet left of Station 236+20.10;
7.) N19°05'31"E a distance of 245.15 feet to a point in the west line of Lot 2208, said point being 34.25 feet left of Station 238+81.49;

Thence along the east line of Lot 2209 and the west line of Lot 2208, N10°36'17"E a distance of 261.84 feet to a 5/8" iron pin found at the common corner of said lots, being the southwest corner of Lot 3517, said point 64.17 feet left of Station 241+45.54;

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

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2.) N19°41'31"E a distance of 254.25 feet to a 5/8" iron pin found 42.84 feet left of Station 248+66.77;
3.) N38°30'18"E a distance of 352.20 feet to a point 38.05 feet left of Station 252+10.23;
4.) N37°21'47"E a distance of 127.88 feet to a point 21.05 feet left of Station 253+39.12;
5.) N28°34'43"E a distance of 499.46 feet to a 5/8" iron pin found 20.81 feet left of Station 258+41.48;
6.) N22°26'16"E a distance of 235.68 feet to a 5/8" iron pin found 20.21 feet left of Station 260+81.67;
7.) N14°48'46"E a distance of 134.29 feet to a 5/8" iron pin found at the northwest corner of Lot 3517 and the southwest corner of Lot 2885, said point being 20.91 feet left of Station 262+16.33;

Thence along the north line of Lot 3517, being the south line of Lot 2885, S75° 48' 04"E a distance of 95.11 feet to the Point of Beginning, containing 9.361 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

LPA RX 871 SH

Rev. 06/09

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	9.361 Acres
P.R.O.	0.000 Acres
Net Take	9.361 Acres

Auditors Parcel:

C1800-016100-004
C1800-016100-005
C1800-016100-034
C1800-016100-035
C1800-016100-054

STATE OF OHIO
DAVID L. COX
7101
REGISTERED
PROFESSIONAL SURVEYOR

David L. Cox
1/25/21

EXHIBIT A

LPA RX 871 SH

Rev. 06/09

Ver. Date 01/25/21

PID 109591

PARCEL 1-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.

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[Surveyor's description of the premises follows]

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7.) N19°05'31"E a distance of 245.15 feet to a point in the west line of Lot 2208, said point being 34.25 feet left of Station 238+81.49;

Thence along the east line of Lot 2209 and the west line of Lot 2208, N10°36'17"E a distance of 261.84 feet to a 5/8" iron pin found at the common corner of said lots, being the southwest corner of Lot 3517, said point 64.17 feet left of Station 241+45.54;

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3.) N38°30'18"E a distance of 352.20 feet to a point 38.05 feet left of Station 252+10.23;
4.) N37°21'47"E a distance of 127.88 feet to a point 21.05 feet left of Station 253+39.12;
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Thence along the north line of Lot 3517, being the south line of Lot 2885, S75° 48' 04"E a distance of 95.11 feet to the Point of Beginning, containing 9.361 acres more or less and being subject to easements, restrictions, and rights-of-way of record.

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EXHIBIT A

LPA RX 871 SH

Rev. 06/09

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Gross Take	9.361 Acres
P.R.O.	0.000 Acres
Net Take	9.361 Acres

Auditors Parcel: C1800-016100-004
C1800-016100-005
C1800-016100-034
C1800-016100-035
C1800-016100-054

STATE OF OHIO
DAVID L. COX
7101
REGISTERED
PROFESSIONAL SURVEYOR

1/25/21

EMERGENCY ORDINANCE NO. 2021-48

AN ORDINANCE AUTHORIZING A LONG-TERM LAND USE PERMIT FROM THE MIAMI CONSERVANCY DISTRICT TO BE USED FOR PUBLIC PURPOSES RELATED TO THE GREAT MIAMI RIVER TRAIL – MONROE SECTION, AND DECLARING AN EMERGENCY.

WHEREAS, the Land Use Permit from the Miami Conservancy District will be used 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 a long-term Land Use Permit from the Miami Conservancy District to be used for public purposes related to the Great Miami River Trail – Monroe Section. The terms and conditions of the Land Use Permit shall be substantially similar as set forth in Exhibit "1" attached hereto and made a part hereof.

Further, the City Manager is authorized to execute any necessary documents to complete the Land Use Permit.

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 have the authorized use of property in place to avoid any delay in the completion of the Great Miami River Trail. Therefore, this measure shall take effect and be in full force from and after its passage.

PASSED: _____

ATTEST: APPROVED:

_____ _____

Clerk of Council Mayor

The Miami Conservancy District

LAND USE PERMIT NO. 16-3791-1

THE MIAMI CONSERVANCY DISTRICT, a body corporate and political subdivision of the State of Ohio, hereinafter called "MCD", in consideration of compensation as specified within this Permit, and subject to the terms, conditions and restrictions hereinafter set forth, hereby grants to

CITY OF MONROE
233 SOUTH MAIN STREET
MONROE, OHIO 45050-0330

hereinafter called the "Grantee" the authority and permission to use that portion of MCD property as further described below for the following specified use and for no other use without express written consent by MCD.

The right to construct, use, maintain and remove a **ten (10) foot wide public access TRAIL** known as **THE GREAT MIAMI RIVER TRAIL, MONROE SECTION,** as shown on the attached Exhibit "A".

The property, **Part MCD Parcel No. 1657**, is located in the City of Monroe on Lot 2805, Butler County, Ohio, and more specifically left bank Great Miami River along Dicks Creek west of Route 4 as shown on the attached Exhibit "B".

All real property, easements, land, structures, infrastructure, and facilities that are owned or controlled by MCD or any MCD subdistrict shall hereinafter be called "MCD property."m

THIS PERMIT IS GRANTED SUBJECT TO COMPLIANCE WITH THE FOLLOWING TERMS, CONDITIONS AND RESTRICTIONS AS SET FORTH BY MCD IN ACCORDANCE WITH SECTION 6101.19 OF THE OHIO REVISED CODE:

1. PROPERTY USE, MAINTENANCE & RESTRICTION: The Grantee AGREES to maintain all property as authorized for use within this Permit. Maintenance shall include regular inspection and repair of the trail including trail repaving as needed along with mowing and trimming within five (5) feet of the trail. The Grantee or contracted agent will be responsible to sweep, clean and remove trash and debris from the trail.

The Grantee may install and maintain trail Signage with the Grantee providing all locations of signs located on MCD Property.

The Grantee AGREES to maintain all appurtenances associated with the trail including but not limited to signage, fences, walls, culverts, rip rap, drainage pipes, and drainage structures.

Whenever the employees, agents, or contractors of said Grantee enter upon MCD property, for the purpose of maintaining, modifying, repairing or removing any structures and/or improvements as described within this Permit, the Grantee AGREES all operations will be confined to a reasonable area adjacent to said structures and/or improvements.

The Grantee AGREES all MCD property will be continually used and maintained in a safe and responsible manner that does not affect MCD operations and maintenance.

The Grantee must contact MCD for approval prior to performing any repairs or maintenance on MCD property that would result in any land disturbance.

Any land disturbing activity on MCD property involving the services of a contractor will require that the contractor contact MCD to acquire a MCD Construction Permit prior to doing any work on MCD property.

The Grantee, prior to initiating any land disturbing activity, AGREES to contact OUPS to determine if there are any utilities located within the permit area. The Grantee further AGREES to protect all identified utilities from damage that could result from land use as outlined within this Permit.

All activities listed in the attached Exhibit "C" are prohibited unless specifically authorized in this permit.

The Grantee AGREES all use of vehicles on MCD property shall be in compliance with the Ohio Revised Code and other applicable laws.

2. DAMAGE TO MCD PROPERTY: Any damages, resulting from the land use granted, caused to MCD structures and facilities including, but not limited to, levees, dams, floodwalls, bikeways, roads, gates, wells, gages, monitoring equipment, monuments and/or MCD property shall be repaired or replaced in a manner satisfactory to MCD as more specifically defined in Exhibit "D" of this Permit. Revocation, termination or expiration of the Permit does not release the Grantee from its obligation to repair damages. In the event the repair or replacement is not completed in a reasonable amount of time, MCD may, at its option, cause said repairs or replacements to be accomplished and Grantee shall reimburse MCD for any expenses incurred.

3. TERM: The term of this Permit shall be for a period of **twenty (20) years, effective October 1, 2021 and terminating on September 30, 2041**.

4. MCD's RIGHT OF REVOCATION

a. If the property use causes damage or imminent damage to MCD property, or creates a health or safety hazard, MCD will order all use by the Grantee be stopped immediately and notify the Grantee to repair or replace MCD Property and remove the hazard. If the Grantee fails to respond in the time set by MCD, MCD will revoke the rights granted by this Permit. Such revocation would not release the Grantee from its obligation to restore the land as required by item 6 below.

b. If, at any time, in the opinion of MCD, the said use interferes with the primary objectives of MCD; or should the best interests of MCD so justify; this Permit shall be revoked. MCD will provide seven (7) days written notice of revocation. Such revocation would not release the Grantee from its obligation to restore the land as required by item 6 below.

5. GRANTEE'S RIGHT OF TERMINATION: The Grantee may request termination of this Permit if the use of MCD property described in this Permit is no longer necessary or desired. The Grantee

shall notify the MCD Property Administrator within forty-eight (48) hours following cessation of the permitted land use to request termination.

6. RESTORATION: Prior to termination of this Permit, the Grantee AGREES to remove or properly abandon all structures and/or improvements and repair or restore all MCD property as specified in Exhibit "D" of this Permit. Revocation, termination or expiration of the permit does not release the Grantee from its obligation to restore the property. In the event the Grantee does not restore or remove the said structures and/or improvements within a timely manner, MCD may, at its option, cause said work to be accomplished and Grantee shall reimburse MCD for any expenses incurred.

7. FAILURE TO IMPLEMENT LAND USE: Should the Grantee fail to implement the requested land use **within two (2) years of the effective date of this Permit**, the Permit will terminate. Furthermore, MCD will retain all permit fees unless the Grantee, prior to termination, has submitted written notification concerning cancellation of the Permit.

8. FINAL INSPECTION: Within forty-eight (48) hours following cessation of the permitted use and all restoration, the Grantee AGREES to notify the MCD Property Administrator for final inspection.

9. OPTION OF RENEWAL: This Permit may be renewed, subject to MCD approval, provided all terms, conditions, and restrictions of the Permit have been maintained to the reasonable satisfaction of MCD. **All renewals will be subject to those terms, conditions, and Permit fees in effect at time of renewal and renewal will not be unreasonably denied.**

10. INSURANCE: MCD is to be insured in an amount not less than **One Million ($1,000,000) Dollars**, from any liability resulting from injuries to persons or property and all direct cost and expenses associated therewith. Prior to issuance of this Permit the Grantee AGREES to provide to MCD verification of liability coverage naming "**The Miami Conservancy District**" as an additional insured for an amount of not less than **One Million ($1,000,000) Dollars**. The Grantee must provide MCD a copy of a certificate of liability verifying that MCD has been named as an additional insured. Insurance coverage must be in force throughout the term of the permit. If insurance coverage is cancelled the permit will terminate.

11. SOIL & WATER CONTAMINATION: The Grantee AGREES to assume all liability and responsibility for clean-up and restoration required due to soil and water contamination resulting from the land use granted within this Permit.

12. RELEASE OF LIABILITY: The Grantee herein releases MCD, to the extent permitted by law, from any and all liability resulting from injuries to persons or property and all direct cost and expenses associated therewith, resulting from or caused by floodwater, maintenance or construction operations and/or any other activities of MCD, its agents, employees or contractors provided such damages were not caused by the negligent act or omission of MCD, its agents, employees or contractors.

13. RIGHT OF ACCESS: MCD, shall at all times, have the right to enter upon any MCD property for the purpose of using, monitoring, maintaining, altering or repairing any works, or improvements owned or controlled by MCD. MCD retains the right to photograph, for private and/or public use, any use, work or event, which takes place on MCD property.

MCD shall have the right of inspection to determine compliance with this Permit. Upon notification of any violation, the Grantee AGREES to promptly take corrective action as directed by MCD. Should

corrective action not be taken within the time specified, MCD may revoke this Permit, subject to the terms and conditions as stated within this Permit.

14. TRANSFER OF LAND USE RIGHTS: This Permit is NOT assignable or transferable.

15. PRE-EXISTING LAND USE RIGHTS: All rights granted within this Permit will be limited by, and subject to, any rights and claims of record that exist prior to the effective date of this Permit, regarding all property described within this Permit. Said claims of record include, but are not limited to, any existing easements, right-of-ways, and/or permits.

16. ADDITIONAL RIGHTS: MCD does not claim full warranty deed ownership to all MCD property. The Grantee must accept full responsibility for acquiring any additional rights to property not owned by MCD, when use of such property is necessary for the purposes of this Permit. Furthermore, MCD, in granting land use authorization, is to be released from any additional expense and/or all liability related to any unauthorized use of property.

17. PUBLIC DISCLOSURE: All MCD records, including deeds, leases, permits and all related correspondence, will be considered public records and shall be available for public use and disclosure.

18. COMPLIANCE WITH LAWS: The Grantee AGREES that MCD property is not to be used or occupied for any unlawful purpose. Additionally, all use of MCD property will comply with all laws, ordinances, rules, regulations, requirements, and orders of the United States of America, the State of Ohio, and of all governmental authorities or agencies, including, without limitation, all bureaus, boards or officials thereof respecting said premises and the use and occupation thereof.

19. **ADDITIONAL IMPROVEMENTS**: The Grantee AGREES no additional temporary or permanent structures and/or improvements will be constructed by the Grantee on MCD property without prior written MCD approval.

20. PERMIT FEE: The Administrative fee is **One Hundred Fifty ($150.00) Dollars**.

EXHIBIT C - PROHIBITED USE

The following activities are prohibited on MCD property:

a. Violating any federal, state, county, municipal, or other applicable law, ordinance, rule, regulation or requirement.

b. Soliciting.

c. Abandoning any animal.

d. Lighting fires or burning any materials.

e. Sledding, skiing, or ice skating.

f. Camping.

g. Operating any vehicle on dam or levee slopes.

h. Moving, by-passing, or damaging any gate, barricade or barrier so placed to temporarily or permanently close a road or area to traffic.

i. Hunting and trapping.

j. Depositing burning material or hot ashes on grass, plants or in refuse receptacles.

k. Dumping, depositing or discarding, intentionally or unintentionally, any trash, garbage, building debris, rubble, metal, concrete, asphalt, organic waste, or other noxious materials.

l. Damaging, destroying, or disturbing any MCD land as described below:

    1. Removing any property, structures, facilities, or amenities, or any part thereof.

    2. Writing upon, painting, cutting, mutilating, defacing, or damaging in any manner any building, flood control structure, equipment, or other property, or part thereof.

    3. Climbing or rappelling any flood control structure, rock escarpment or other natural features.

    4. Willfully destroying, injuring or removing any bench marks, witness marks, stakes, or other reference marks (ORC 6101.81).

    5. Disturbing, defacing, removing, or injuring trees or other vegetation beyond the work limits of the approved plans.

LAND USE PERMIT NO. 16-3791-1

EXHIBIT "D"

RESTORATION REQUIREMENTS

All MCD owned or controlled property disturbed by land use and/or construction will be restored to the reasonable satisfaction of MCD **within thirty (30) days** of project completion and/or prior to termination of this Permit as follows.

Restoration of Property:

1. Grantee shall contact MCD's Property Administrator 48 hours in advance of restoration.
2. Seed mix specifications shall be submitted to MCD for approval.
3. All disturbed areas shall be graded to the lines and grades of the adjacent undisturbed areas
4. All disturbed areas shall be graded away from the toe of the levees or dams and all run off shall flow towards the river.
5. All disturbed areas shall be graded in a way as to not create any ponding.
6. Any top soil lost during land use shall be replaced to a compacted depth of four inches.
7. After regrading and placing top soil where necessary all disturbed areas shall be seeded, fertilized, and mulched.
8. Seed types shall consist of an 80/20 Turf Type Tall Fescue Mix with perennial rye with an application rate of 8 pounds per 1000 square feet.
9. Fertilizer shall be 18-24-12 25% Polyplus Fertilizer.
10. Mulch shall consist of straw, and be free of weed seed.
11. Evenly place straw mulch over all seeded areas at the following rates:

Seeding Period	Rate
From March 15 to October 30	2 Tons per acre
From October 31 to March 14	3 Tons per acre

12. Hydroseeding is acceptable, approved tackifier shall be applied at 2 gallons per acre.

Inspection:

1. MCD will do a preliminary inspection after 4 weeks to ensure that grass is being established after final seeding.

2. MCD will inspect all seeded areas no earlier than 6 months and no later than 12 months after final seeding. For any area identified without uniform density of at least 90 percent grass cover, the grantee will be required to seed, fertilize and mulch any areas where sufficient turf has not been established.

3. If seeding of an area is not successful, MCD may require sodding of disturbed areas.

4. All property is to be properly monitored and maintained until sufficient turf has been established.

5. MCD inspection and approval must be acquired prior to obtaining all other necessary approvals.

Roads, Driveways, Sidewalks, and Trails:

1. MCD will determine whether a road, driveway, sidewalk, or trail must be removed or may remain in place.
2. All roads, driveways, sidewalks, and trails designated for removal shall be addressed as follows:
   - All materials including but not limited to asphalt, concrete, brick and other pavement material shall be removed from MCD property and legally disposed.
   - Site shall be restored to match adjacent lines and grades.
   - Any damaged sections of recreational trail or revetment shall be restored using materials and construction requirements that meet the MCD Land Use Policy APPENDIX III and V.
   - Gravel, mulch, and earthen trails shall be disked.
   - All areas shall be restored to MCD's satisfaction.
3. MCD or an MCD subdistrict may elect to assume ownership and maintenance of a road, driveway, sidewalk, or trail. The terms of the ownership transfer shall be agreed to in writing by both parties before the obligations of the Grantee are released.

Poles, Towers, Fences, Signs, Buildings, Bridges and other Above-Ground Structures:

1. All above-ground structures, improvements, and physical installations must be completely removed from MCD property.

I, THE GRANTEE OR AUTHORIZED REPRESENTATIVE FOR SAID GRANTEE, IN EXCHANGE FOR SUCH USE AS DEFINED WITHIN THIS PERMIT, DO HEREBY ACKNOWLEDGE ACCEPTANCE OF ALL TERMS AND CONDITIONS AS STATED WITHIN THIS PERMIT:

CITY OF MONROE

Date: _____ By: _____

Print Name: _____

Title: _____

* * * * * * * * * *

AS AUTHORIZED REPRESENTATIVE FOR MCD I DO HEREBY GRANT APPROVAL, SUBJECT TO THE TERMS AND CONDITIONS OF THIS PERMIT, TO USE MCD PROPERTY FOR SUCH USE AS DEFINED WITHIN THIS PERMIT:

THE MIAMI CONSERVANCY DISTRICT

Date: _____ By: _____

Donald P. O'Connor, Chief Engineer

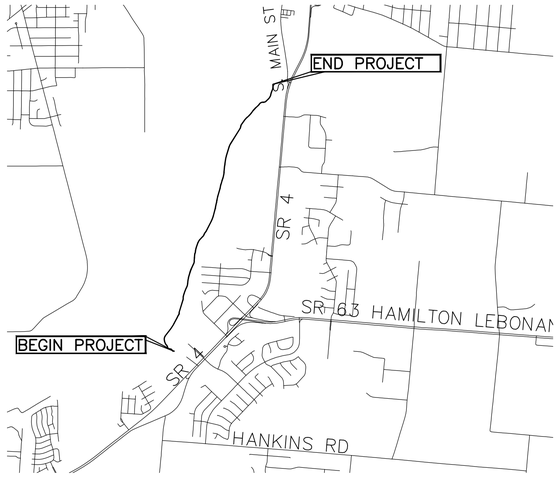
Any questions concerning this Permit or the use of MCD property shall be directed to the **MCD PROPERTY ADMINISTRATOR** Roxanne Farrier at (937) 223-1278, ext. 3230.

To contact the MCD Caretaker call (937) 414-7043.

GRANTEE'S CONTACT PERSON: Kevin Chesar (513) 539-7374

FORM-Permit, Land Use.doc (F-51-46, 7/9/2021)

EXHIBIT "A"



LOCATION MAP

LATITUDE: 39° 27' 36.22" N LONGITUDE: −84° 25' 41.72" W

PORTION TO BE IMPROVED . . . . . .
STATE & FEDERAL ROUTES. 63
OTHER ROADS . . . . . .

STATE OF OHIO
DEPARTMENT OF TRANSPORTATION

GREAT MIAMI RIVER TRAIL

CITY OF MONROE, OHIO
BUTLER COUNTY, OHIO

STAGE 3 PLAN REVIEW

September 30, 2021

PROJECT DESCRIPTION:
CONSTRUCTION OF A 10' WIDE MULTI−USE TRAIL ALONG A 2.3 MILE SECTION OF THE GREAT MIAMI RIVER. PROJECT INCLUDES CONSTRUCTION OF A RETAINING WALL FOR APPROXIMATELY 200 FEET AND STREAMBANK STABILIZATION AT 2 LOCATIONS EACH APPROXIMATELY 250 FEET.

MAINTENANCE: CONSTRUCTION:
PROJECT EARTH DISTURBED AREA: 9.248 ACRES
ESTIMATING CONTRACTOR EDA: 2.066 ACRES
NOTICE OF INTENT EDA: 7.182 ACRES

2019 SPECIFICATIONS:
THE STANDARD SPECIFICATIONS OF THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, INCLUDING CHANGES AND SUPPLEMENTAL SPECIFICATIONS LISTED IN THE PROPOSAL SHALL GOVERN THIS IMPROVEMENT.

I HEREBY APPROVE THESE PLANS AND DECLARE THAT THE MAKING OF THIS IMPROVEMENT WILL NOT REQUIRE THE CLOSING TO TRAFFIC OF THE HIGHWAY AND THAT PROVISION FOR THE MAINTENANCE AND SAFETY OF TRAFFIC WILL BE AS SET FORTH ON THE PLANS AND ESTIMATES.

INDEX OF SHEETS

COVER 1
SCHEMATIC PLAN..... 2−4
TYPICAL SECTION / GENERAL NOTES..... 5
MAINTENANCE OF TRAFFIC M.O.T. 6
GENERAL SUMMARY..... x
SUB SUMMARIES x
PLAN AND PROFILES ..... 7−15
NOT USED 16
CROSS SECTIONS ..... 17−78
STORM PLAN AND PROFILE 79
STRUCTURE FOUNDATION EXPLANATION .....80−84
RETAINING WALL PLAN AND PROFILE.....85
RETAINING WALL NOTES AND DETAILS.....86
BANK STABILIZATION .....87−90
RIGHT OF WAY PLANS (KLEINGERS).....1−20

ENGINEER'S SEAL
WALL EXHIBIT, NOTE, DETAILS AND SCHEDULE

SIGNED: _____
DATE: _____

ENGINEER'S SEAL
PROJECT

SIGNED: _____
DATE: _____

APPROVED _____
DATE: _____ DISTRICT, DEPUTY DIRECTOR

APPROVED _____
DATE: _____ DIRECTOR, DEPARTMENT OF TRANSPORTATION

STANDARD CONSTRUCTION DRAWINGS					SUPPLEMENTAL SPECIFICATIONS	SPECIAL PROVISIONS
ODOT					800 04−19−19	WATERWAY PERMIT ##/##/##
					832 10−19−18	
	CB−1.1	07−19−19	DM−1.1	07−21−17		
	MH−1.2	01−15−16	DM−1.2	01−18−13	866 04−21−17	
	HW−2.1	07−21−17	DM−4.2	07−20−12		
	HW−2.2	07−21−17	DM−4.4	01−15−16	878 04−19−13	
			DM−4.3	01−15−16		
	RM−5.2	01−18−19	MT−105.10	07−19−13		

CONTACT BOTH SERVICES TWO WORKING DAYS BEFORE YOU DIG
OHIO811.ORG Before You Dig
800−362−2764
(NON−MEMBERS MUST BE CALLED DIRECTLY)
OIL & GAS PRODUCERS
UNDERGROUND PROTECTION SERVICE
1−800−925−0988

PLAN PREPARED BY:
BRANDSTETTER CARROLL, INC.
308 EAST EIGHTH STREET
CINCINNATI, OHIO 45202
BCI JOB # 16131

FEDERAL PROJECT NO. E191423

PID NO. 109591

CONSTRUCTION PROJECT NO

RAILROAD INVOLVEMENT NONE

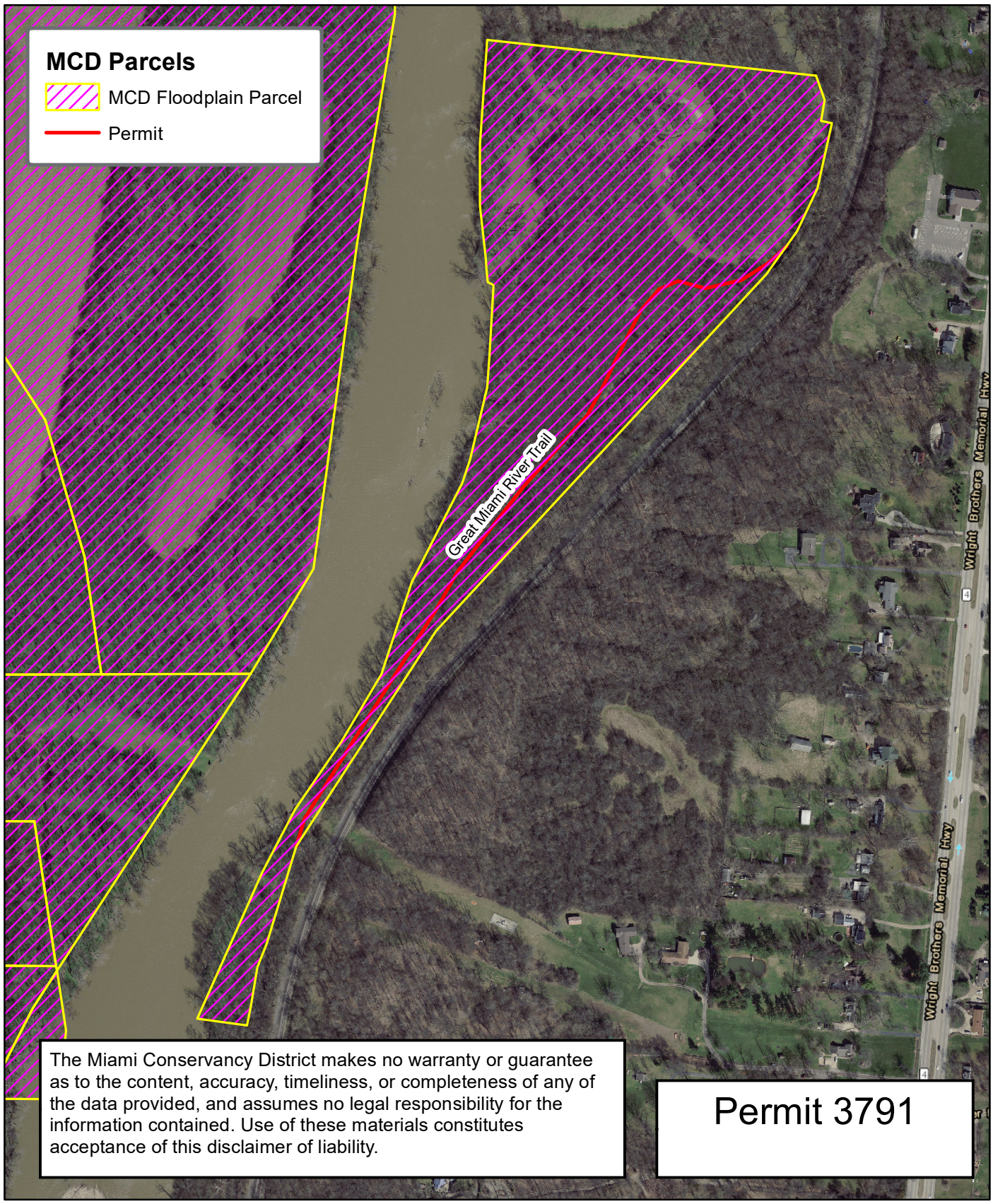
GREAT MIAMI RIVER TRAIL
MONROE, OH 45044

1 / 1

EXHIBIT "B"

City of Monroe

Local Flood
Protection Middletown



The Miami Conservancy District makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained. Use of these materials constitutes acceptance of this disclaimer of liability.

Permit 3791

0 225 450 900 1,350 1,800 Feet

Scale 1:5,200
August 2021

MCD
MIAMI CONSERVANCY DISTRICT

38 E. Monument Ave.
Dayton, OH 45402
(937) 223-1271

BOARD OF DIRECTORS
William E. Lukens
Mark G. Rentschler
Beth G. Whelley

GENERAL MANAGER
Janet M. Bly

October 1, 2021

Mr. Kevin Chesar
City of Monroe
233 South Main Street
Monroe, Ohio 45050-0330

RE: MCD Land Use Permit No. 16-3791-1

Dear Mr. Chesar:

Enclosed are two copies of the above-referenced permit. The permit grants the right to use land owned or controlled by The Miami Conservancy District (MCD) as outlined in the permit. If the terms and conditions of the permit are acceptable, please sign both copies and return to MCD.

In addition, please include the following checked items with the signed permits (See attached invoice for monies due):

X	Administrative Fee	$ 150.00
	Permit Fee	$
	Maintenance Bond	$
X	Certificate of Liability Insurance*	

**Note: Please make sure the Certificate of Liability Insurance names MCD as an additional insured.*

Once all items and fees have been received by MCD, the permit will be sent to the Chief Engineer for final approval. Once approved, a copy will be forwarded to you for your records.

Thank you for your cooperation. If you have any questions or need further information, please call me at (937) 223-1278 x 3230.

Sincerely,

Roxanne Farrier

Roxanne H. Farrier
Property Administrator

Enclosures

EMERGENCY ORDINANCE NO. 2021-49

AN ORDINANCE ACCEPTING A DONATION OF REAL PROPERTY FROM THE BOARD OF PARK COMMISSIONERS OF METROPARKS OF BULTER COUNTY, OHIO FOR EASEMENT PURPOSES FOR THE GREAT MIAMI RIVER TRAIL, AND DECLARING AN EMERGENCY.

WHEREAS, MetroParks of Butler County was a supporting partner in the grant applications for the Great Miami River Trail; and

WHEREAS, MetroParks of Butler County is donating land for an easement related to the Great Miami River Trail; and

WHEREAS, Council desires to accept said donation.

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

SECTION 1: The donation of land to be used as an easement for the Great Miami River Trail by the MetroParks of Butler County is hereby accepted. The description of the land and terms and conditions of the donation shall be substantially similar to Exhibit "1" attached hereto and made a part hereof.

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 have the easements in place to avoid any delay in the completion of the Great Miami River Trail. Therefore, this measure shall take effect and be in full force from and after its passage.

PASSED:_____

ATTEST: APPROVED:

_____ _____

Clerk of Council Mayor

Exhibit "1" E Ord No. 2021-49

Easement Agreement
for Great Miami River Trail - Monroe Segment

THIS EASEMENT AGREEMENT ("Agreement") is made this ____ day of _____, 2021, by and between the Board of Park Commissioners of MetroParks of Butler County, Ohio, a body politic and corporate created under Chapter 1545 of the Ohio Revised Code ("MetroParks"), and the City of Monroe, an Ohio municipal corporation (the "City").

RECITALS

A. MetroParks is the owner of certain real estate located in the City of Monroe, Butler County, Ohio (the "Property").

B. On the terms hereinafter set forth, MetroParks is willing to grant the City an easement over certain portions of the Property for public non-motorized transportation purposes and the City has agreed to accept the same.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, the parties hereby agree as follows:

1. MetroParks hereby grants to the City a perpetual, non-exclusive easement (the "Easement") for use by the City and the public for non-motorized transportation purposes over and across that portion of the Property identified on Exhibit A attached hereto (the "Easement Area").

2. The Easement shall be for public non-motorized transportation purposes and shall include the right of the City, its employees and contractors, to enter upon the Easement Area to construct, repair, maintain, replace and relocate (within the Easement Area) a paved, shared-use path and related improvements (collectively, the "Trail Improvements"). The City shall also have the right to patrol and manage the Trail Improvements in accordance with City's procedures, rules and regulations. The City, its employees and contractors, shall be permitted to use motorized vehicles in the exercise of the rights listed in this paragraph.

3. The Easement is for the benefit of and useable by: (a) employees, agents and contractors of the City while performing its obligations under this Agreement; and (b) the general public while using the Trail Improvements for non-motorized transportation purposes.

4. The City, at its sole cost and expense, shall maintain, repair and replace the Trail Improvements located in the Easement Area as needed. All such maintenance, repair and replacement activities shall be completed in a good and workmanlike manner in accordance with all applicable laws, rules and regulations.

DRAFT

5. The City covenants that it will carry and maintain, at its sole cost and expense, commercial general liability insurance covering claims arising out of its use of the Easement Area with limits of at least One Million and 00/100 ($1,000,000.00) Dollars per occurrence and $2,000,000.00 in the aggregate. MetroParks shall be named as an additional insured on any such insurance policy.

6. All of the Recitals set forth at the beginning of this Agreement are hereby incorporated into and made a part of this Agreement.

7. This Agreement shall be binding on and inure to the benefit of the parties hereto and their respective successors and assigns. This Agreement and the covenants, restrictions and easement established in this Agreement shall be covenants running with the land.

8. This Agreement may be amended or modified only by a written instrument signed by the City and MetroParks.

9. This Agreement shall be governed by the laws of the State of Ohio, without application of its choice of law rules.

10. If any provision of this Agreement shall be held invalid or unenforceable, such holding shall not affect the validity or enforceability of any other provisions hereto, all of which other provisions shall, in such case, remain in full force and effect.

11. This Agreement and the Exhibit attached to it constitute the entire agreement of the parties hereto with respect to the subject matter hereof and supersede any and all prior memoranda, correspondence, conversations and negotiations in such regard.

The parties have executed this Agreement the day and year first above written.

Board of Park Commissioners of MetroParks

of Butler County, Ohio

Approved as to Form Only:

By: _____

Jonathan R. Granville, Executive Director

_____

City Law Director

City of Monroe

By: _____

William J. Brock, City Manager

s:\mason\transactional\jjr corporate\metroparks\city of hamilton board park of commissioners\easement agreement.citymetroparks9.10.19.docx

DRAFT

STATE OF OHIO, COUNTY OF BUTLER, SS:

This is an acknowledgment clause. No oath or affirmation was administered to signer. The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by, Jonathan R. Granville, the Executive Director of the Board of Park Commissioners of MetroParks of Butler County, a political subdivision of the State of Ohio, on behalf of the political subdivision.

_____
Notary Public

[Seal]

This is an acknowledgment clause. No oath or affirmation was administered to signer. The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by William J. Brock, the City Manager of the City of Monroe, an Ohio municipal corporation, on behalf of the municipal corporation.

_____
Notary Public

[Seal]

This Instrument Prepared by MetroParks of Butler County

DRAFT

EMERGENCY ORDINANCE NO. 2021-50

AN ORDINANCE ACCEPTING A DONATION OF REAL PROPERTY FROM THE TEXAS EASTERN TRANSMISSION FOR EASEMENT PURPOSES FOR THE GREAT MIAMI RIVER TRAIL, AND DECLARING AN EMERGENCY.

WHEREAS, Texas Eastern Transmission was a supporting partner in the grant applications for the Great Miami River Trail; and

WHEREAS, Texas Eastern Transmission is donating land for an easement related to the Great Miami River Trail; and

WHEREAS, Council desires to accept said donation.

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

SECTION 1: The donation of land to be used as an easement for the Great Miami River Trail by Texas Eastern Transmission is hereby accepted. The description of the land and terms and conditions of the donation shall be substantially similar to Exhibit "1" attached hereto and made a part hereof.

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 have the easements in place to avoid any delay in the completion of the Great Miami River Trail. Therefore, this measure shall take effect and be in full force from and after its passage.

PASSED:_____

ATTEST: APPROVED:

_____ _____

Clerk of Council Mayor

Exhibit "1" E Ord No. 2021-50

LPA RE 806D
Rev. 10/2017

ED
LPA

EASEMENT

Texas Eastern Transmission, LP (f/k/a/ Texas Eastern Transmission Corporation), a Delaware limited partnership (the "**Grantor**"), as a GIFT/DONATION to the **City of Monroe, Ohio** (the "**Grantee**") does hereby give, grant, and convey to **Grantee**, its successors and assigns, a 49+- foot wide easement, which is more particularly described in Exhibit A, attached hereto and made a part hereof (the "Easement"), across a portion of the following described real estate:

PARCEL(S): 9 SH

BUT-GREAT MIAMI RIVER TRAIL

Butler County Current Tax Parcel No. C1800018000025
Prior Instrument Reference: Deed Book 783, Page 273, County Recorder's Office (the "Property").

The Easement is being granted to **Grantee** subject to the following:

1. The Easement is being conveyed is being acquired by **Grantee** for a public purpose, namely the establishment, construction, reconstruction, repair or maintenance of a recreational path for use by non-motorized vehicles.

2. This conveyance is made without warranty of any kind, express or implied.

3. **Grantee** may use the Easement for so long as it uses the Easement for the purpose described in Paragraph 1 above; however, should the Easement cease to be so used for a continuous period of two (2) years, all rights granted hereunder with respect to the Easement shall terminate and revert to **Grantor**, its successors and assigns, without the requirement of any action on the part of **Grantor**.

4. During **Grantee's** construction, maintenance and operation of the path, no equipment or machinery shall be allowed to stand or operate over other pipelines or underground facilities until **Grantee** takes those precautions deemed reasonably necessary by **Grantor**, in its sole discretion, to protect those facilities. Following completion of construction, maintenance, operation, protection and/or removal, **Grantee** shall clean up and restore the Property to a condition at least as good as existed prior to the activity.

5. **Grantor** herein reserves the right to fully use the Property in any manner that will not unreasonably interfere with **Grantee's** path. Notwithstanding the foregoing, in the event **Grantor** needs to perform work on its pipelines where they cross the path, **Grantee** acknowledges that the path may need to be closed for the duration of any such work. **Grantor** will provide reasonable notice of any such work, except in the case of an emergency. **Grantor** shall not be responsible for any damage to the path as a result of its work on its pipelines. Should **Grantor**, in its use and development of the Property, require any reasonable alteration or relocation of the path, then at **Grantor's** request **Grantee,** at its sole cost and expense, shall so alter or relocate the path within the Property, so long as a reasonable location exists on the Property. Should no location exist on the Property for **Grantee's** path, **Grantee** shall be required, at its sole cost and expense, to relocate the path off of the Property. **Grantor** agrees to provide an easement for the relocated or altered path on the Property.

6. **Grantee**, its employees, agents, invitees, successors and assigns shall exercise **Grantee's** rights hereunder at **Grantee's** sole risk and expense, and **Grantee**, its successors and assigns shall indemnify and hold **Grantor**, its officers, directors, employees, representatives, affiliates, successors and assigns harmless from and against any and all claims, actions, loss, damages, costs, expenses including, without limitation, legal fees and court costs, and liability of any nature, in tort or contract, even if caused or contributed to by the joint or concurrent negligence of **Grantor** or its representatives or contractors with any other party, including **Grantee**, and which results from, arises out of, or is connected with the exercise of the rights granted herein, including but not limited to the breach, violation or nonperformance of any obligation of **Grantee**, its employees, agents, invitees, successors and assigns to be observed or performed hereunder.

IN WITNESS WHEREOF **Grantor** has caused its name to be subscribed on the _____ day of _____ , _____

BY: SPECTRA ENERGY TRANSMISSION SERVICES, LLC, ITS GENERAL PARTNER

By: _____
_____

STATE OF TEXAS §
§
COUNTY OF HARRIS §

On this _____ of _____, 2021 before me, the undersigned Officer, personally appeared _____, known to me as the Vice President of SPECTRA ENERGY TRANSMISSION SERVICES, LLC, a Delaware limited liability company, which is the general partner of TEXAS EASTERN TRANSMISSION, LP, a Delaware limited partnership, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such officer.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

_____
Notary Public of the State of Texas
My commission
expires:_____

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

EXHIBIT A

RX 270 SH

Rev. 06/09

Ver. Date 06/05/2020

PID 109591

PARCEL 9-SH
GREAT MIAMI RIVER TRAIL - MONROE, OHIO
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS

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 State of Ohio, Department of Transportation, 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 31, T2, R4, BTM, in the City of Monroe, Butler County, Ohio and being part of Lot 2829 of the designated lots of the City of Monroe and as conveyed to Texas Eastern Transmission Corporation in D.B. 783 Page 273 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 ½" 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°53'54E 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;
3.) N15°32'12"E a distance of 93.36 feet to northeast corner of Lot 2885, being the southeast corner of Lot 2829, said point being 54.33 feet right of Station 287+39.49;

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Thence along the north line of Lot 2885 and the south line of Lot 2829, N74°47’21”W a distance of 28.62 feet to the True Point of Beginning, said point being 25.73 feet right of Station 287+36.61;

Thence continuing along the north line of Lot 2885 and the south line of Lot 2829, N74°47’21"W a distance of 49.11 feet to a point 23.36 feet left of Station 287+37.10;

Thence along lines through Lot 2829, the following three courses:

1.) N14°51’56"E a distance of 112.23 feet to a point 27.50 feet left of Station 288+49.25;
2.) N18°19’00"E a distance of 102.22 feet to a point 25.13 feet left of Station 289+51.25;
3.) N12°37’03"W a distance of 21.80 feet to a 5/8” iron pin found at an angle point in the west line of Lot 2829, said point being 36.37 feet left of Station 289+68.85;

Thence along the west line of Lot 2829. N33°07’04"E a distance of 372.33 feet to the northwest corner of Lot 2829, said point being 16.75 feet left of Station 293+34.01;

Thence along the north line of Lot 2829, S57°35’21"E a distance of 48.66 feet to a point 31.91 feet right of Station 293+33.74;

Thence along a line through Lot 2829, S32°24’58"W a distance of 333.90 feet to a point 23.33 feet right of Station 289+95.56;

Thence continuing along a line through Lot 2829, S16°56’00"W a distance of 254.64 feet to the Point of Beginning, containing 0.705 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.

Gross Take	0.705 Acres
P.R.O.	0.000 Acres
Net Take	0.705 Acres

Auditors Parcel: C1800-018000-025

EASEMENT

Butler County Park District NKA Metroparks of Butler County, 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): 4 SH

BUT-GREAT MIAMI RIVER TRAIL

SEE EXHIBIT A ATTACHED

Butler County Current Tax Parcel No. C1800012000043
Prior Instrument Reference: Deed Book 1180, Page 59, 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 Butler County Park District NKA Metroparks Of Butler County by and through _____, the_____ of Butler County Park District Nka Metroparks Of Butler County, has hereunto subscribed _____name on the _____ day of _____ , _____.

BUTLER COUNTY PARK DISTRICT NKA
METROPARKS OF BUTLER COUNTY

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 Butler County Park District Nka Metroparks Of Butler County, and who acknowledged the foregoing instrument to be the voluntary act and deed of said Butler County Park District Nka Metroparks Of Butler County. 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

RX 270 SH

Rev. 06/09

Ver. Date 06/05/2020

PID 109591

PARCEL 4-SH
GREAT MIAMI RIVER TRAIL - MONROE, OHIO
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS

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 State of Ohio, Department of Transportation, 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 and Section 31, T2, R4, BTM, in the City of Monroe, Butler County, Ohio and being part of Lot 2885 of the designated lots of the City of Monroe and as conveyed to Butler County Park District in O.R. 1180 Page 59 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 ½" 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+74.73;
2.) S11°26'18"W a distance of 536.91 feet to a point 80.62 feet right of Sta 263+40.94;

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 38.29 feet to the True Point of Beginning, said point being 35.89 feet right of Station 262+17.16;

Thence continuing along the north line of Lot 3517, N75°48’04"W a distance of 56.81 feet to a 5/8” iron pin found at the northwest corner of Lot 3517, said point being 20.91 feet left of Station 262+16.33;

Thence along the west lines of Lot 2885, the following seven courses:

1.) N16°14’11"E a distance of 122.21 feet to a point 18.35 feet left of Station 263+38.52;
2.) N12°11’41"E a distance of 539.09 feet to a point 14.41 feet left of Station 268+79.04;
3.) N15°21’12"E a distance of 910.04 feet to a point 14.17 feet left of Station 277+90.00;
4.) N05°55’44"E a distance of 366.44 feet to a point 16.41 feet left of Station 281+57.91;
5.) N07°47’49"E a distance of 242.83 feet to a 5/8” iron pin found 16.55 feet left of Station 283+99.96;
6.) N07°44’02"E a distance of 242.87 feet to a 5/8” iron pin found 43.89 feet left of Station 286+37.76;
7.) N15°13’12"E a distance of 98.66 feet to the northwest corner of Lot 2885, said point being 46.92 feet left of Station 287+36.37;

Thence along the north line of Lot 2885, S74°47’21"E a distance of 72.68 feet to a point 25.73 feet right of Station 287+36.61;

Thence along lines through Lot 2885, the following four courses:

1.) S12°18’06"W a distance of 429.69 feet to a point 35.03 feet right of Station 283+03.04;
2.) S05°55’26"W a distance of 497.68 feet to a point 40.23 feet right of Station 278+06.95;
3.) S14°46’17"W a distance of 1185.31 feet to a point 31.70 feet right of Station 266+22.92;
4.) S12°33’04"W a distance of 406.33 feet to the Point of Beginning, containing 3.317 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

RX 270 SH

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Gross Take	3.317 Acres
P.R.O.	0.000 Acres
Net Take	3.317 Acres

Auditors Parcel: C1800-012000-043

EASEMENT

Butler County Park District NKA Metroparks of Butler County, 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): 10 SH-1, SH-2

BUT-GREAT MIAMI RIVER TRAIL

SEE EXHIBIT A ATTACHED

Butler County Current Tax Parcel No. C1800018000035
Prior Instrument Reference: Deed Book 1180, Page 62, 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 Butler County Park District NKA Metroparks Of Butler County by and through _____, the_____ of Butler County Park District Nka Metroparks Of Butler County, has hereunto subscribed _____name on the _____ day of _____ , _____.

BUTLER COUNTY PARK DISTRICT NKA
METROPARKS OF BUTLER COUNTY

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 Butler County Park District Nka Metroparks Of Butler County, and who acknowledged the foregoing instrument to be the voluntary act and deed of said Butler County Park District Nka Metroparks Of Butler County. 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

RX 270 SH

Rev. 06/09

Ver. Date 06/05/2020

PID 109591

PARCEL 10-SH1
GREAT MIAMI RIVER TRAIL - MONROE, OHIO
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS

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 State of Ohio, Department of Transportation, 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 31, T2, R4, BTM, in the City of Monroe, Butler County, Ohio and being part of Lot 2884 of the designated lots of the City of Monroe and as conveyed to Butler County Park District in D.B. 1180 Page 62 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 ½" 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°53'54E 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;
3.) N15°32'12"E a distance of 93.20 feet to northeast corner of Lot 2885, being the southeast corner of Lot 2829, said point being 54.33 feet right of Station 287+39.49;

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Thence along the north line of Lot 2885 and the south line of Lot 2829, N74°47’21”W a distance of 101.30 feet to the southwest corner of Lot 2829, said point being 46.92 feet left of Station 287+36.37;

Thence along west lines of Lot 2829, also being east lines of Lot 2805, the following three courses:

1.) N15°12’32”E a distance of 106.87 feet to a point 50.22 feet left of Station 288+43.19;
2.) N23°21’29”E a distance of 128.00 feet to a 5/8” iron pin found 36.37 feet left of Station 289+68.85;
3.) N33°07’04”E a distance of 372.33 feet to the northwest corner of Lot 2829, being the southwest corner of Lot 2884 and the True Point of Beginning, said point being 16.75 feet left of Station 293+34.01;

Thence along a west line of Lot 2884, N33°07’04"E a distance of 434.00 feet to a point 9.00 feet left of Station 297+67.95;

Thence continuing along a west line of Lot 2884, N40°23’42"E a distance of 111.09 feet to a point 23.18 feet right of Station 298+70.82;

Thence along a line through Lot 2884, S02°39’09"W a distance of 48.12 feet to a point 34.10 feet right of Station 298+30.14;

Thence continuing along a line through Lot 2884, S31°57’21"W a distance of 502.22 feet to a point in the south line of Lot 2884, said point being 31.91 feet right of Station 293+33.74;

Thence along the south line of Lot 2884, being the north line of Lot 2829, N57°35’21"W a distance of 48.66 feet to the Point of Beginning, containing 0.510 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.

Gross Take 0.510 Acres
P.R.O. 0.000 Acres
Net Take 0.510 Acres
Auditors Parcel: C1800-018000-035

EXHIBIT A

RX 270 SH Rev. 06/09

Ver. Date 06/05/2020 PID 109591

PARCEL 10-SH2
GREAT MIAMI RIVER TRAIL - MONROE, OHIO
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS

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 State of Ohio, Department of Transportation, 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 31, T2, R4, BTM, in the City of Monroe, Butler County, Ohio and being part of Lot 2884 of the designated lots of the City of Monroe and as conveyed to Butler County Park District in D.B. 1180 Page 62 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 ½" 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°53'54E 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;
3.) N15°32'12"E a distance of 93.36 feet to northeast corner of Lot 2885, being the southeast corner of Lot 2829, said point being 54.33 feet right of Station 287+39.49;

Thence along the north line of Lot 2885 and the south line of Lot 2829, N74°47’21”W a distance of 101.30 feet to the southwest corner of Lot 2829, said point being 46.92 feet left of Station 287+36.37;

Thence along west lines of Lot 2829, also being east lines of Lot 2805, the following three courses:

1.) N15°12’32”E a distance of 106.87 feet to a point 50.22 feet left of Station 288+43.19;
2.) N23°21’29”E a distance of 128.00 feet to a 5/8” iron pin found 36.37 feet left of Station 289+68.85;
3.) N33°07’04”E a distance of 372.33 feet to the northwest corner of Lot 2829, being the southwest corner of Lot 2884, said point being 16.75 feet left of Station 293+34.01;

Thence along west lines of Lot 2884, the following four courses:

1.) N33°07’04"E a distance of 434.00 feet to a point 9.00 feet left of Station 297+67.95;
2.) N40°23’42"E a distance of 168.27 feet to a 5/8” iron pin found 54.86 feet right of Station 298+29.93;
3.) N44°30’00”E a distance of 700.17 feet to a point 108.48 feet right of Station 306+42.41;
4.) N42°20’12”E a distance of 566.56 feet to the True Point of Beginning, said point being 22.00 feet right of Station 312+69.88;

Thence continuing along west lines of Lot 2884, the following four courses:

1.) N42°20’12"E a distance of 186.21 feet to a point 20.74 feet left of Station 314+48.25;
2.) N38°49’45"E a distance of 166.57 feet to a point 16.16 feet left of Station 316+22.24;
3.) N20°19’55"E a distance of 138.86 feet to a 1” iron pin found 10.39 feet left of Station 317+63.58;
4.) N10°37’23"E a distance of 375.77 feet to a point 9.87 feet left of Station 321+47.36;

Thence along lines through Lot 2884, the following nine courses:

1.) S88°25’16"E a distance of 34.77 feet to a point 24.88 feet right of Station 321+46.19;
2.) S01°23’12"E a distance of 90.71 feet to a point 26.69 feet right of Station 320+55.93;
3.) S07°04’24"W a distance of 130.47 feet to a point 22.64 feet right of Station 319+33.16;
4.) S16°14’02"W a distance of 318.08 feet to a point 40.11 feet right of Station 316+19.19;
5.) S41°54’42"W a distance of 63.16 feet to a point 26.71 feet right of Station 315+62.17;
6.) S39°16’44"W a distance of 140.35 feet to a point 32.97 feet right of Station 314+27.46;
7.) S51°01’42"W a distance of 110.34 feet to a point 26.52 feet right of Station 313+23.75;

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8.) S23°44’04"W a distance of 75.38 feet to a point 80.06 feet right of Station 312+86.41;
9.) N30°57’41"W a distance of 62.52 feet to the Point of Beginning, containing 1.039 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.

Gross Take	1.039 Acres
P.R.O.	0.000 Acres
Net Take	1.039 Acres

Auditors Parcel: C1800-018000-035

ORDINANCE NO. 2021-51

AN ORDINANCE ACCEPTING UTILITY EASEMENTS FROM RESTAURANT MANAGEMENT, INC. AND RHONDA G. POSEY, TRUSTEE OF THE STEVEN POSEY TRUST.

WHEREAS, private roads located within the Miami Valley Industrial Park require granting utility easements to the City of Monroe.

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

SECTION 1: The utility easements set forth on the Re-plat of Lot 1226 within the Miami Valley Industrial Park and set forth on Exhibit "A" attached hereto and made a part hereof, are hereby accepted pending final engineering approval.

SECTION 2: This measure shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: _____

ATTEST: APPROVED:

_____ _____

Mayor Clerk of Council

First Reading:_____

Exhibit "1" Ord No. 2021-51

RE-PLAT LOT 1226
MIAMI VALLEY INDUSTRIAL PARK
P.B. 26, PG. 50
SECTION-11, TOWN-3, RANGE-3, SYMMES PURCHASE
CITY OF MONROE, BUTLER COUNTY, OHIO

VICINITY MAP

DEDICATION STATEMENT

THE UNDERSIGNED, ADMIRAL'S WALK, LLC., BEING THE OWNERS OF 0.8319 ACRES OF LAND, AND RHONDA G. POSEY, TR. OF THE STEVEN POSEY TRUST, BEING THE OWNERS OF 3.7393 ACRES (FUTURE DEVELOPMENT) IN SECTION 11, TOWN 3, RANGE 3, SYMMES PURCHASE, CITY OF MONROE, BUTLER COUNTY, OHIO DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS RE-PLAT LOT 1226 MIAMI VALLEY INDUSTRIAL PARK AND DO 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 RESTAURANT MANAGEMENT, INC OFFICIAL RECORDS BOOK 9549, PAGE 798 AND BY RHONDA G. POSEY, TR. IN OFFICIAL RECORD 8816, PAGE 1497.

ALL STREET AND DRAINAGE STRUCTURES SHALL BE CONSTRUCTED AND STREET NAME SIGNS ERECTED, PER APPROVED PLANS ON FILE IN THE OFFICE OF THE BUTLER COUNTY, OHIO ENGINEER, BY THE SUBDIVIDER. ALL IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN ONE YEAR FROM THE DATE THE PLAT IS APPROVED BY THE BUTLER COUNTY COMMISSIONERS AND SHALL BE MAINTAINED AND KEPT IN REPAIR FOR A PERIOD OF ONE YEAR FROM THE DATE THE CONSTRUCTED STREETS ARE APPROVED BY THE COUNTY ENGINEER.

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 "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 AS 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 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.

UTILITY EASEMENT SHOWN ON THE PLAT 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.

IN WITNESS THEREOF, RESTAURANT MANAGEMENT, INC., ORGANIZED UNDER THE LAWS OF THE STATE OF OHIO, HAVE HEREUNTO SET ITS HAND BY ___________________, ___________________, BEING DULY AUTHORIZED IN THE PREMISES BY RESOLUTION OF ITS BOARD OF DIRECTORS, THIS ________ DAY OF_____________, 20__.

BY:______________________________

RESTAURANT MANGEMENT, INC.

NOTARY STATEMENT

STATE OF OHIO, SS;

BE IT REMEMBERED THAT ON THIS _____________ DAY OF _______________, 20__, BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE, PERSONALLY CAME __________________________ OF RESTAURANT MANAGEMENT, INC. WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED AS SAID AUTHORIZED MEMBER OF SAID COMPANY FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THIS DAY AND YEAR LAST AFORESAID.

____

NOTARY PUBLIC, STATE OF OHIO

MY COMMISSION EXPIRES__________

IN WITNESS THEREOF, RHONDA G. POSEY, TRUSTEE OF THE STEVEN POSEY TRUST, ORGANIZED UNDER THE LAWS OF THE STATE OF OHIO, HAVE HEREUNTO SET ITS HAND, BEING DULY AUTHORIZED IN THE PREMISES BY RESOLUTION OF ITS TRUST, THIS ________ DAY OF_____________, 20__.

BY:______________________________

RHONDA G. POSEY, TRUSTEE OF THE STEVEN POSEY TRUST

NOTARY STATEMENT

STATE OF OHIO, SS;

BE IT REMEMBERED THAT ON THIS _____________ DAY OF _______________, 20__, BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE, PERSONALLY CAME RHONDA G. POSEY, TRUSTEE OF THE STEVEN POSEY TRUST WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HER FREE ACT AND DEED AS SAID AUTHORIZED MEMBER OF SAID COMPANY FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THIS DAY AND YEAR LAST AFORESAID.

____

NOTARY PUBLIC, STATE OF OHIO

MY COMMISSION EXPIRES__________

WATER AND 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 LEVELS SHALL BE RECORDED ON THE "AS-BUILT" PLANS FOR THE DEVELOPMENT WHICH WILL BE KEPT ON FILE IN THE OFFICE OF THE BUTLER COUNTY SANITARY WATER AND 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 PUBLIC UTILITIES. SHOULD THIS OCCUR, THE PROPERTY OWNER WILL 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 THERTO NECESSARY TO THE OPERATION THEREFOR.

BUTLER COUNTY WATER AND 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 OR WATER MAIN.

ALL LOTS IN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC SANITARY SEWER AND WATER.

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

IN WITNESS THEREOF, ADMIRAL'S WALK, LLC., ORGANIZED UNDER THE LAWS OF THE STATE OF OHIO, HAVE HEREUNTO SET ITS HAND BY ___________________, ___________________________, BEING DULY AUTHORIZED IN THE PREMISES BY RESOLUTION OF ITS BOARD OF DIRECTORS, THIS ________ DAY OF_____________, 20__.

BY:______________________________

ADMIRAL'S WALK, LLC.

NOTARY STATEMENT

STATE OF OHIO, SS;

BE IT REMEMBERED THAT ON THIS _____________ DAY OF _______________, 20__, BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE, PERSONALLY CAME _______________________OF _______________________ WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED AS SAID AUTHORIZED MEMBER OF SAID COMPANY AND THE FREE ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THIS DAY AND YEAR LAST AFORESAID.

____

NOTARY PUBLIC, STATE OF OHIO

MY COMMISSION EXPIRES__________

PUBLIC DRAINAGE EASEMENT

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE EXCLUSIVE USE OF THE CITY OF MONROE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, 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, PLAYGROUNDS, SWING SETS, OR OTHER STRUCTURES, SHALL BE PERMITTED WITHIN THE PUBLIC DRAINAGE EASEMENT.

PRIVATE DRAINAGE EASEMENTS

BUTLER COUNTY DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS OR STORM SEWER EASEMENTS SHOWN ON THE ACCOMPANYING PLAT, AND BUTLER COUNTY 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. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN IN WHICH MAY OBSTRUCT, RETARD OR CHANGE THE DIRECTION OF FLOW OF THE WATER".

EASEMENT AGREEMENT

PURSUANT TO THE TERMS OF THAT CERTAIN EASEMENT, CONSTRUCTION AND MAINTENANCE AGREEMENT RECORDED WITH RESPECT TO THE 0.8319 ACRE TRACT AND THE 3.7393 ACRE FUTURE DEVELOPMENT TRACT, AS SHOWN HEREIN (COLLECTIVELY, THE "PROPERTY"), ON NOVEMBER 24, 2020 IN OFFICIAL RECORD VOLUME 9549, PAGE 801, OF THE BUTLER COUNTY, OHIO RECORDER'S OFFICE, THIS RECORD PLAT TAKES PRECEDENCE OVER THE EASEMENT AGREEMENT AS TO THE NUMBER AND LOCATIONS OF THE EASEMENTS TO WHICH THE PROPERTY IS SUBJECT AND BY WHICH IT IS BENEFITTED."

BENCHMARK

EX. IRON PIN & CAP (STAMPED "ABER TRAV") 70.7' WEST OF THE CENTERLINE OF AMERICAN WAY AND 7.8' NORTH OF THE NORTH EDGE OF PAVEMENT OF HAMILTON-LEBANON ROAD. ELEVATION = 715.00

PLAT OF ALTERATIONS

ANY CHANGE TO OR ALTERATION OF THIS PLAT, INCLUDING THE SPLITTING OF ANY LOT TO CREATE A NEW BUILDING SITE, SHALL REQUIRE PLANNING COMMISSION APPROVAL AS A REPLAT.

STREET CONSTRUCTION

THE STREETS AS SHOWN IN THIS SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS ON FILE IN THE OFFICE OF THE CITY OF MONROE ENGINEER.

CITY COUNCIL

THIS PLAT WAS APPROVED BY THE CITY COUNCIL ON THIS ________ DAY OF ____________________________ A.D., 20__.

CITY ENGINEER

THIS PLAT WAS APPROVED BY THE CITY ENGINEER ON THIS ________ DAY OF ____________________________ A.D., 20__.

ZONING ENFORCEMENT OFFICER

THIS PLAT WAS APPROVED BY THE ZONING ENFORCEMENT OFFICER ON THIS ________ DAY OF ____________________________ A.D., 20__.

BUTLER COUNTY BOARD OF HEALTH

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

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

COUNTY AUDITOR

RECEIVED FOR TRANSFER ___________________, A.D., 20____.

TRANSFERRED ___________________________, A.D., 20____.

BY: ______________________________ ______________________________

AUDITOR, BUTLER COUNTY, OHIO DEPUTY

COUNTY RECORDER

FILED FOR RECORD __________________ A. D., 20 ______ AT ________ A.M. P.M.

RECORDED _____________, A.D. 20____, IN OFFICAL RECORD _________, PAGES ______

______________________________ BY: ______________________________

RECORDER, BUTLER COUNTY, OHIO DEPUTY

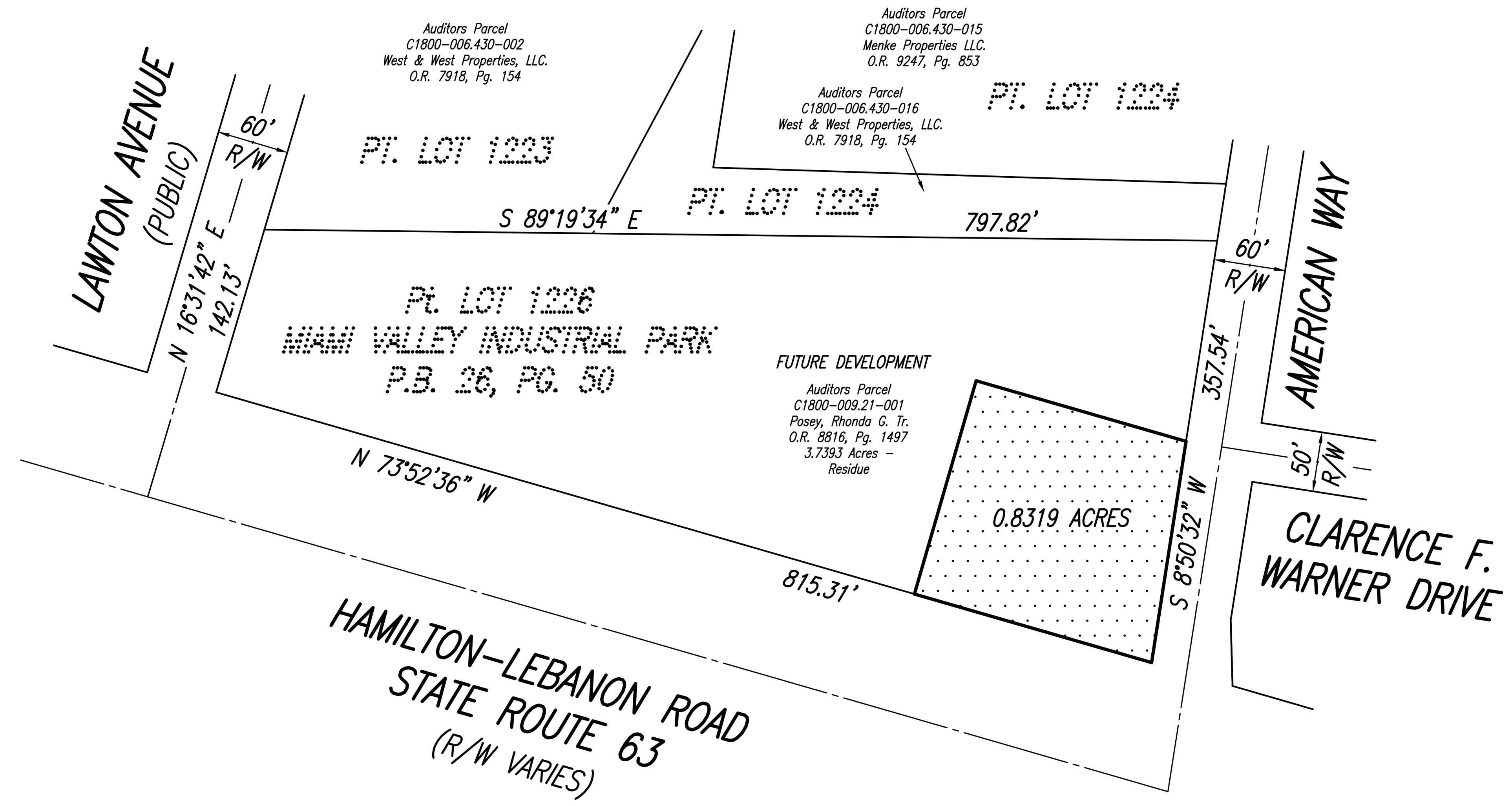
FILE NO. _______________________ FEE ___________________________

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS THE CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION, THAT THE MONUMENTS HAVE BEEN 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.

____

STEPHEN L. CAHILL
REGISTERED SURVEYOR #7862



AREA SUMMARY

TOTAL AREA = 0.8319 ACRES

TRACT MAP
1"=100'

DEVELOPER
RESTAURANT MANAGEMENT, INC.
300 MAIN STREET
CINCINNATI, OHIO 45202

OWNER
ADMIRAL'S WALK, LLC.
1095 NIMITZVIEW DRIVE
SUITE 303
CINCINNATI, OHIO 45230

OWNER
POSEY, RHONDA G. TR.
6580 BUNKER LANE
MIDDLETOWN, OHIO 45042-9218

Date 12-11-20 | Drawn By R.B. | Checked By D.P. | Scale NONE

REVISIONS

DWG: DATA\RB-REC

Sheet Title: RECORD PLAT

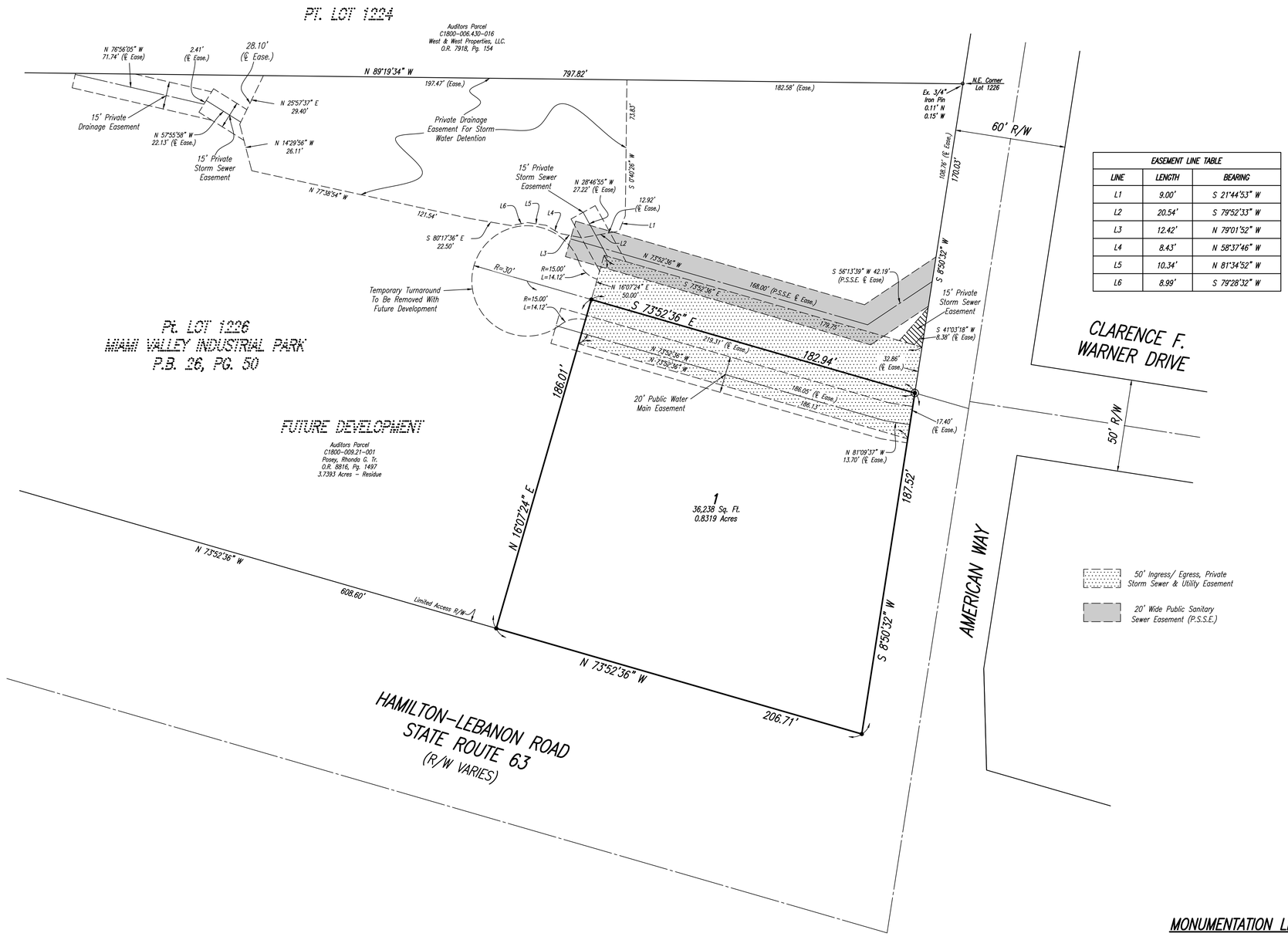
Project Title: SECTION-11, TOWN-3, RANGE-3 SYMMES PURCHASE CITY OF MONROE BUTLER COUNTY, OHIO

Abercrombie & Associates, Inc.
Civil Engineering + Surveying
8111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247
513-385-5757
www.abercrombie-associates.com

Job No. 19-0015

1 / 2

NORTH RELATIVE TO NAD-83, OHIO STATE PLANE COORDINATE SYSTEM - SOUTH ZONE.
BASED ON GPS OBSERVATIONS OF BUTLER COUNTY, OHIO GEODETIC CONTROL MONUMENTS.



EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	9.00'	S 21°44'53" W
L2	20.54'	S 79°52'33" W
L3	12.42'	N 79°01'52" W
L4	8.43'	N 58°37'46" W
L5	10.34'	N 81°34'52" W
L6	8.99'	S 79°28'32" W

MONUMENTATION LEGEND

DENOTES SET 5/8" IRON PIN & CAP (#7862)

DENOTES SET MAG SPIKE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Date 12-11-20
Drawn By R.B.
Checked By D.P.
Scale 1"=40'

REVISIONS

DWG: DATA\RB-REC

Sheet Title
RECORD PLAT

Project Title
SECTION-11, TOWN-3, RANGE-3
SYMMES PURCHASE
CITY OF MONROE
BUTLER COUNTY, OHIO

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Job No. 19-0015

ORDINANCE NO. 2021-52

AN ORDINANCE ADOPTING THE WATER RATE STUDY DATED SEPTEMBER 14, 2021 AND AMENDING AND SUPPLEMENTING THE WATER RATES AS RECOMMENDED IN THE WATER RATE STUDY.

WHEREAS, a Water Rate Study was performed by Baker Tilly Municipal Advisors, LLC; and

WHEREAS, the Finance Committee of Council recommended that Council adopt the recommendations contained in the Water Rate Study for water rates and charges; and

WHEREAS, Council desires to accept said recommendation and amend and supplement the water rates as set forth herein.

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

SECTION 1: Section 1040.10 of the Codified Ordinances is hereby amended and supplemented as follows:

"1040.10. Rates.

(a) The rates for water furnished by the city within the corporate limits are hereby fixed and charged as set forth below. Usage is based on monthly meter readings.

June 1, 2014

When the usage during a billing cycle reflects 20,000 gallons or less, the rate for the total usage shall be $5.78 per 1,000 gallons, or part thereof.

When the usage during a billing cycle reflects 20,000 gallons or more the rate for the total usage shall be $6.69 per 1,000 gallons, or part thereof.

Effective January 1, 2015 and every January 1 thereafter through 2019, the water rates shall increase by three and two-tenths (3.20) percent.

Effective January 1, 2022 and every January 1 thereafter through 2025, the water rates shall be as follows:

When the usage during a billing cycle reflects 20,000 gallons or less, the rate for the total usage shall be $7.31 per 1,000 gallons, or part thereof, effective January 1, 2022; $7.85 effective January 1, 2023; $8.39 effective January 1, 2024; and $8.94 effective January 1, 2025.

When the usage during a billing cycle reflects 20,000 gallons or more the rate for the total usage shall be $8.16 per 1,000 gallons, or part thereof, effective January 1, 2022; $8.48 effective January 1, 2023; $8.80 effective January 1, 2024; and $9.10 effective January 1, 2025.

(b) The rates charged to consumers located outside the city are hereby established at 165 percent of the rates charged to consumers located in the city, except as outlined in the water supply agreement with the Board of County Commissioners of Butler County dated February 23, 2004, and amendment subsequent to its adoption.

Effective January 1, 2022 and every January 1 thereafter through 2025, the rates charged outside the City shall be as follows:

When the usage during a billing cycle reflects 20,000 gallons or less, the rate for the total usage shall be $12.07 per 1,000 gallons, or part thereof, effective January 1, 2022; $12.96 effective January 1, 2023; $13.85 effective January 1, 2024; and $14.75 effective January 1, 2025.

When the usage during a billing cycle reflects 20,000 gallons or more the rate for the total usage shall be $13.47 per 1,000 gallons, or part thereof, effective January 1, 2022; $13.99 effective January 1, 2023; $14.51 effective January 1, 2024; and $15.02 effective January 1, 2025.

(c) A fee of $50.00 shall be charged for the inspection of the installation of the service line and the meter set. In the event two services are installed at the same time, domestic use and water only, the inspection fee above will cover the installation of both services.

(d) A fee of $3.00 per month shall be charged for each residential account to be used for the replacement of meters and reading equipment through December 31, 2021. Thereafter, the fee for each account shall be:

Effective Date	Meter size (inches)	Meter Replacement Fee
January 1, 2022	5/8 – 3/4	$3.15
January 1, 2023	5/8 – 3/4	$3.30
January 1, 2024	5/8 – 3/4	$3.50
January 1, 2025	5/8 – 3/4	$3.65
January 1, 2022	1	$7.90
January 1, 2023	1	$8.30
January 1, 2024	1	$8.70
January 1, 2025	1	$9.15
January 1, 2022	1 1/2	$15.75
January 1, 2023	1 1/2	$16.55
January 1, 2024	1 1/2	$17.40
January 1, 2025	1 1/2	$18.25
January 1, 2022	2	$25.20
January 1, 2023	2	$26.45
January 1, 2024	2	$27.80
January 1, 2025	2	$29.20
January 1, 2022	3	$47.25
January 1, 2023	3	$49.60
January 1, 2024	3	$52.10
January 1, 2025	3	$54.75
January 1, 2022	4	$78.75
January 1, 2023	4	$82.70
January 1, 2024	4	$86.85
January 1, 2025	4	$91.25
January 1, 2022	6	$157.50
January 1, 2023	6	$165.40
January 1, 2024	6	$173.70

January 1, 2025	6	$182.50
January 1, 2022	8	$252.00
January 1, 2023	8	$264.60
January 1, 2024	8	$277.85
January 1, 2025	8	$292.00
January 1, 2022	10	$362.25
January 1, 2023	10	$380.35
January 1, 2024	10	$399.40
January 1, 2025	10	$419.75

(e) Through December 31, 2021, ~~I~~in addition to the rates set forth in subsection 1040.10(a), there shall be a $5.00 monthly administration fee charged for each single-family residential account. There shall be a monthly administration fee charged for each multi-family residential, commercial and industrial account based on the meter size as follows:

Meter size (inches)	Administration fee
¾	$ 5.00
1	26.25
1½	33.50
2	38.00
3	51.00
4	87.50
6	116.50
8	145.75
10	229.00

Thereafter, the monthly administration fee shall be as follows:

Effective Date	Meter size (inches)	Administration Fee
January 1, 2022	5/8 – 3/4	$4.80
January 1, 2023	5/8 – 3/4	$4.60
January 1, 2024	5/8 – 3/4	$4.40
January 1, 2025	5/8 – 3/4	$4.15
January 1, 2022	1	$21.50
January 1, 2023	1	$16.75
January 1, 2024	1	$12.00
January 1, 2025	1	$7.10
January 1, 2022	1 1/2	$28.15
January 1, 2023	1 1/2	$22.80
January 1, 2024	1 1/2	$17.45
January 1, 2025	1 1/2	$11.95
January 1, 2022	2	$32.95

January 1, 2023	2	$27.90
January 1, 2024	2	$22.85
January 1, 2025	2	$17.70
January 1, 2022	3	$46.10
January 1, 2023	3	$41.20
January 1, 2024	3	$36.30
January 1, 2025	3	$31.25
January 1, 2022	4	$78.30
January 1, 2023	4	$69.10
January 1, 2024	4	$59.90
January 1, 2025	4	$50.70
January 1, 2022	6	$112.20
January 1, 2023	6	$107.90
January 1, 2024	6	$103.90
January 1, 2025	6	$99.20
January 1, 2022	8	$148.65
January 1, 2023	8	$151.55
January 1, 2024	8	$154.45
January 1, 2025	8	$157.35
January 1, 2022	10	$228.10
January 1, 2023	10	$227.20
January 1, 2024	10	$226.30
January 1, 2025	10	$225.25

(f) A monthly fire protection fee shall be charged based on the size of connection effective January 1, 2022. The monthly fire protection fee for private hydrants shall be $389.59 effective January 1, 2022. This fee applies to users with fire protection systems.

Size of Connection	Fire Protection Fee
1 inch	$3.50
2 inch	$21.67
3 inch	$62.93
4 inch	$134.12
6 inch	$389.59
8 inch	$830.24
10 inch	$1,493.03
12 inch	$2,411.64

"

SECTION 2: Section 1040.14 of the Codified Ordinances is hereby amended and supplemented to read as follows:

"1040.14. Tap-in fees for new residential and nonresidential developments.

(a) Effective April 1, 2012, ~~T~~the water system tap-in fee for each residential dwelling unit located within R-1, R-2, and R-3 zoning districts shall be~~:~~ $2,567.38.

~~Effective April 1, 2009~~

~~$2,200.00 per dwelling unit.~~

~~Effective April 1, 2010~~

~~$2,266.00 per dwelling unit.~~

~~Effective April 1, 2011~~

~~$2,333.98 per dwelling unit.~~

~~Effective April 1, 2012~~

~~$2,567.38 per dwelling unit.~~

(b) The water system tap-in fee for residential developments located within R-4 and R-5 zoning districts and for all non-residential developments is based upon the size of the water meter utilized for the facility, as follows:

Effective Date	Meter Size (Inches)	R-4-R-5 Fee Amount	Non-Residential Fee Amount
April 1, 2009	¾	$2,530.00	$3,300.00
April 1, 2010	¾	$2,605.90	$3,399.00
April 1, 2011	¾	$2,684.10	$3,500.97
April 1, 2012	¾	$2,952.48	$3,851.07
January 1, 2022	5/8 or 3/4	$2,952.48	$3,851.07
April 1, 2009	1	$3,080.00	$3,850.00
April 1, 2010	1	$3,172.40	$3,965.50
April 1, 2011	1	$3,267.57	$4,084.47
April 1, 2012	1	$3,594.33	$4,492.91
April 1, 2009	1½	$3,850.00	$5,500.00
April 1, 2010	1½	$3,965.50	$5,665.00
April 1, 2011	1½	$4,084.47	$5,834.95
April 1, 2012	1½	$4,492.91	$6,418.45
April 1, 2009	2	$6,600.00	$11,000.00
April 1, 2010	2	$6,798.00	$11,330.00
April 1, 2011	2	$7,001.94	$11,669.90
April 1, 2012	2	$7,702.13	$12,836.89
April 1, 2009	3	$14,300.00	$28,600.00
April 1, 2010	3	$14,729.00	$29,458.00
April 1, 2011	3	$15,170.87	$30,341.74
April 1, 2012	3	$16,687.96	$33,375.91
April 1, 2009	4	$22,000.00	$44,000.00
April 1, 2010	4	$22,660.00	$45,320.00
April 1, 2011	4	$23,339.80	$46,679.60
April 1, 2012	4	$25,673.78	$51,347.56
April 1, 2009	6	N/A	$110,000.00
April 1, 2010	6	N/A	$113,300.00

April 1, 2011	6	N/A	$116,699.00
April 1, 2012	6	N/A	$128,368.90
April 1, 2009	8	N/A	$165,000.00
April 1, 2010	8	N/A	$169,950.00
April 1, 2011	8	N/A	$175,048.50
April 1, 2012	8	N/A	$192,553.35

”

SECTION 3: 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. 2021-52

AN ORDINANCE ADOPTING THE WATER RATE STUDY DATED SEPTEMBER 14, 2021 AND AMENDING AND SUPPLEMENTING THE WATER RATES AS RECOMMENDED IN THE WATER RATE STUDY.

WHEREAS, a Water Rate Study was performed by Baker Tilly Municipal Advisors, LLC; and

WHEREAS, the Finance Committee of Council recommended that Council adopt the recommendations contained in the Water Rate Study for water rates and charges; and

WHEREAS, Council desires to accept said recommendation and amend and supplement the water rates as set forth herein.

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

SECTION 1: Section 1040.10 of the Codified Ordinances is hereby amended and supplemented as follows:

"1040.10. Rates.

(a) The rates for water furnished by the city within the corporate limits are hereby fixed and charged as set forth below. Usage is based on monthly meter readings.

June 1, 2014

When the usage during a billing cycle reflects 20,000 gallons or less, the rate for the total usage shall be $5.78 per 1,000 gallons, or part thereof.

When the usage during a billing cycle reflects 20,000 gallons or more the rate for the total usage shall be $6.69 per 1,000 gallons, or part thereof.

Effective January 1, 2015 and every January 1 thereafter through 2019, the water rates shall increase by three and two-tenths (3.20) percent.

Effective January 1, 2022 and every January 1 thereafter through 2025, the water rates shall be as follows:

When the usage during a billing cycle reflects 20,000 gallons or less, the rate for the total usage shall be $7.31 per 1,000 gallons, or part thereof, effective January 1, 2022; $7.85 effective January 1, 2023; $8.39 effective January 1, 2024; and $8.94 effective January 1, 2025.

When the usage during a billing cycle reflects 20,000 gallons or more the rate for the total usage shall be $8.16 per 1,000 gallons, or part thereof, effective January 1, 2022; $8.48 effective January 1, 2023; $8.80 effective January 1, 2024; and $9.10 effective January 1, 2025.

(b) The rates charged to consumers located outside the city are hereby established at 165 percent of the rates charged to consumers located in the city, except as outlined in the water supply agreement with the Board of County Commissioners of Butler County dated February 23, 2004, and amendment subsequent to its adoption.

Effective January 1, 2022 and every January 1 thereafter through 2025, the rates charged outside the City shall be as follows:

When the usage during a billing cycle reflects 20,000 gallons or less, the rate for the total usage shall be $12.07 per 1,000 gallons, or part thereof, effective January 1, 2022; $12.96 effective January 1, 2023; $13.85 effective January 1, 2024; and $14.75 effective January 1, 2025.

When the usage during a billing cycle reflects 20,000 gallons or more the rate for the total usage shall be $13.47 per 1,000 gallons, or part thereof, effective January 1, 2022; $13.99 effective January 1, 2023; $14.51 effective January 1, 2024; and $15.02 effective January 1, 2025.

(c) A fee of $50.00 shall be charged for the inspection of the installation of the service line and the meter set. In the event two services are installed at the same time, domestic use and water only, the inspection fee above will cover the installation of both services.

(d) A fee of $3.00 per month shall be charged for each residential account to be used for the replacement of meters and reading equipment through December 31, 2021. Thereafter, the fee for each account shall be:

Effective Date	Meter size (inches)	Meter Replacement Fee
January 1, 2022	5/8 – 3/4	$3.15
January 1, 2023	5/8 – 3/4	$3.30
January 1, 2024	5/8 – 3/4	$3.50
January 1, 2025	5/8 – 3/4	$3.65
January 1, 2022	1	$7.90
January 1, 2023	1	$8.30
January 1, 2024	1	$8.70
January 1, 2025	1	$9.15
January 1, 2022	1 1/2	$15.75
January 1, 2023	1 1/2	$16.55
January 1, 2024	1 1/2	$17.40
January 1, 2025	1 1/2	$18.25
January 1, 2022	2	$25.20
January 1, 2023	2	$26.45
January 1, 2024	2	$27.80
January 1, 2025	2	$29.20
January 1, 2022	3	$47.25
January 1, 2023	3	$49.60
January 1, 2024	3	$52.10
January 1, 2025	3	$54.75
January 1, 2022	4	$78.75
January 1, 2023	4	$82.70
January 1, 2024	4	$86.85
January 1, 2025	4	$91.25
January 1, 2022	6	$157.50
January 1, 2023	6	$165.40
January 1, 2024	6	$173.70

January 1, 2025	6	$182.50
January 1, 2022	8	$252.00
January 1, 2023	8	$264.60
January 1, 2024	8	$277.85
January 1, 2025	8	$292.00
January 1, 2022	10	$362.25
January 1, 2023	10	$380.35
January 1, 2024	10	$399.40
January 1, 2025	10	$419.75

(e) Through December 31, 2021, in addition to the rates set forth in subsection 1040.10(a), there shall be a $5.00 monthly administration fee charged for each single-family residential account. There shall be a monthly administration fee charged for each multi-family residential, commercial and industrial account based on the meter size as follows:

Meter size (inches)	Administration fee
¾	$ 5.00
1	26.25
1½	33.50
2	38.00
3	51.00
4	87.50
6	116.50
8	145.75
10	229.00

Thereafter, the monthly administration fee shall be as follows:

Effective Date	Meter size (inches)	Administration Fee
January 1, 2022	5/8 – 3/4	$4.80
January 1, 2023	5/8 – 3/4	$4.60
January 1, 2024	5/8 – 3/4	$4.40
January 1, 2025	5/8 – 3/4	$4.15
January 1, 2022	1	$21.50
January 1, 2023	1	$16.75
January 1, 2024	1	$12.00
January 1, 2025	1	$7.10
January 1, 2022	1 1/2	$28.15
January 1, 2023	1 1/2	$22.80
January 1, 2024	1 1/2	$17.45
January 1, 2025	1 1/2	$11.95
January 1, 2022	2	$32.95

January 1, 2023	2	$27.90
January 1, 2024	2	$22.85
January 1, 2025	2	$17.70
January 1, 2022	3	$46.10
January 1, 2023	3	$41.20
January 1, 2024	3	$36.30
January 1, 2025	3	$31.25
January 1, 2022	4	$78.30
January 1, 2023	4	$69.10
January 1, 2024	4	$59.90
January 1, 2025	4	$50.70
January 1, 2022	6	$112.20
January 1, 2023	6	$107.90
January 1, 2024	6	$103.90
January 1, 2025	6	$99.20
January 1, 2022	8	$148.65
January 1, 2023	8	$151.55
January 1, 2024	8	$154.45
January 1, 2025	8	$157.35
January 1, 2022	10	$228.10
January 1, 2023	10	$227.20
January 1, 2024	10	$226.30
January 1, 2025	10	$225.25

(f) A monthly fire protection fee shall be charged based on the size of connection effective January 1, 2022. The monthly fire protection fee for private hydrants shall be $389.59 effective January 1, 2022. This fee applies to users with fire protection systems.

Size of Connection	Fire Protection Fee
1 inch	$3.50
2 inch	$21.67
3 inch	$62.93
4 inch	$134.12
6 inch	$389.59
8 inch	$830.24
10 inch	$1,493.03
12 inch	$2,411.64

“

SECTION 2: Section 1040.14 of the Codified Ordinances is hereby amended and supplemented to read as follows:

“1040.14. Tap-in fees for new residential and nonresidential developments.

(a) Effective April 1, 2012, the water system tap-in fee for each residential dwelling unit located within R-1, R-2, and R-3 zoning districts shall be~~:~~ $2,567.38.

(b) The water system tap-in fee for residential developments located within R-4 and R-5 zoning districts and for all non-residential developments is based upon the size of the water meter utilized for the facility, as follows:

Effective Date	Meter Size (Inches)	R-4-R-5 Fee Amount	Non-Residential Fee Amount
April 1, 2009	¾	$2,530.00	$3,300.00
April 1, 2010	¾	$2,605.90	$3,399.00
April 1, 2011	¾	$2,684.10	$3,500.97
April 1, 2012	¾	$2,952.48	$3,851.07
January 1, 2022	5/8 or 3/4	$2,952.48	$3,851.07
April 1, 2009	1	$3,080.00	$3,850.00
April 1, 2010	1	$3,172.40	$3,965.50
April 1, 2011	1	$3,267.57	$4,084.47
April 1, 2012	1	$3,594.33	$4,492.91
April 1, 2009	1½	$3,850.00	$5,500.00
April 1, 2010	1½	$3,965.50	$5,665.00
April 1, 2011	1½	$4,084.47	$5,834.95
April 1, 2012	1½	$4,492.91	$6,418.45
April 1, 2009	2	$6,600.00	$11,000.00
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April 1, 2009	3	$14,300.00	$28,600.00
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April 1, 2009	8	N/A	$165,000.00
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April 1, 2011	8	N/A	$175,048.50
April 1, 2012	8	N/A	$192,553.35

”

SECTION 3: 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:_____

Baker Tilly Municipal Advisors, LLC
8365 Keystone Crossing, Ste 300
Indianapolis, IN 46240
United States of America

T: +1 (317) 465 1500
F: +1 (317) 465 1550
bakertilly.com

July 25, 2021

Ms. Karen R. Ervin
Mr. Gary Morton
City of Monroe
233 S. Main Street
Monroe, OH 45050

Dear Ms. Ervin and Mr. Morton:

The attached schedules (listed below) present unaudited and limited information for the purpose of discussion and consideration in the preliminary planning stage of a water rate analysis by the appropriate officers, officials and advisors of the City of Monroe Municipal Water Utility. The use of these schedules should be restricted to this purpose, for internal use only, as the information is subject to future revision and final report.

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COST OF SERVICE STUDY

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40	Comparison of Monthly Residential Bills with Other Communities
41	Projected Average Water Rates Comparison

We would appreciate your questions or comments on this information and would provide additional information upon request.

Very truly yours,

BAKER TILLY MUNICIPAL ADVISORS, LLC

Douglas L. Baldessari, Partner

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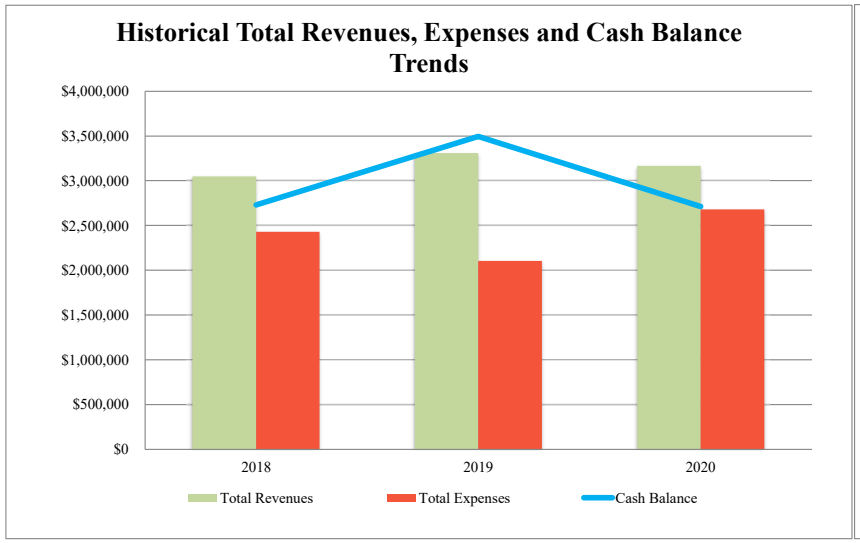
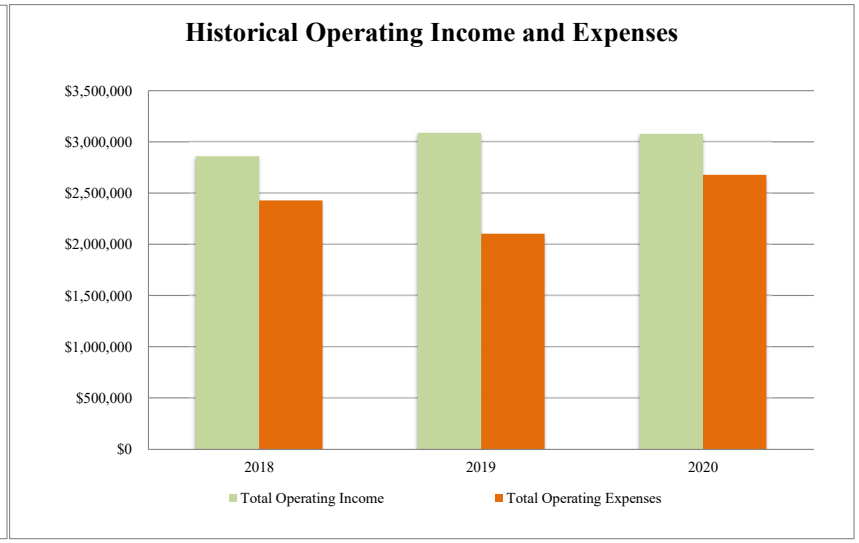
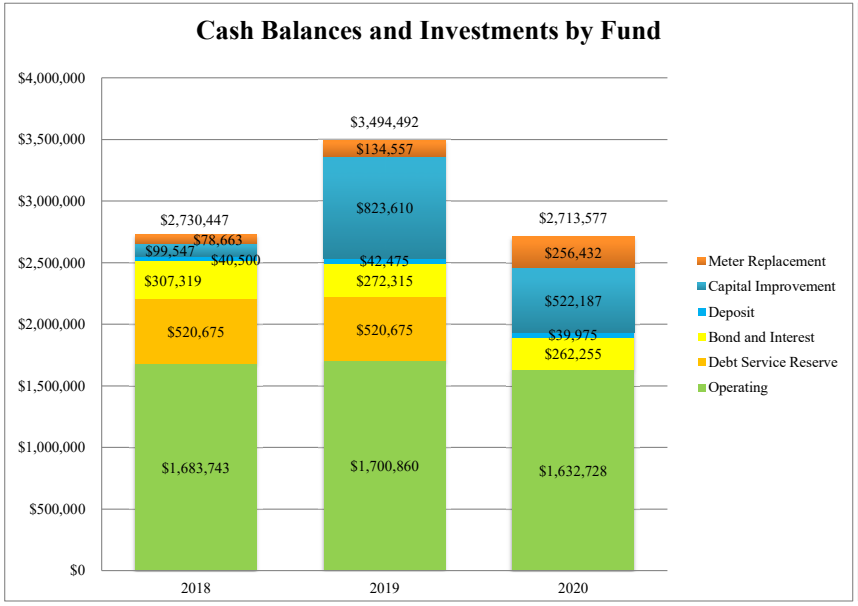
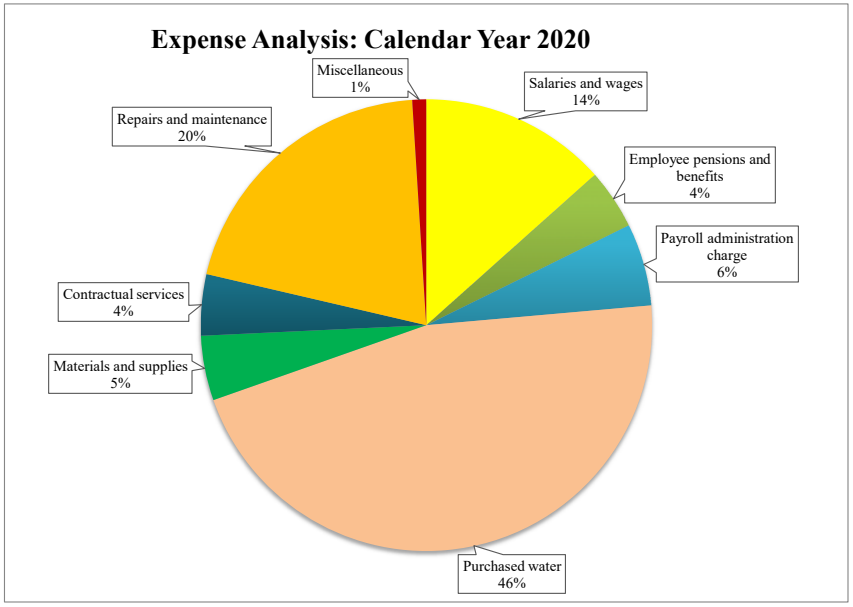
CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

PRO FORMA FINANCIAL INFORMATION









(Subject to the attached letter dated July 25, 2021)
(Preliminary - Subject to Change)
(Internal Use Only)

CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

PRO FORMA OPERATION AND MAINTENANCE EXPENSES
(For explanation of references, see pages 5 - 7)
(Rounded to nearest $100)

	12 Months Ended 12/31/20 (Unaudited)	Adjustments	Reference	Inflation (8)	Pro Forma
Salaries and wages	$359,500	$45,500	(1)	$53,200	$458,200
Employee pensions and benefits	114,900	12,400	(2)(3)	16,700	144,000
Payroll administration charge	158,400	(4,400)	(6)	-	154,000
Purchased water	1,232,800	(89,600)	(4)	100,500	1,243,700
Materials and supplies	124,400			16,400	140,800
Contractual services	117,400	7,900	(5)	16,500	141,800
Printing and advertising	5,800			800	6,600
Utilities	7,100			1,000	8,100
Repairs and maintenance	545,400	(285,500)	(7)	34,200	294,100
Miscellaneous	14,200			2,000	16,200
Totals	$2,679,900	($313,700)		$241,300	$2,607,500

(Continued on next page)

(Subject to the attached letter dated July 25, 2021)
(Preliminary - Subject to Change)
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CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

(Cont'd)

PRO FORMA OPERATION AND MAINTENANCE EXPENSES

Adjustment (1) - Salaries and Wages

To adjust test year salaries and wages to reflect 26 pays and pro forma 2021 pay rates per utility management.

Pro forma salaries and wages	$405,000
Less test year expense	(359,500)
Adjustment	$45,500

Adjustment (2) - Health Insurance

To adjust test year health insurance expense for 2021 health insurance premiums.

Pro forma health insurance	$41,900
Less test year amount	(35,400)
Adjustment	$6,500

Adjustment (3) - OPERS

To adjust test year OPERS expense for pro forma salaries and wages.

Pro forma full-time salaries and wages	$405,000
Times 14.0%	14.0%
Sub-total	56,700
Less test year expense	(50,800)
Adjustment	$5,900

(Continued on next page)

(Subject to the attached letter dated July 25, 2021)
(Preliminary - Subject to Change)
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CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

(Cont'd)

PRO FORMA OPERATION AND MAINTENANCE EXPENSES

Adjustment (4) - Purchased Water Adjustment

To adjust the test year for an increase in purchased water costs. The reductions is due to the normalization for 13 payments in the test year.

Pro forma purchased water expense	$1,143,200
Less test year expense	(1,232,800)
Adjustment	($89,600)

Adjustment (5) - Rate Study Allowance

To adjust test year administrative professional services for periodic rate study expenses.

Rate study expenses	$39,500
Amortized over 5 years	5
Adjustment	$7,900

Adjustment (6) - Payroll Administration Charge

To adjust test year payroll administration charge to reflect the 2020 operating revenues.

2020 operating revenues	$3,079,600
Times 5.0%	5.0%
Pro forma amount	154,000
Less test year expense	(158,400)
Adjustment	($4,400)

(Continued on next page)

(Subject to the attached letter dated July 25, 2021)
(Preliminary - Subject to Change)
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CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

(Cont'd)

PRO FORMA OPERATION AND MAINTENANCE EXPENSES

Adjustment (7) - Tank Maintenance

To adjust test year to include an allowance for tank maintenance costs.

Annual allowance per consulting engineer	$100,000
Less test year expense	(385,500)
Adjustment	($285,500)

Adjustment (8) - Inflation and Contingencies

To provide a 2.5% allowance for inflation and contingencies for 5 years for all expenses other than purchased water and payroll administration charge based on the three year historical average. An annual increase of 1.7% is assumed for purchased water based on the 10 year historical CPI increase.

CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

PROPOSED CAPITAL IMPROVEMENT PLAN
(Per Utility Management)
(Rounded to nearest $100)

Description	2021	2022	2023	2024	2025	Total
Water Mains:						
Mason Rd - Gallaher to Gateway	$1,260,000					$1,260,000
East Avenue/Lebanon	165,000	$1,155,000				1,320,000
Main St between Carson and Mason		90,000	$630,000			720,000
Bridle Creek - Gallaher to Woodsdale			180,000	$1,260,000		1,440,000
West: Yankee Rd-SR 63				255,000	$1,785,000	2,040,000
Meter replacement - Residential	168,000	159,900	164,700	169,500	174,300	836,400
Allowance for future storage tank	100,000	100,000	100,000	100,000	100,000	500,000
Allowance for vehicles, equipment	83,300	85,000	86,700	88,400	90,200	433,600
Non-residential meter replacement fee	79,400	79,400	79,400	79,400	79,400	397,000
System development charges	(77,000)	(77,000)	(77,000)	(77,000)	(77,000)	(385,000)
Total proposed capital improvements	$1,778,700	$1,592,300	$1,163,800	$1,875,300	$2,151,900	8,562,000
Amortization period						5
Annual Requirement (Rounded)						$1,710,000
Assumed Loan, Bond and/or Grant Funding Alternatives						
Total proposed capital improvements						$8,562,000
Less assumed loan, bond and/or grant funding						(5,500,000)
Sub-total						3,062,000
Amortization period						5
Annual Requirement (Rounded)						$610,000

(Continued on next page)

(Subject to the attached letter dated July 25, 2021)
(Preliminary - Subject to Change)
(Internal Use Only)

CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

(Cont'd)

PROPOSED CAPITAL IMPROVEMENT PLAN
(Per Utility Management)
(Rounded to nearest $100)

Description	2026	2027	2028	2029	2030	Total
Line extensions and replacements (1)	$700,000	$700,000	$700,000	$700,000	$700,000	$3,500,000
Yankee Road Elevated Storage Tank - 1MG (1)			2,900,000 (2)			2,900,000
Butler County Connection (1)				2,000,000		2,000,000
Meter replacement - Residential	179,100	183,900	181,600	181,500	181,500	907,600
Allowance for vehicles, equipment	92,000	93,800	95,700	97,600	99,600	478,700
Allowance for future storage tank	100,000	100,000				200,000
Non-residential meter replacement fee	79,400	79,400	79,400	79,400	79,400	397,000
System development charges	(77,000)	(77,000)	(77,000)	(77,000)	(77,000)	(385,000)
Total proposed capital improvements	$1,073,500	$1,080,100	$3,879,700	$2,981,500	$983,500	$9,998,300
Less assumed loan, grant or bond funding			(2,900,000)	(2,000,000)		(4,900,000)
Net funding requirement	$1,073,500	$1,080,100	$979,700	$981,500	$983,500	5,098,300
Amortization period						5
Annual Requirement (Rounded)						$1,020,000

(1) Additional projects for future consideration. Not currently impacting proposed rates.
(2) Shown net of $100,000 annual funding ($3,600,000 less $700,000 of annual funding).

(Subject to the attached letter dated July 25, 2021)
(Preliminary - Subject to Change)
(Internal Use Only)

CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

PRO FORMA ANNUAL REVENUE REQUIREMENTS AND ANNUAL REVENUES
(See explanation of references on page 11)
(Rounded to nearest $100)

Revenue Requirements:	
Operation and maintenance (1)	$2,607,500
Additional payroll administration charge (2)	33,900
Debt service:	
Outstanding bonds (3)	373,200
Outstanding loan (4)	-
Proposed bonds (5)	312,500
Replacements and improvements (6)	610,000
Sub-total	3,937,100
Less interest income (7)	(18,000)
Less penalties (8)	(28,300)
Less other revenues (7)	(6,700)
Total Net Revenue Requirements	$3,884,100
Annual Revenues:	
Metered revenue (9)	$2,625,800
Administration fee (7)	359,500
Meter replacement fee (7)	154,800
Non-residential meter replacement fee (10)	65,200
Total Annual Revenues	$3,205,300
Total Additional Revenues Required	$678,800
Total Revenue Requirement Increase	21.2%
Across-The-Board Resulting Monthly Water Bill (Currently $35.08 for 4,000 gallons per month for inside users)	$42.67
Resulting Increase In Monthly Water Bill	$7.59
Cost of Service Rates Resulting Monthly Water Bill	$43.56

(Continued on next page)

(Subject to the attached letter dated July 25, 2021)
(Preliminary - Subject to Change)
(Internal Use Only)

CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

(Cont'd)

PRO FORMA ANNUAL REVENUE REQUIREMENTS AND ANNUAL REVENUES

(Explanation of References)

(1) See Pro Forma Operation and Maintenance Expenses, pages 4 - 7.

(2) To provide an allowance for the additional payroll administration charge resulting from the increase in operating revenues.

(3) To provide an allowance for the average annual debt service on the outstanding 2020 bonds.

(4) The outstanding loan of the water utility matures June 1, 2021.

(5) Assumes a $5.5 million WLSRA Loan amortized over 20 years.

(6) Assume $610,000 will be funded through rates and the remaining amount be funded with the proposed bond issue.

(7) Assumed at test year amounts.

(8) Assumed at the three year historical average.

(9) Assumed at test year amount adjusted for assumed revenue growth of 30 customers per year for 5 years at average monthly usage.

Customers as of 12/31/20	4,531
Less: customers as of 12/31/13	(4,308)
Sub-total	223
Divided by 7 years	7
Total	32
Rounded (use)	30
Number of additional annual bills	360
Times average bill for inside city users	$36.82
Sub-total	13,255
Times 5 years	5
Adjustment	$66,300

(10) Assumes the meter replacement fee will be billed to non-residential users.

(Subject to the attached letter dated July 25, 2021)
(Preliminary - Subject to Change)
(Internal Use Only)

CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

PRO FORMA ANNUAL REVENUE REQUIREMENTS AND ANNUAL REVENUES
(See explanation of references on page 11)
(Rounded to nearest $100)

Revenue Requirements:		Phase I	Phase II	Phase III	Phase IV
	2021	2022	2023	2024	2025
Operation and maintenance (1)	$2,412,300	$2,459,600	$2,507,800	$2,557,100	$2,607,500
Additional payroll administration charge (2)	-	7,900	16,300	25,000	34,000
Debt service:					
Outstanding bonds (3)	373,200	373,200	373,200	373,200	373,200
Outstanding loan (4)	-	-	-	-	-
Proposed bonds (5)	16,500	156,300	312,500	312,500	312,500
Replacements and improvements (6)	403,300	380,000	348,000	478,000	610,000
Sub-total	3,205,300	3,377,000	3,557,800	3,745,800	3,937,200
Less interest income (7)	(18,000)	(18,000)	(18,000)	(18,000)	(18,000)
Less penalties (8)	(28,300)	(28,300)	(28,300)	(28,300)	(28,300)
Less other revenues (7)	(6,700)	(6,700)	(6,700)	(6,700)	(6,700)
Total Net Revenue Requirements	$3,152,300	$3,324,000	$3,504,800	$3,692,800	$3,884,200
Annual Revenues:					
Metered revenue (9)	$2,572,800	$2,586,100	$2,599,400	$2,612,700	$2,625,800
Administration fee (7)	359,500	359,500	359,500	359,500	359,500
Meter replacement fee (7)	154,800	154,800	154,800	154,800	154,800
Non-residential meter replacement fee (10)	65,200	65,200	65,200	65,200	65,200
Additional revenues from prior phase increase	-	-	158,400	325,900	500,600
Total Annual Revenues	$3,152,300	$3,165,600	$3,337,300	$3,518,100	$3,705,900
Total Additional Revenues Required	$0	$158,400	$167,500	$174,700	$178,300
Across-The-Board Total Revenue Requirement Increase	0.0%	5.0%	5.0%	5.0%	5.0%
Resulting Monthly Water Bill* (Currently $35.08 for 4,000 gallons per month for inside users)	$35.08	$36.84	$38.68	$40.66	$42.67
Cost of Service Resulting Monthly Water Bill		$37.19	$39.30	$41.46	$43.56

(Subject to the attached letter dated July 25, 2021)
(Preliminary - Subject to Change)
(Internal Use Only)

CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

Across-The-Board

SCHEDULE OF PRESENT AND PROPOSED RATES AND CHARGES

	Present (1)	Proposed Phase I (2022)	Phase II (2023)	Phase III (2024)	Phase IV (2025)
(A) Metered Rates (per 1,000 gallons):					
Inside City					
Less than 20,000 gallons	$6.77	$7.11	$7.47	$7.84	$8.23
More than 20,000 gallons	7.84	8.23	8.64	9.07	9.52
Outside City					
Less than 20,000 gallons	$11.18	$11.74	$12.33	$12.95	$13.60
More than 20,000 gallons	12.95	13.60	14.28	14.99	15.74
(B) Monthly Administration Charge:					
Inside and Outside City					
5/8 - 3/4 inch	$5.00	$5.25	$5.50	$5.80	$6.10
1 inch	26.25	27.55	28.95	30.40	31.95
1 1/2 inch	33.50	35.20	36.95	38.80	40.75
2 inch	38.00	39.90	41.90	44.00	46.20
3 inch	51.00	53.55	56.25	59.05	62.00
4 inch	87.50	91.90	96.50	101.35	106.45
6 inch	116.50	122.35	128.50	134.95	141.70
8 inch	145.75	153.05	160.70	168.75	177.20
10 inch	229.00	240.45	252.45	265.10	278.35
(C) Meter Replacement Fee					
Inside and Outside City					
5/8 - 3/4 inch	$3.00	$3.15	$3.30	$3.50	$3.65
1 inch		7.90	8.30	8.70	9.15
1 1/2 inch		15.75	16.55	17.40	18.25
2 inch		25.20	26.45	27.80	29.20
3 inch		47.25	49.60	52.10	54.75
4 inch		78.75	82.70	86.85	91.25
6 inch		157.50	165.40	173.70	182.50
8 inch		252.00	264.60	277.85	292.00
10 inch		362.25	380.35	399.40	419.75
(D) UGN special rate per 1,000 gallons per month:					
All Flow	$5.09	$5.34	$5.61	$5.89	$6.17
(E) System Development Charge					
Residential	$1,637.00	$1,637.00	$1,637.00	$1,637.00	$1,637.00
Non-Residential					
5/8 - 3/4 inch	$3,851.07	$3,851.07	$3,851.07	$3,851.07	$3,851.07
1 inch	4,492.91	4,492.91	4,492.91	4,492.91	4,492.91
1 1/2 inch	6,418.45	6,418.45	6,418.45	6,418.45	6,418.45
2 inch	12,836.89	12,836.89	12,836.89	12,836.89	12,836.89
3 inch	33,375.91	33,375.91	33,375.91	33,375.91	33,375.91
4 inch	51,347.56	51,347.56	51,347.56	51,347.56	51,347.56
6 inch	128,368.90	128,368.90	128,368.90	128,368.90	128,368.90
8 inch	192,553.35	192,553.35	192,553.35	192,553.35	192,553.35

(1) Present rates and charges effective January 1, 2019, pursuant to Ordinance No. 2014-13 passed May 13, 2014.

(Subject to the attached letter dated July 25, 2021)

(Preliminary - Subject to Change)

(Internal Use Only)

CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

CONSUMER STUDY SUMMARY - INSIDE USERS
(12 Months Ended 12/31/2020)

		Administration Fee			Usage Charge		
		Number of Bills	Times Rate	Revenues	UGN Special Rate	Under 20,000 Gallon Usage	Over 20,000 Gallon Usage
					(---------- 1,000's Gallons	----------)	
5/8	inch meter	51,327	$5.00	$256,635	-	201,818	21,304
3/4	inch meter	-	5.00	-	-	-	-
1	inch meter	1,067	26.25	28,009	-	4,266	8,513
1 1/2	inch meter	486	33.50	16,281	-	1,844	13,653
2	inch meter	832	38.00	31,616	-	2,069	39,033
3	inch meter	192	51.00	9,792	-	571	11,020
4	inch meter	60	87.50	5,250	18,605	212	122
6	inch meter	73	116.50	8,505	-	24	15,825
8	inch meter	-	145.75	-	-	-	-
10	inch meter	-	229.00	-	-	-	-
Totals					18,605	210,804	109,470
Times rate					$5.09	$6.77	$7.84
Test Year Totals		54,037		$356,088	$94,699	$1,427,143	$858,245
Total Bills							54,037
Total Usage							338,879
Total Calculated Revenues							$2,736,175

(Subject to the attached letter dated July 25, 2021)
(Preliminary - Subject to Change)
(Internal Use Only)

CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

CONSUMER STUDY SUMMARY - OUTSIDE USERS
(12 Months Ended 12/31/2020)

		Administration Fee			Usage Charge	
		Number of Bills	Times Rate	Revenues	Under 20,000 Gallon Usage	Over 20,000 Gallon Usage
					(---------- 1,000's Gallons----------)	
5/8	inch meter	389	$5.00	$1,945	1,366	14,755
3/4	inch meter	-	5.00	-	-	-
1	inch meter	12	26.25	315	84	103
1 1/2	inch meter	-	33.50	-	-	-
2	inch meter	-	38.00	-	-	-
3	inch meter	-	51.00	-	-	-
4	inch meter	-	87.50	-	-	-
6	inch meter	-	116.50	-	-	-
8	inch meter	-	145.75	-	-	-
10	inch meter	-	229.00	-	-	-
Totals					1,450	14,858
Times rate					$11.18	$12.95
Test Year Totals		401		$2,260	$16,211	$192,411
Total Bills						401
Total Usage						16,308
Total Calculated Revenues						$210,882

(Subject to the attached letter dated July 25, 2021)
(Preliminary - Subject to Change)
(Internal Use Only)

CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

CONSUMER STUDY SUMMARY - ALL USERS
(12 Months Ended 12/31/2020)

Total Inside User Calculated Revenues	$2,736,175
Total Outside User Calculated Revenues	210,882
Total Meter Replacement Fee Revenues (1)	147,960
Less Billing Adjustments	(23,332)
Total Calculated Revenues	$3,071,685
Total Control Revenues	$3,053,900
Variance	$17,785
Percentage	0.58%

(1)	Number of residential users	4,110
	Times 12 bills	12
	Total annual bills	49,320
	Times $3.00 fee	$3.00
	Total	$147,960

(Subject to the attached letter dated July 25, 2021)
(Preliminary - Subject to Change)
(Internal Use Only)

CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

CONSUMER ANALYSIS SUMMARY

CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

CALCULATION OF TEST YEAR EQUIVALENT METERS
(Based upon test year billings)
(Inside Users)

Cost of service customer class		Normalized Annual Bills		Average Connections	Equivalency Factor	Equivalent Meters and Services
Residential						
5/8	inch meter	51,260	*	4,272	1.0	4,272
1	inch meter	231		19	2.5	48
1 1/2	inch meter	108		9	5.0	45
2	inch meter	180		15	8.0	120
Sub-totals		51,779		4,315		4,485
Commercial						
5/8	inch meter	1,216		101	1.0	101
1	inch meter	522		44	2.5	110
1 1/2	inch meter	126		11	5.0	55
2	inch meter	300		25	8.0	200
3	inch meter	96		8	15.0	120
4	inch meter	24		2	25.0	50
6	inch meter	48		4	50.0	200
Sub-totals		2,332		195		836
Industrial						
5/8	inch meter	651		54	1.0	54
1	inch meter	314		26	2.5	65
1 1/2	inch meter	252		21	5.0	105
2	inch meter	352		29	8.0	232
3	inch meter	96		8	15.0	120
4	inch meter	12		1	25.0	25
6	inch meter	25		2	50.0	100
Sub-totals		1,702		141		701
UGN						
4	inch meter	24		2	25.0	50
Total metered water billings		55,837		4,653		6,072

*Adjusted for growth of 30 customers per year for 5 years.

(Continued on next page)

(Subject to the attached letter dated July 25, 2021)
(Preliminary - Subject to Change)
(Internal Use Only)

CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

(Cont'd)

CALCULATION OF TEST YEAR EQUIVALENT METERS
(Based upon test year billings)
(Outside Users)

Cost of service customer class		Normalized Annual Bills	Average Connections	Equivalency Factor	Equivalent Meters and Services
Residential					
5/8	inch meter	325	27	1.0	27
1	inch meter	12	1	2.5	3
Sub-totals		337	28		30
Commercial					
5/8	inch meter	64	5	1.0	5
Total metered water billings		401	33		35

(Continued on next page)

(Subject to the attached letter dated July 25, 2021)
(Preliminary - Subject to Change)
(Internal Use Only)

CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

(Cont'd)

CALCULATION OF TEST YEAR EQUIVALENT METERS

(Based upon test year billings)

Fire Protection	Annual Bills	Number of Connections		Equivalency Factor (1)	Equivalent Fire Connections
Private fire protection					
Inside					
6 inch fire line	1,440	120		111.310	13,357.2
Public hydrants - inside (2)		1,092	(3)	111.310	121,550.5
Public hydrants - outside (2)		8	(3)	111.310	890.5
Totals	1,440	1,220			135,798.2

(1) Per M1 ed. 6, page 146.
(2) Per utility management. Allocated to inside and outside based on public fire equivalent meters.
(3) The 1,100 total public hydrants are allocated inside and outside based on the number of customers.

(Subject to the attached letter dated July 25, 2021)
(Preliminary - Subject to Change)
(Internal Use Only)

CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

TEST YEAR UNITS OF SERVICE
Base-Extra Capacity Method

Customer Class	Base: Normalized Annual Sales (1)	Base: Average Day (2)	Maximum Day: Capacity Factor (3) %	Maximum Day: Total Capacity (2)	Maximum Day: Extra Capacity (4)	Maximum Hour: Capacity Factor (3) %	Maximum Hour: Total Capacity (2)	Maximum Hour: Extra Capacity (5) (2)	Customer: Equivalent Connections	Customer: Bills	Equivalent Fire Connections
Residential											
Inside	226,503.0 (6)	620.6	185	1,148.1	527.5	430	2,668.6	1,520.5	4,485	51,779	
Outside	1,696.0	4.6	185	8.5	3.9	430	19.8	11.3	30	337	
Commercial											
Inside	35,884.0	98.3	220	216.3	118.0	295	290.0	73.7	836	2,332	
Outside	14,612.0	40.0	220	88.0	48.0	295	118.0	30.0	5	64	
Industrial											
Inside	65,087.0	178.3	245	436.8	258.5	325	579.5	142.7	701	1,702	
UGN	18,605.0	51.0	180	91.8	40.8	210	107.1	15.3	50	24	
Fire Protection				840.0	840.0 *		3,360.0 *	2,520.0			134,908
Outside											891
Totals	362,387.0	992.8		2,829.5	1,836.7		7,143.0	4,313.5	6,107	56,238	135,799

(1) 1,000's of gallons.
(2) 1,000's of gallons per day.
(3) Calculated based on test year usage data.
(4) Capacity in excess of average day usage.
(5) Capacity in excess of maximum day demand.
(6) Adjusted for assumed new customers added to the system assuming 30 customers per year for 5 years at 4,000 gallons per month.

*Based on estimated fire requirement of 3,500 gallons per minute for a 4 hour duration.

(Subject to the attached letter dated July 25, 2021)
(Preliminary - Subject to Change)
(Internal Use Only)

CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

ALLOCATION OF UTILITY PLANT TO FUNCTIONAL COST COMPONENTS
Base-Extra Capacity Method

			Extra Capacity		Customer	Direct Fire						
			Maximum	Maximum	Meters and	Protection	Percentage Allocations					
	Total	Base	Day	Hour	Services	Service	BAS	MXD	MXH	CUS	FP	Ref.
Source of Supply Plant:												
Land and Land Rights	$563,741	$563,741					100.00%					(1)
Pumping Equipment	34,200	22,675	$11,525				66.30%	33.70%				(2)
Treatment:												
Structure and Improvements	216,200	143,341	72,859				66.30%	33.70%				(2)
Machinery and Equipment	43,130	19,158	9,739	$14,233			44.42%	22.58%	33.00%			(3)
Water Treatment Equipment	464,600	206,375	104,907	153,318			44.42%	22.58%	33.00%			(3)
Transmission and Distribution:												
Transmission and Distribution Mains												
Transmission*	5,312,261	3,522,029	1,790,232				66.30%	33.70%				(2)
Distribution*	5,312,261	2,359,706	1,199,509	1,753,046			44.42%	22.58%	33.00%			(3)
Distribution Reservoirs and Standpipe	354,495	35,450		283,595		$35,450	10.00%		80.00%		10.00%	(4)
Meters and Meter Installs	793,561				$793,561					100.00%		(5)
Hydrants	6,983					6,983					100.00%	(6)
Other Plant and Equipment	102,700	102,700					100.00%					(1)
General Plant:												
Structures and Improvements	203,014	107,252	49,028	33,883	12,201	650	52.83%	24.15%	16.69%	6.01%	0.32%	(7)
Communication Equipment	68,263	36,063	16,486	11,393	4,103	218	52.83%	24.15%	16.69%	6.01%	0.32%	(7)
Infrastructure	25,587	13,519	6,179	4,269	1,538	82	52.83%	24.15%	16.69%	6.01%	0.32%	(7)
Machinery and Equipment	98,311	51,938	23,742	16,408	5,908	315	52.83%	24.15%	16.69%	6.01%	0.32%	(7)
Miscellaneous Equipment	22,477	11,875	5,428	3,750	1,351	73	52.83%	24.15%	16.69%	6.01%	0.32%	(7)
Power Operated Equipment	2,136	1,128	516	356	128	8	52.83%	24.15%	16.69%	6.01%	0.32%	(7)
Office Furniture and Equipment	22,993	12,147	5,553	3,838	1,382	73	52.83%	24.15%	16.69%	6.01%	0.32%	(7)
Tools, Shop and Garage Equipment	8,730	4,612	2,108	1,456	525	29	52.83%	24.15%	16.69%	6.01%	0.32%	(7)
Transportation Equipment	337,082	178,081	81,405	56,258	20,259	1,079	52.83%	24.15%	16.69%	6.01%	0.32%	(7)
Less Accumulated Depreciation	(7,764,447)	(4,101,957)	(1,875,114)	(1,295,886)	(466,643)	(24,847)	52.83%	24.15%	16.69%	6.01%	0.32%	(7)
Net Utility Plant in Service	$6,228,278	$3,289,833	$1,504,102	$1,039,917	$374,313	$20,113	52.82%	24.15%	16.70%	6.01%	0.32%	

*Assumes 50/50 split of transmission and distribution mains.

(Continued on next page)

(Subject to the attached letter dated July 25, 2021)
(Preliminary - Subject to Change)
(Internal Use Only)

CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

(Cont'd)

ALLOCATION OF UTILITY PLANT TO FUNCTIONAL COST COMPONENTS

Base-Extra Capacity Method

(1) Allocated 100% to base.

(2) Allocated in ratio to maximum day demand.

	Flow (Gallons)	Allocation
Average day demand	992.8	66.30%
Maximum day excess capacity (Non coincidental adjusted)	504.7	33.70%
Totals	1,497.5	100.00%

(3) Allocated in ratio to maximum hour demand.

	Flow (Gallons)	Allocation
Average day demand	992.8	44.42%
Maximum day excess capacity (Non coincidental adjusted)	504.7	22.58%
Maximum hour excess capacity (Non coincidental adjusted)	737.6	33.00%
Totals	2,235.1	100.00%

(4) Allocated 10% to base, 80% to maximum hour and 10% to fire protection per estimates.

(5) Allocated 100% to customer meters and services.

(6) Allocated 100% to direct fire protection.

(7) Allocated pro rata to all other allocable utility plant.

(Subject to the attached letter dated July 25, 2021)
(Preliminary - Subject to Change)
(Internal Use Only)

CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

ALLOCATION OF PRO FORMA OPERATION AND MAINTENANCE EXPENSES TO FUNCTIONAL COST COMPONENTS
Base-Extra Capacity Method

	Pro Forma Expense	Base	Extra Capacity: Maximum Day	Extra Capacity: Maximum Hour	Customer Class: Meters and Services	Customer Class: Billing and Collecting	Direct Fire Protection Service	Percentage Allocation: BAS	MXD	MXH	MET	BILL	FP	Ref.
Special Assessment Coll Fees	$200					$200						100.00%		(1)
Consultant Services	25,400	$12,868	$6,391	$4,354	$1,697		$90	50.66%	25.16%	17.14%	6.68%		0.36%	(2)
Other Prof/Tech Services	24,700					24,700						100.00%		(1)
Service/Maintenance Agreements	1,800	912	453	309	120		6	50.66%	25.16%	17.14%	6.68%		0.36%	(1)
Dues/Fees/Subscriptions	15,800	8,004	3,975	2,708	1,055		58	50.66%	25.16%	17.14%	6.68%		0.36%	(2)
Testing Services	12,200	6,181	3,070	2,091	815		43	50.66%	25.16%	17.14%	6.68%		0.36%	(2)
Vehicle Repair	6,000	3,040	1,510	1,028	401		21	50.66%	25.16%	17.14%	6.68%		0.36%	(2)
Property Repair	600	304	151	103	40		2	50.66%	25.16%	17.14%	6.68%		0.36%	(2)
Equipment Repair	6,000	3,040	1,510	1,028	401		21	50.66%	25.16%	17.14%	6.68%		0.36%	(2)
Fleet Leasing & Maintenance	26,600	13,476	6,693	4,559	1,777		95	50.66%	25.16%	17.14%	6.68%		0.36%	(2)
Printing Services	5,000					5,000						100.00%		(1)
Postage	25,900					25,900						100.00%		(1)
Advertising	1,600	811	403	274	107		5	50.66%	25.16%	17.14%	6.68%		0.36%	(2)
Fuel	6,600	3,344	1,661	1,131	441		23	50.66%	25.16%	17.14%	6.68%		0.36%	(2)
Water Contract - Butler	1,243,700	1,243,700					0	100.00%						(3)
Tools and Minor Equipment	15,200	7,700	3,824	2,605	1,015		56	50.66%	25.16%	17.14%	6.68%		0.36%	(2)
Operating Supplies/Materials	87,100	44,125	21,914	14,929	5,818		314	50.66%	25.16%	17.14%	6.68%		0.36%	(2)
Uniforms	4,600	2,330	1,157	788	307		18	50.66%	25.16%	17.14%	6.68%		0.36%	(2)
Gas and Electric	7,700	3,534	1,756	1,198	466	721	25	45.90%	22.80%	15.56%	6.05%	9.36%	0.33%	(4)
Water	300	138	68	47	18	28	1	45.90%	22.80%	15.56%	6.05%	9.36%	0.33%	(4)
Full Time Wages	442,200	202,970	100,822	68,806	26,753	41,390	1,459	45.90%	22.80%	15.56%	6.05%	9.36%	0.33%	(4)
Payroll Administration Charge	154,000	70,686	35,112	23,962	9,317	14,414	509	45.90%	22.80%	15.56%	6.05%	9.36%	0.33%	(4)
Overtime Wages	15,500	7,115	3,534	2,412	938	1,451	50	45.90%	22.80%	15.56%	6.05%	9.36%	0.33%	(4)
Acting Shift Supervisor	500	230	114	78	30	46	2	45.90%	22.80%	15.56%	6.05%	9.36%	0.33%	(4)
Full Time OPERS	64,200	29,468	14,638	9,990	3,884	6,009	211	45.90%	22.80%	15.56%	6.05%	9.36%	0.33%	(4)
Ft Medicare	5,700	2,616	1,300	887	345	534	18	45.90%	22.80%	15.56%	6.05%	9.36%	0.33%	(4)
Health Insurance	47,400	21,757	10,807	7,375	2,868	4,437	156	45.90%	22.80%	15.56%	6.05%	9.36%	0.33%	(4)
Dental Insurance	4,400	2,020	1,003	685	266	412	14	45.90%	22.80%	15.56%	6.05%	9.36%	0.33%	(4)
Life Insurance	1,900	872	433	296	115	178	6	45.90%	22.80%	15.56%	6.05%	9.36%	0.33%	(4)
Vision Insurance	1,700	780	388	265	103	159	5	45.90%	22.80%	15.56%	6.05%	9.36%	0.33%	(4)
Unemployment Compensation	1,500	689	342	233	91	140	5	45.90%	22.80%	15.56%	6.05%	9.36%	0.33%	(4)
Uniform Allowance	1,800	826	410	280	109	168	7	45.90%	22.80%	15.56%	6.05%	9.36%	0.33%	(4)
HSA Contribution	14,300	6,564	3,260	2,225	865	1,338	48	45.90%	22.80%	15.56%	6.05%	9.36%	0.33%	(4)
Training/Seminar Fee	1,100	557	277	189	73		4	50.66%	25.16%	17.14%	6.68%		0.36%	(2)
Travel/Transportation	400					400						100.00%		(1)
Service/Maintenance Agreements	18,400	9,321	4,629	3,154	1,229		67	50.66%	25.16%	17.14%	6.68%		0.36%	(2)
Consultant Services	77,600	39,312	19,524	13,301	5,184		279	50.66%	25.16%	17.14%	6.68%		0.36%	(2)
Equipment Maintenance	113,100	57,296	28,456	19,385	7,555		408	50.66%	25.16%	17.14%	6.68%		0.36%	(2)
Operating Supplies/Materials	1,300	659	327	223	87		4	50.66%	25.16%	17.14%	6.68%		0.36%	(2)
Vehicles	108,400	54,915	27,273	18,580	7,241		391	50.66%	25.16%	17.14%	6.68%		0.36%	(2)
Furniture/Fixtures/Equipment	15,100	7,650	3,799	2,588	1,009		54	50.66%	25.16%	17.14%	6.68%		0.36%	(2)
Total operating expenses	2,607,500	1,869,810	310,984	212,066	82,540	127,625	4,475							
Additional payroll administration charge	33,900	15,560	7,729	5,275	2,051	3,173	113	45.90%	22.80%	15.56%	6.05%	9.36%	0.33%	(4)
Less interest income	(18,000)	(12,908)	(2,147)	(1,463)	(571)	(880)	(31)	71.71%	11.93%	8.13%	3.17%	4.89%	0.17%	(5)
Less penalties	(28,300)	(20,294)	(3,376)	(2,301)	(897)	(1,384)	(48)	71.71%	11.93%	8.13%	3.17%	4.89%	0.17%	(5)
Less other revenues	(6,700)	(4,805)	(799)	(545)	(212)	(328)	(11)	71.71%	11.93%	8.13%	3.17%	4.89%	0.17%	(5)
Total net operating expenses	$2,588,400	$1,847,363	$312,391	$213,032	$82,911	$128,206	$4,498	71.38%	12.07%	8.23%	3.20%	4.95%	0.17%	

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(Subject to the attached letter dated July 25, 2021)
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CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

(Cont'd)

ALLOCATION OF PRO FORMA OPERATION AND MAINTENANCE EXPENSES TO FUNCTIONAL COST COMPONENTS

Base-Extra Capacity Method

(1) Allocated 100% to billing and collection.

(2) Allocated pro rata based on the allocation of total transmission and distribution plant.

	Transmission and Distribution Plant	%
Average day demand	$6,019,885	50.66%
Maximum day excess capacity	2,989,741	25.16%
Maximum hour excess capacity	2,036,641	17.14%
Meters and services	793,561	6.68%
Direct fire protection	42,433	0.36%
Totals	$11,882,261	100.00%

(3) Allocated 100% to base.

(4) Allocated pro rata based on total operating expenses less purchased water.

(5) Allocated pro rata based on total functionalized operating expenses.

CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

UNIT COSTS OF SERVICE
(12 Months Ended 12/31/2020)

	Net Pro Forma Revenue Requirements	Allocable To All Customers						
			Extra Capacity		Customer Costs		Direct Fire Protection Service	
		Base	Maximum Day	Maximum Hour	Meters and Services	Billing and Collection		Ref
		(1,000's of gallons)			Equiv. Meters	Bills	Equiv. Connections	
Units of Service								
Inside		346,079.0	1,784.8	4,272.2	6,072	55,837	134,908	(1)
Outside		16,308.0	51.9	41.3	35	401	891	(1)
Total system		362,387.0	1,836.7	4,313.5	6,107	56,238	135,799	
Pro Forma Cost of Service								
Net operation and maintenance expense and additional payroll administration charge	$2,588,400	$1,847,362	$312,391	$213,032	$82,911	$128,206	$4,498	(2)
Debt service	685,700	362,188	165,597	114,512	41,211		2,192	(3)
Replacements and improvements	610,000	322,202	147,315	101,870	36,661		1,952	(3)
Outside city surcharge	(80,758)	(57,646)	(9,747)	(6,646)	(2,584)	(3,998)	(137)	(2)
Meter replacement fee	(267,700)	(141,398)	(64,650)	(44,706)	(16,089)		(857)	(3)
Net cost of service	$3,535,642	$2,332,708	$550,906	$378,062	$142,110	$124,208	$7,648	
Total unit cost of service								
Inside		$6.4371	$299.9434	$87.6462	$23.2700	$2.2086	$0.0563	
Outside		$10.6212	$494.9066	$144.6162	$23.2700	$2.2086	$0.0929	

(1) As presented on pages 17 - 20.
(2) See pages 23 - 24.
(3) Allocated in ratio to plant values, see page 21.

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CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

COST OF SERVICE ALLOCATED TO CUSTOMER CLASS
(12 Months Ended 12/31/2020)

	Total Costs of Service	Allocable To Inside Customers					
			Extra Capacity		Customer Costs		Direct Fire Protection Service
		Base	Maximum Day	Maximum Hour	Meters and Services	Billing and Collection	
		(--------1,000's of Gallons--------)			Equiv. Meters	Bills	Equiv Connections
Unit Costs of Service (1)		$6.4371	$299.9434	$87.6462	$23.2700	$2.2086	$0.0563
Allocated Costs of Service							
Residential:							
Units of service (2)		226,503	528	1,521	4,485	51,779	
Cost	$1,968,233	$1,458,022	$158,220	$133,266	$104,366	$114,359	
Commercial:							
Units of service (2)		35,884	118	74	836	2,332	
Cost	297,446	230,989	35,393	6,460	19,454	5,150	
Industrial:							
Units of service (2)		65,087	259	143	701	1,702	
Cost	529,085	418,972	77,535	12,507	16,312	3,759	
UGN							
Units of service (2)		18,605.0	40.8	15.3	50	24	
Cost	134,558	$119,762	$12,238	$1,341	$1,164	$53	
Fire Protection:							
Units of service			840	2,520			134,908
Cost	480,415		251,952	220,868			$7,595
Total allocated cost of service	$3,409,737	$2,227,745	$535,338	$374,442	$141,296	$123,321	$7,595

(1) See page 25.
(2) See page 20.

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CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

(Cont'd)

COST OF SERVICE ALLOCATED TO CUSTOMER CLASS
(12 Months Ended 12/31/2020)

	Total Costs of Service	Allocable To Outside Customers					
			Extra Capacity		Customer Costs		Direct Fire Protection Service
		Base	Maximum Day	Maximum Hour	Meters and Services	Billing and Collection	
		(--------1,000's of Gallons--------)			Equiv. Meters	Bills	Equiv Connections
Unit Costs of Service (1)		$10.6212	$494.9066	$144.6162	$23.2700	$2.2086	$0.0929
Allocated Costs of Service							
Residential:							
Units of service (2)		1,696.0	3.9	11.3	30	337	
Cost	$23,020	$18,014	$1,930	$1,634	$698	$744	
Commercial:							
Units of service (2)		14,612.0	48.0	30.0	5	64	
Cost	183,560	155,197	23,756	4,350	116	141	
Fire Protection:							
Units of service			-	-			891
Cost	83		-	-			$83
Total allocated cost of service	$206,663	$173,211	$25,686	$5,984	$814	$885	$83

(1) See page 25.
(2) See page 20.

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CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

CALCULATION OF PROPOSED MONTHLY SERVICE CHARGES
(All Users)

Meter Size	5/8 inch Equivalency Factor	Meter Cost Per Equiv. Unit (1)	Meter Cost Per Unit	Billing Cost Per Unit (2)	Total	Rounded
5/8-3/4 inch meter	1.0	$1.9392	$1.9392	$2.2086	$4.1478	$4.15
1 inch meter	2.5	1.9392	4.8479	2.2086	7.0565	7.10
1 1/2 inch meter	5.0	1.9392	9.6958	2.2086	11.9044	11.95
2 inch meter	8.0	1.9392	15.5133	2.2086	17.7219	17.70
3 inch meter	15.0	1.9392	29.0875	2.2086	31.2961	31.25
4 inch meter	25.0	1.9392	48.4792	2.2086	50.6878	50.70
6 inch meter	50.0	1.9392	96.9583	2.2086	99.1669	99.20
8 inch meter	80.0	1.9392	155.1333	2.2086	157.3419	157.35
10 inch meter	115.0	1.9392	223.0042	2.2086	225.2128	225.25
12 inch meter	215.0	1.9392	416.9208	2.2086	419.1294	419.15

(1) Calculated as follows:

Annual charge per equivalent meter (page 25)	$23.2700
Divided by 12 months	12
Monthly charge per equivalent meter	$1.9392

(2) See page 25

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CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

ALLOCATION OF FIRE SERVICE COSTS TO PUBLIC AND PRIVATE FIRE SERVICE
Base-Extra Capacity Method

	Number of Services	Demand Factor	Equivalent Connections	Percentage Allocation	Allocation	Total Fire Protection
Public Fire Service						
Public Hydrants (inside)	1,092	111.31	121,551	90.16%	$426,314	$426,314
Public Hydrants (outside)	8	111.31	890	0.00%	-	-
Direct Fire Protection (inside)						7,595
Direct Fire Protection (outside)						83
Total Public Fire Protection						433,992 *
Private Fire Service						
Size of Connections (inside)						
6 inch connection	120	111.31	13,357	9.84%	46,506	
Total Private Fire Protection						46,506
Total	1,220		135,798	100.00%	$472,820	$480,498

*Allocated back to flow rate.

(Subject to the attached letter dated July 25, 2021)
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CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

CALCULATION OF FIRE PROTECTION CHARGES BASED UPON ALLOCATED COST OF SERVICE

Automatic Sprinkler Charges:

Size of Connection	Equivalency Ratio*	Rate per Equivalent Connection	Adjusted Rates
1 inch connection	1.00	$3.50	$3.50
2 inch connection	6.19	3.50	21.67
3 inch connection	17.98	3.50	62.93
4 inch connection	38.32	3.50	134.12
6 inch connection	111.31	3.50	389.59
8 inch connection	237.21	3.50	830.24
10 inch connection	426.58	3.50	1,493.03
12 inch connection	689.04	3.50	2,411.64
Private hydrants	111.31	3.50	389.59

* Per M1 Sixth Edition, page 146.

Fire Hydrants

Total costs to be recovered from private fire protection, see page 29	$46,506
Divide by equivalent connections, see pages 29	13,357
Annual charge per equivalent connection	$3.48
Use (Rounded)	$3.50

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CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

CALCULATION OF EQUIVALENT CONNECTIONS

Meter Size	Total Annual Bills (1)	Ratio to 5/8" Meter	Total Annual Equivalent Connections
6"	1,100	50.0	55,000.0

(1) See page 29.
(2) Public fire protection will not be charged and will get reallocated to flow rates. This schedule is for illustrative purposes only.

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CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

CALCULATION OF METER REPLACEMENT FEE

		Non-Residential Bills Test Year	Monthly Rate	Annual Revenues
5/8 - 3/4	inch	1,931	$3.65	$7,048.15
1	inch	1,079	9.15	9,872.85
1 1/2	inch	486	18.25	8,869.50
2	inch	832	29.20	24,294.40
3	inch	192	54.75	10,512.00
4	inch	60	91.25	5,475.00
6	inch	73	182.50	13,322.50
8	inch	0	292.00	0.00
10	inch	0	419.75	0.00
	Sub-totals	4,653		$79,394.40

		Residential Bills Test Year	Monthly Rate	Annual Revenues
5/8 - 3/4	inch	51,585	$3.65	$188,285.25
	Totals	56,238		$267,679.65

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CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

PRO FORMA ANNUAL OPERATING REVENUE AT ADJUSTED RATES AND CHARGES BASED UPON ALLOCATED COST OF SERVICE

	Percent of Use	Billing Determinants: Annual Consumption (1,000's of Gallons)	Billing Determinants: Normalized Annual Bills	Allocated Cost of Service Rates	Pro Forma Revenue Under Adjusted Rates
Residential - Inside:					
Base Charge:					
5/8 inch meter			51,260	$4.15	$212,729
1 inch meter			231	7.10	1,640
1 1/2 inch meter			108	11.95	1,291
2 inch meter			180	17.70	3,186
Volume Charge Per 1,000 Gallons:					
Under 20	91.50%	207,264 *		8.94	1,852,940
Over 20	8.50%	19,263		9.10	175,293
Sub-totals	100.00%	226,527	51,779		2,247,079
Commercial - Inside:					
Base Charge:					
5/8 inch meter			1,216	4.15	5,046
1 inch meter			522	7.10	3,706
1 1/2 inch meter			126	11.95	1,506
2 inch meter			300	17.70	5,310
3 inch meter			96	31.25	3,000
4 inch meter			24	50.70	1,217
6 inch meter			48	99.20	4,762
Volume Charge Per 1,000 Gallons:					
Under 20	15.49%	5,560		8.94	49,706
Over 20	84.51%	30,324		9.10	275,948
Sub-totals	100.00%	35,884	2,332		350,201
Sub-totals carried forward to next page		262,411	54,111		$2,597,280

* Adjusted for assumed growth of 30 users per year for 5 years at 4,000 gallons per month.

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CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

(Cont'd)

PRO FORMA ANNUAL OPERATING REVENUE AT ADJUSTED RATES AND CHARGES BASED UPON ALLOCATED COST OF SERVICE

	Percent of Use	Billing Determinants: Annual Consumption	Billing Determinants: Normalized Annual Bills	Allocated Cost of Service Rates	Pro Forma Revenue Under Adjusted Rates
		(1,000's of Gallons)			
Industrial - Inside:					
Base Charge:					
5/8 inch meter			651	$4.15	$2,702
1 inch meter			314	7.10	2,229
1 1/2 inch meter			252	11.95	3,011
2 inch meter			352	17.70	6,230
3 inch meter			96	31.25	3,000
4 inch meter			12	50.70	608
6 inch meter			25	99.20	2,480
Volume Charge Per 1,000 Gallons:					
Under 20	7.97%	5,184		8.94	46,345
Over 20	92.03%	59,883		9.10	544,935
Sub-totals	100.00%	65,067	1,702		611,540
UGN - Special Rate:					
Base Charge:					
4 inch meter			24	50.70	1,217
Volume Charge Per 1,000 Gallons:					
Under 20	0.00%	-		6.17 *	-
Over 20	100.00%	18,605		6.17 *	114,793
Sub-totals	100.00%	18,605	24		116,010
Sub-totals carried forward to next page		83,672	1,726		$727,550

*The proposed UGN rate assumes a flat percentage increase to the current special rate based on the Revenue Requirements. See page 10.

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CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

(Cont'd)

PRO FORMA ANNUAL OPERATING REVENUE AT ADJUSTED RATES AND CHARGES BASED UPON ALLOCATED COST OF SERVICE

		Billing Determinants				
		Percent of Use	Annual Consumption	Normalized Annual Bills	Allocated Cost of Service Rates	Pro Forma Revenue Under Adjusted Rates
Residential - Outside:			(1,000's of Gallons)			
Base Charge:						
5/8	inch meter			325	$4.15	$1,349
1	inch meter			12	7.10	85
Volume Charge Per 1,000 Gallons:						
Under	20	82.48%	1,398		14.75	20,621
Over	20	17.52%	297		15.02	4,461
Sub-totals		100.00%	1,695	337		26,516
Commercial - Outside:						
Base Charge:						
5/8	inch meter			64	4.15	266
Volume Charge Per 1,000 Gallons:						
Under	20	0.35%	51		14.75	752
Over	20	99.65%	14,560		15.02	218,691
Sub-totals		100.00%	14,611	64		219,709
Sub-totals carried forward to next page			16,306	401		$246,225

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CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

(Cont'd)

PRO FORMA ANNUAL OPERATING REVENUE AT ADJUSTED RATES AND CHARGES BASED UPON ALLOCATED COST OF SERVICE

	Percent of Use	Billing Determinants: Annual Consumption (1,000's of Gallons)	Billing Determinants: Normalized Annual Bills	Allocated Cost of Service Rates	Pro Forma Revenue Under Adjusted Rates
Fire Protection:					
Private sprinklers					
6" fire line			120	389.59	46,751
Meter Replacement Fees					267,700
Totals		362,389	56,358		$3,885,506
Control					$3,884,100
Variance					$1,406
Variance percentage					0.04%

(Subject to the attached letter dated July 25, 2021)
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CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

COMPARISON OF ALLOCATED COST OF SERVICE WITH REVENUE UNDER ADJUSTED RATES

Customer Classification	Cost of Service	Normalized Revenue Under Existing Rates	Increase (Decrease) %	Increase (Decrease) Amount	Revenue Under Adjusted Rates	Variance Between Adjusted Revenues and Cost of Service %	Variance Between Adjusted Revenues and Cost of Service Amount
Inside:							
Residential	$2,241,101	$1,816,716	23.36%	$424,385	$2,247,079	0.27%	$5,978
Commercial	344,877	315,880	9.18%	28,997	350,201	1.54%	5,324
Industrial	611,102	546,274	11.87%	64,828	611,540	0.07%	438
UGN	134,558	94,699	42.09%	39,859	116,010	-13.78%	(18,548)
Outside:							
Residential	26,231	21,422	22.45%	4,809	26,516	1.09%	285
Commercial	212,027	189,454	11.91%	22,573	219,709	3.62%	7,682
Fire Protection - Private							
Inside	46,506	-	100.00%	46,506	46,751	0.53%	245
Totals	$3,616,402	$2,984,445	21.18%	$631,957	$3,617,806	0.04%	$1,404

(Subject to the attached letter dated July 25, 2021)
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CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

Phase IV

CUSTOMER BILL IMPACT

	Current Rates	Proposed Rates	Change	% Change Over Prior Rates
Inside City:				
1,000 Gallons	$14.77	$16.74	$1.97	13%
5,000 Gallons	41.85	52.50	10.65	25%
10,000 Gallons	75.70	97.20	21.50	28%
30,000 Gallons	243.20	280.80	37.60	15%
50,000 Gallons	400.00	462.80	62.80	16%
100,000 Gallons	825.00	956.90	131.90	16%
150,000 Gallons	1,217.00	1,411.90	194.90	16%
250,000 Gallons	2,001.00	2,321.90	320.90	16%
500,000 Gallons	3,961.00	4,596.90	635.90	16%
700,000 Gallons	5,529.00	6,416.90	887.90	16%
1,500,000 Gallons	11,801.00	13,696.90	1,895.90	16%
Outside City:				
1,000 Gallons	$19.18	$22.55	$3.37	18%
5,000 Gallons	63.90	81.55	17.65	28%
10,000 Gallons	119.80	155.30	35.50	30%
30,000 Gallons	417.75	458.40	40.65	10%
50,000 Gallons	676.75	758.80	82.05	12%
100,000 Gallons	1,336.00	1,548.90	212.90	16%
150,000 Gallons	1,983.50	2,299.90	316.40	16%
250,000 Gallons	3,278.50	3,801.90	523.40	16%
500,000 Gallons	6,516.00	7,556.90	1,040.90	16%
700,000 Gallons	9,106.00	10,560.90	1,454.90	16%
1,500,000 Gallons	19,466.00	22,576.90	3,110.90	16%

(Subject to the attached letter dated July 25, 2021)
(Preliminary - Subject to Change)
(Internal Use Only)

CITY OF MONROE (OHIO) MUNICIPAL WATER UTILITY

SCHEDULE OF PRESENT AND PROPOSED RATES AND CHARGES

			Proposed			
(A) Usage per 1,000 gallons per month:		Current (1)	Phase I	Phase II	Phase III	Phase IV
Inside City						
Under	20,000 Gallons	$6.77	$7.31	$7.85	$8.39	$8.94
Over	20,000 Gallons	7.84	8.16	8.48	8.80	9.10
Outside City						
Under	20,000 Gallons	$11.18	$12.07	$12.96	$13.85	$14.75
Over	20,000 Gallons	12.95	13.47	13.99	14.51	15.02
(B) Monthly Administration Charge:						
Inside and Outside City						
5/8 - 3/4	inch	$5.00	$4.80	$4.60	$4.40	$4.15
1	inch	26.25	21.50	16.75	12.00	7.10
1 1/2	inch	33.50	28.15	22.80	17.45	11.95
2	inch	38.00	32.95	27.90	22.85	17.70
3	inch	51.00	46.10	41.20	36.30	31.25
4	inch	87.50	78.30	69.10	59.90	50.70
6	inch	116.50	112.20	107.90	103.60	99.20
8	inch	145.75	148.65	151.55	154.45	157.35
10	inch	229.00	228.10	227.20	226.30	225.25
(C) Meter Replacement Fee:						
Inside and Outside City (2)						
5/8 - 3/4	inch	$3.00	$3.15	$3.30	$3.50	$3.65
1	inch		7.90	8.30	8.70	9.15
1 1/2	inch		15.75	16.55	17.40	18.25
2	inch		25.20	26.45	27.80	29.20
3	inch		47.25	49.60	52.10	54.75
4	inch		78.75	82.70	86.85	91.25
6	inch		157.50	165.40	173.70	182.50
8	inch		252.00	264.60	277.85	292.00
10	inch		362.25	380.35	399.40	419.75
(D) UGN special rate per 1,000 gallons per month:						
All flow (2)		$5.09	$5.34	$5.61	$5.89	$6.17
(E) System Development Charge						
Residential		$1,637.00	$1,637.00	$1,637.00	$1,637.00	$1,637.00
Non-Residential						
5/8 - 3/4	inch	3,851.07	3,851.07	3,851.07	3,851.07	3,851.07
1	inch	4,492.91	4,492.91	4,492.91	4,492.91	4,492.91
1 1/2	inch	6,418.45	6,418.45	6,418.45	6,418.45	6,418.45
2	inch	12,836.89	12,836.89	12,836.89	12,836.89	12,836.89
3	inch	33,375.91	33,375.91	33,375.91	33,375.91	33,375.91
4	inch	51,347.56	51,347.56	51,347.56	51,347.56	51,347.56
6	inch	128,368.90	128,368.90	128,368.90	128,368.90	128,368.90
8	inch	192,553.35	192,553.35	192,553.35	192,553.35	192,553.35

(1) Present rates and charges effective January 1, 2019, pursuant to Ordinance No. 2014-13 passed May 13, 2014.
(2) Assumes the across-the-board increases as calculated on page 12.

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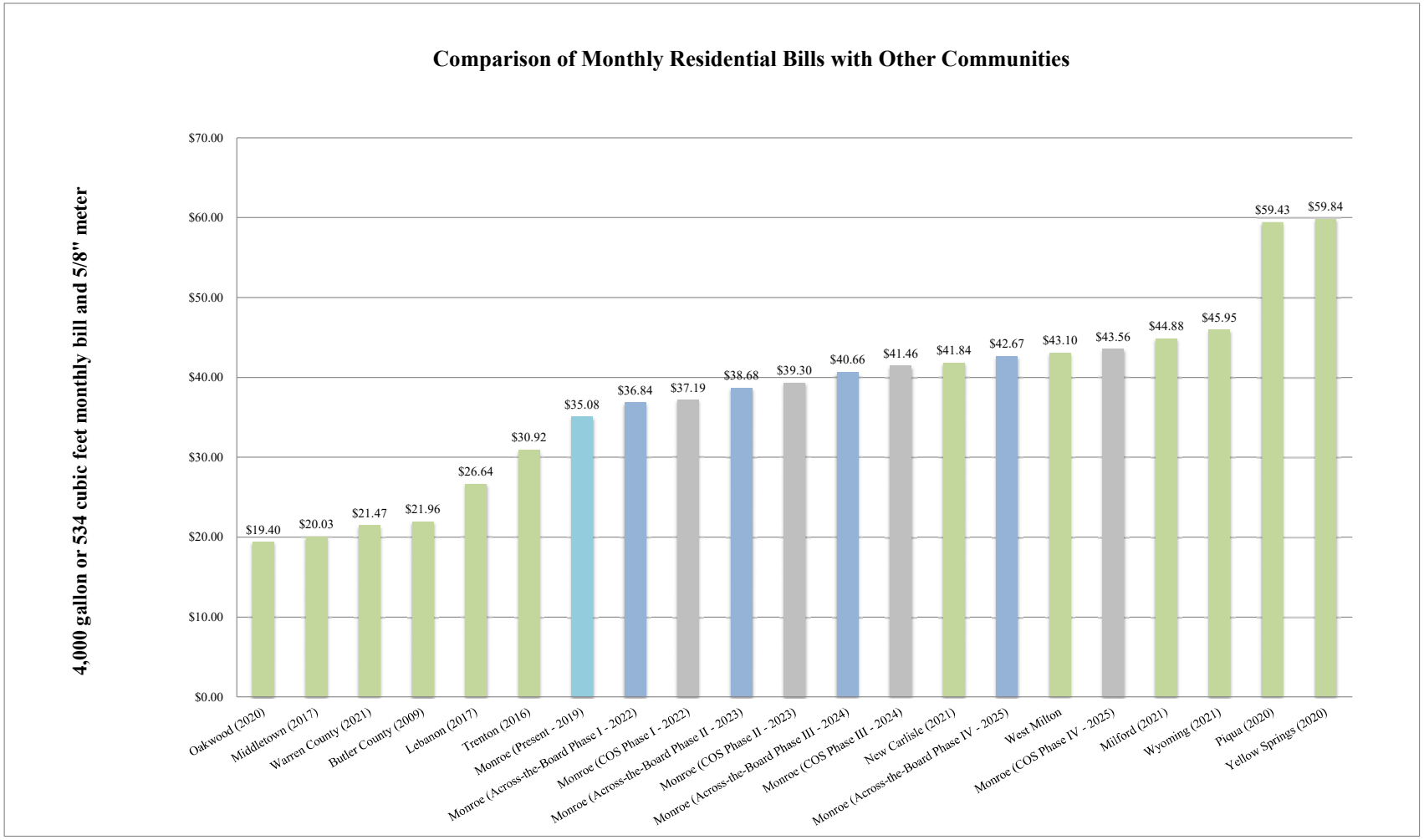

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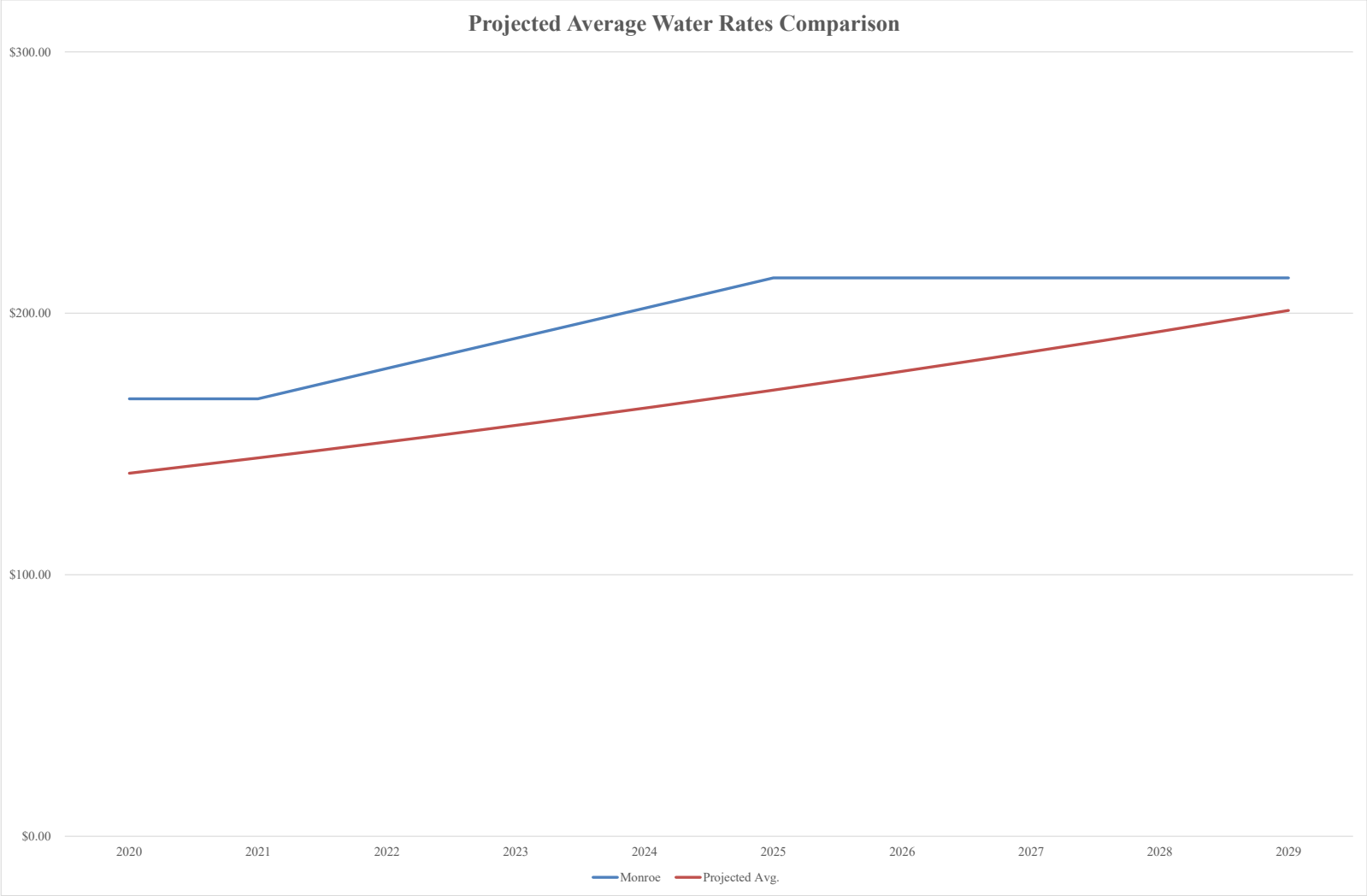


Rates are based off 22,500 gallons or 3,000 cubic feet of water in a three month period.
Projected average based on the Oakwood Southwest Ohio Rate Study with information collected from jurisdictions in Southwest Ohio. This study assumes an average growth rate of 4.5% annually.

(Subject to the attached letter dated July 25, 2021)
(Preliminary - Subject to Change)
(Internal Use Only)

3800 Turtlecreek Rd.
Lebanon Ohio, 45036
Phone: 513.229.0295
Fax: 513.229.7396

Proposal for: Todhunter Watermain Extension

Date: 9-23-21

The City of Monroe
Attn: Gary Morton
Public Works Director

Description

Extend 8" Class 53 Water To The Revised Connection Point	399	lf	$ 58.50	$23,341.50
Clearing and Grubbing	1	ls	$ 1,200.00	$1,200.00
Restoration	1	ls	$ 850.00	$850.00
Grand Total				**$25,391.50**

Notes:
Proposal based on standard wages and tax exempt

Mike Heimkreiter
VP of Operations
Cell: 513.535.8385

CITY OF MONROE

FINANCIAL REPORTS

FOR THE PERIOD ENDING

June 30, 2021

CITY OF MONROE

Cash Position with Expected Revenue & Appropriation Totals
June 30, 2021

Target Percentage: 50%

Target Carryover: 3 months

Fund	Beginining Balance	Expected Revenue	YTD Revenue	% Received	Appropriation	YTD Expense	% Spent	Unexpended	Encumbrance	Ending Balance	Carryover in Months
1110 General	7,320,561	14,339,727	9,132,759	64%	16,292,227	5,457,590	33%	10,995,730	1,068,856	9,926,874	7
2101 Income Tax - Public Safety	591,306	2,620,128	1,451,892	55%	3,152,100	985,000	31%	1,058,199	0	1,058,199	4
2210 Street	515,735	2,330,475	758,506	33%	2,295,540	1,178,655	51%	95,586	94,091	1,495	0
2220 State Highway	297,662	88,625	42,142	48%	336,750	9,952	3%	329,852	53,174	276,678	9
2230 Motor Vehicle License Tax	532,722	134,800	66,964	50%	613,900	37,542	6%	562,144	84,937	477,208	9
2310 Fire - 1989 Levy	598,778	4,780,285	2,042,073	43%	4,326,020	2,537,826	59%	103,025	94,023	9,002	0
2320 Fire - 2005 Levy	1,010	0	0		0	0		1,010	0	1,010	0
2330 Public Safety FEMA Grant	13,943	0	11,723	0%	8,000	0		25,667	0	25,667	38
2350 Coronavirus Relief Fund	106,007	0	397	0%	0	66,509	0%	39,896	39,196	700	0
2410 Police Law Enforcement	77,746	4,195,770	1,677,309	40%	3,487,420	1,678,401	48%	76,655	68,633	8,021	0
2420 DARE Grant	2,318	9,000	6,651	74%	6,500	7,586	117%	1,383	0	1,383	2
2430 Enforcement & Education	8,843	1,150	385	33%	8,000	0		9,228	0	9,228	13
2440 Federal Asset Forfeiture	13,735	0	0		0	0		13,735	0	13,735	0
2450 Ohio Peace Officer Training	22,560	0	0		0	0		22,560	0	22,560	0
2510 Court Technology Improvement	8,666	8,000	4,707	59%	15,300	5,848	38%	7,525	306	7,220	5
2620 TIFs	1,343,855	2,435,650	1,321,154	54%	3,495,933	1,083,482	31%	1,581,528	0	1,581,528	5
2720 RIDs	1,466,015	3,699,300	2,172,830	59%	3,675,858	1,648,067	45%	1,990,778	0	1,990,778	6
3101 Income Tax - Capital Projects	1,574,164	69,440	622,240	896%	1,168,200	122,045	10%	2,074,359	186,755	1,887,604	19
3110 Park Improvement	2,459,850	196,200	247,870	126%	2,422,000	76,927	3%	2,630,792	2,544,110	86,683	0
3120 Capital Improvement	2,075,602	3,469,099	160,219	5%	4,394,440	1,024,140	23%	1,211,681	1,208,148	3,532	0
3620 CPO TIF - Capital	24,880	0	0		0	0		24,880	0	24,880	0
4110 G.O. Bond Retirement	373,869	1,561,500	0		866,000	98,183	11%	275,686	0	275,686	3
4210 Water Bond Retirement	262,255	475,000	43,997	9%	406,830	53,717	13%	252,535	0	252,535	7
4310 S.A. Bond Retirement	615	1,125,000	529,521	47%	1,125,100	529,520	47%	615	0	615	0
4410 Income Tax Bond Retirement Fund	338,632	617,065	0		618,000	196,031	32%	142,600	0	142,600	2
4610 Corridor 75 Park LTD TIF	124,941	0	0		0	0		124,941	0	124,941	0
5110 S.A. Street Lighting	6,755	250	14	6%	100	1	1%	6,769	4,159	2,610	313
6110 Water	1,625,939	3,309,905	1,459,086	44%	4,195,800	867,524	21%	2,217,500	86,773	2,130,727	6
6115 Water Guarantee Deposit	39,975	0	2,800	0%	0	0		42,775	0	42,775	0
6120 Water Capital Improvements	520,785	1,180,000	74,568	6%	1,409,000	86,602	6%	508,751	271,524	237,227	2
6125 Water Meter & Read System Repl	256,432	133,500	69,765	52%	100,030	17,405	17%	308,792	32,210	276,581	33
6210 Sewer	107,877	1,228,100	609,463	50%	1,288,550	544,929	42%	172,411	0	172,411	1
6310 Stormwater	258,924	522,668	170,580	33%	700,400	322,707	46%	106,797	59,831	46,966	0
6410 Garbage	155,211	804,155	455,217	57%	915,050	477,724	52%	132,704	0	132,704	1
6510 Cemetery	123,112	89,400	65,470	73%	121,700	18,205	15%	170,377	27,745	142,633	14
6610 Street Lighting Utility	34,544	132,700	66,885	50%	140,050	62,689	45%	38,740	0	38,740	3
7100 Cemetery Maintenance Trust	53,045	5,500	3,984	72%	0	0		57,029	0	57,029	0
7110 Mound Cemetery Trust	68,726	1,100	307	28%	10,000	0		69,034	0	69,034	82
7120 Long Street Trust	2,473	100	14	14%	250	0		2,487	0	2,487	119
7310 Fire Historic Preservation	1,471	0	0		0	0		1,471	0	1,471	0
7320 Fire Loss Security	21,371	0	0		21,371	0		21,371	0	21,371	12
7410 Drug Law Enforcement Trust	80,448	11,500	4,295	37%	20,000	7,379	37%	77,364	0	77,364	46
	23,513,359	**49,575,092**	**23,275,787**		**57,636,419**	**19,202,186**		**27,586,961**	**5,924,470**	**21,662,490**	

MUNICIPAL INCOME TAX
MONTHLY REPORT JUNE 2021

TAX DOLLARS AT WORK

The City of Monroe works hard to ensure your tax dollars are used to support our community. Income tax dollars are used to provide ***quality services*** that contribute to the ***quality of life*** in Monroe. These services include:

BUDGET: ARE WE ON TRACK?

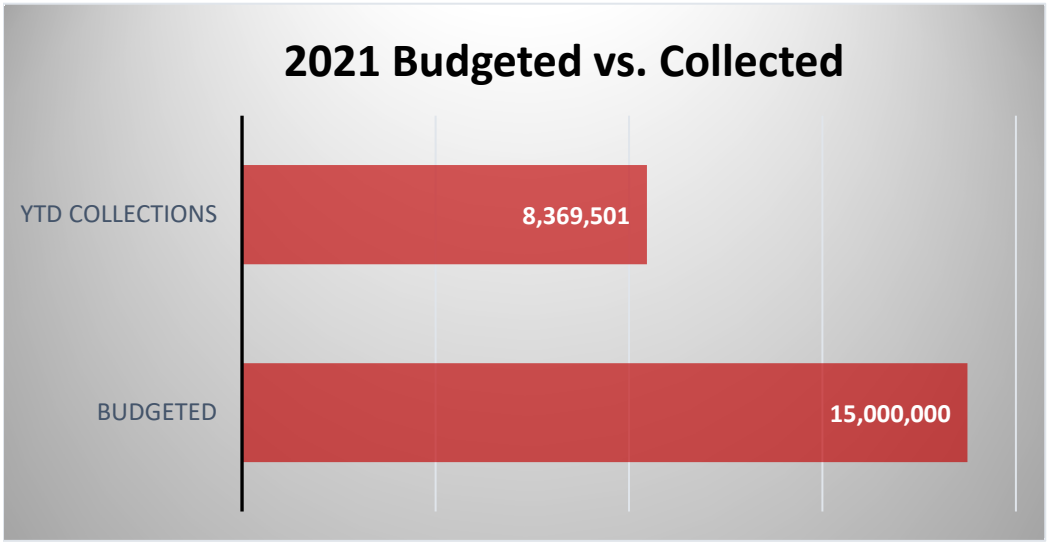
The City creates a **Budget** to make sure its money is used wisely. The budget lists the income that the City expects to receive and the ways it will use that money to best benefit the community.

Each year, the Finance Department creates an estimate, or "best guess," of how much income tax money they expect to receive. They compare the last ten years of income tax collections to get an average percentage of change. Then they use a combination of that percentage and any potential economic development changes that might occur in the City to calculate an estimate of anticipated income tax dollars for the following year.

For 2021, the Finance Department estimates receiving approximately $15,000,000 in income tax dollars.

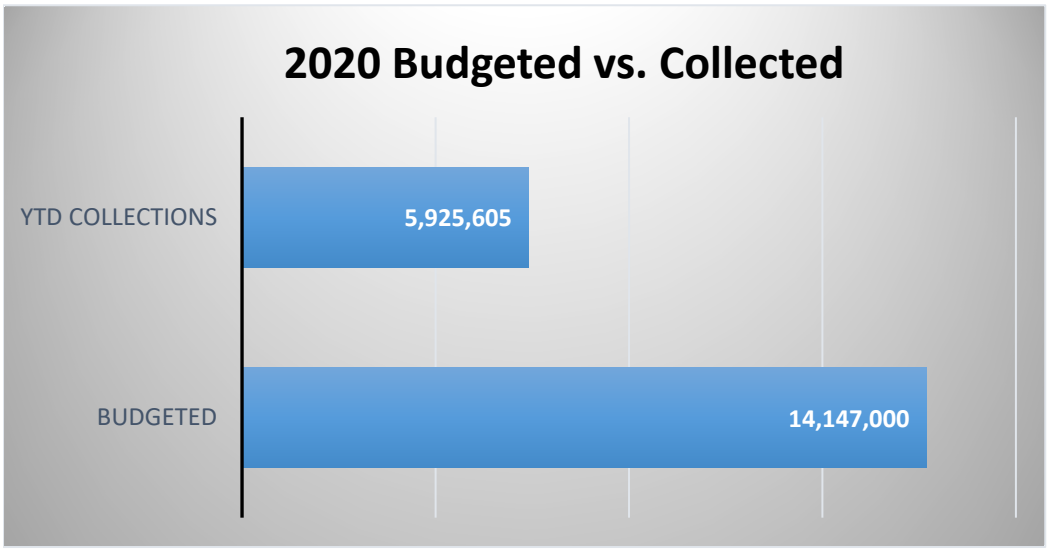
Budget
$15,000,000

As of the end of June, we have collected (YTD) $8,369,501 in income tax dollars. This equals approximately 56% of the budget estimate.



Collected
56%

Target % Collected:
06 / 12 = *50%*



Collected
42%

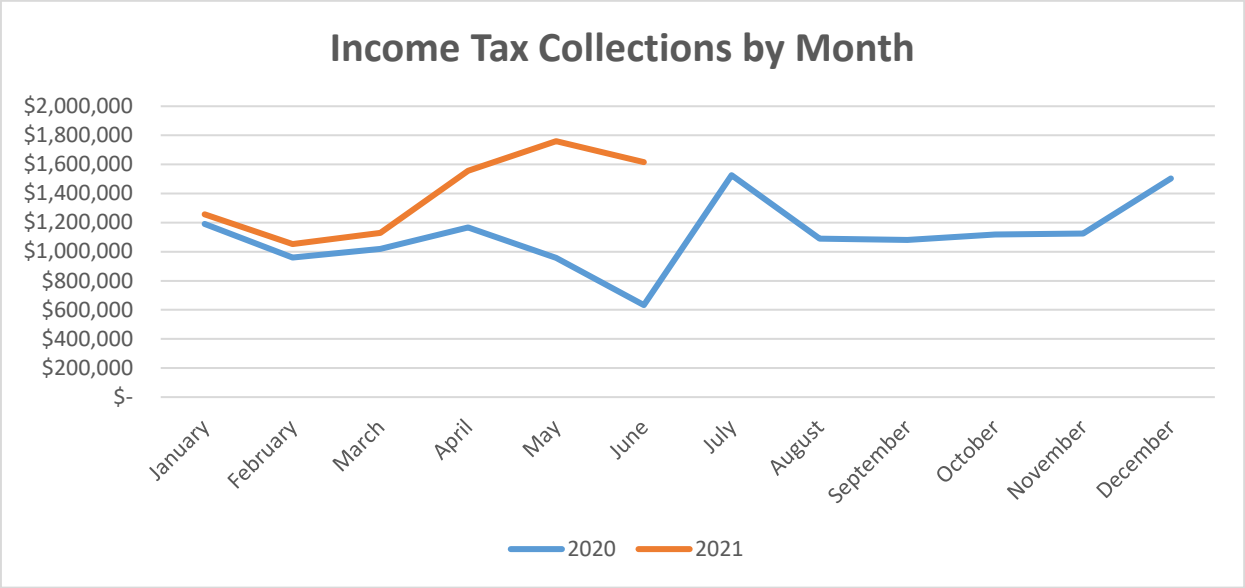
Target % Collected:
06 / 12 = *50%*

REVENUE COLLECTED 2020 VS. 2021

For June, income tax collections were 41% higher in 2021 than at the same time last year. Overall, the City has collected $2,433,936 more in 2021 than at the same time last year.

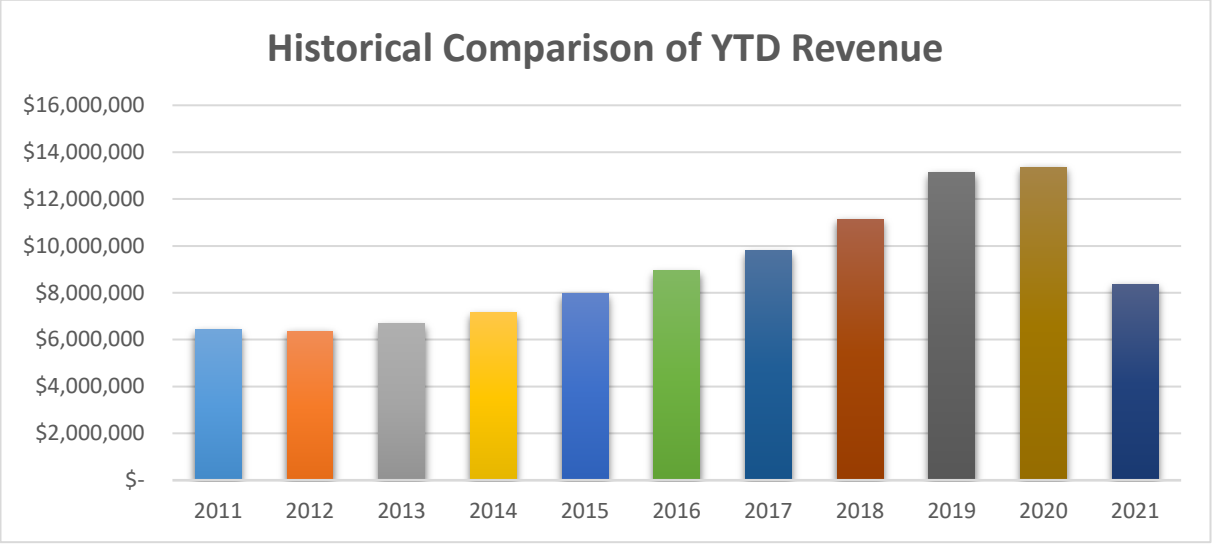
	2020		2021		*Monthly % Change*	*Yearly % Change*
	MONTH	YTD	MONTH	YTD		
January	$ 1,190,933	$ 1,190,933	1,257,599	$ 1,257,599	*6%*	*6%*
February	$ 959,495	$ 2,150,428	$ 1,052,399	$ 2,309,998	*10%*	*7%*
March	$ 1,019,940	$ 3,170,368	$ 1,129,004	$ 3,439,002	*11%*	*8%*
April	$ 1,165,622	$ 4,335,990	$ 1,555,900	$ 4,994,902	*33%*	*15%*
May	$ 956,867	$ 5,292,857	$ 1,759,889	$ 6,754,791	*84%*	*28%*
June	$ 632,748	$ 5,925,605	$ 1,614,750	$ 8,369,541	*155%*	*41%*
July	$ 1,525,970	$ 7,451,575				
August	$ 1,088,643	$ 8,540,218				
September	$ 1,081,189	$ 9,621,407				
October	$ 1,117,906	$ 10,739,313				
November	$ 1,124,376	$ 11,863,689				
December	$ 1,502,486	$ 13,366,175				
TOTAL	$ 13,366,175		$ 8,369,541			*($4,996,634)*

Income tax collections typically spike in April and October. The below chart demonstrates the annual flow of revenue received.



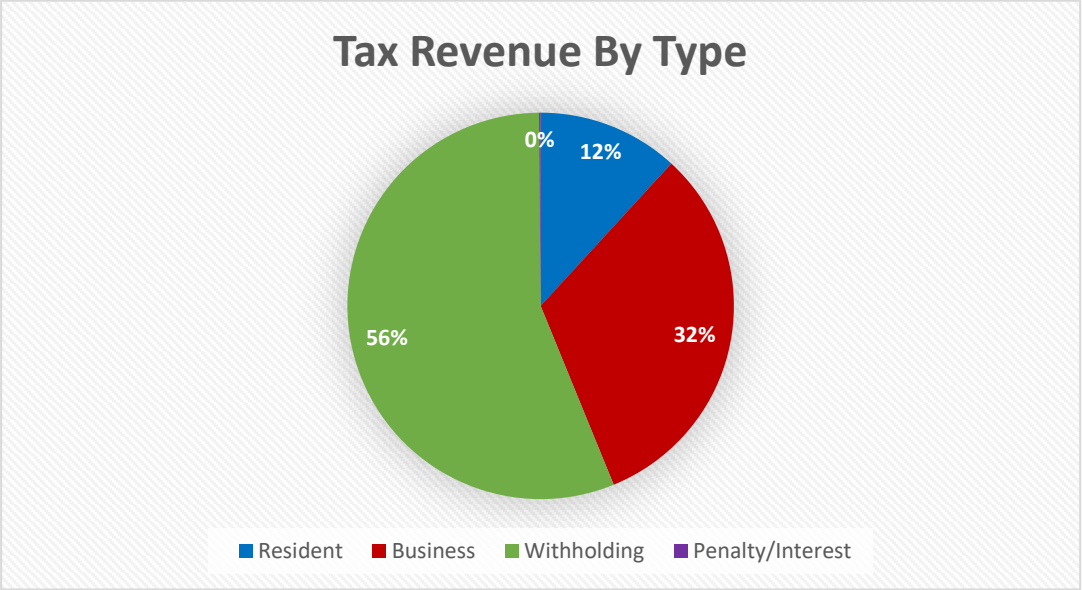
HISTORICAL COLLECTION OF TAX REVENUE

Over the last ten years, income tax revenue has steadily increased.



INCOME TAX COLLECTION BY TYPE

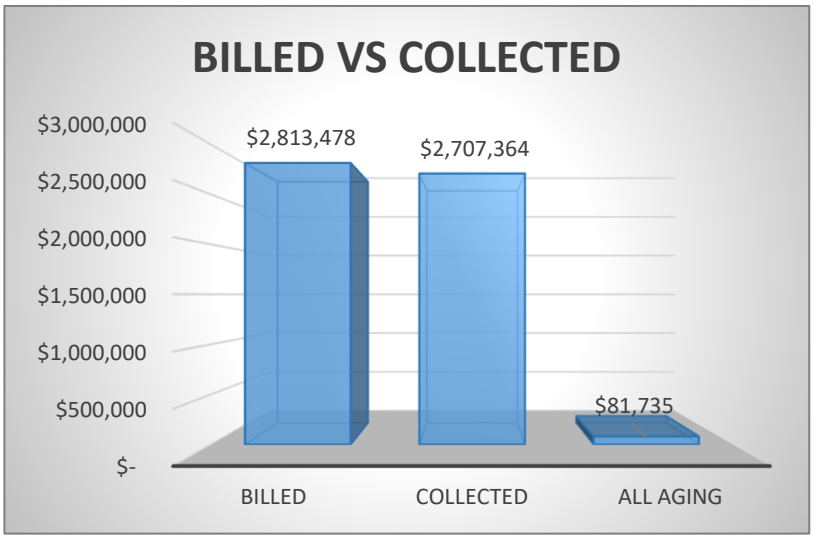
Of the income tax revenue collected in June, 56.0% is from withholding, 32.0% is from net-profit, 11.8% is from individual, and the remaining 0.1% is penalty/interest.



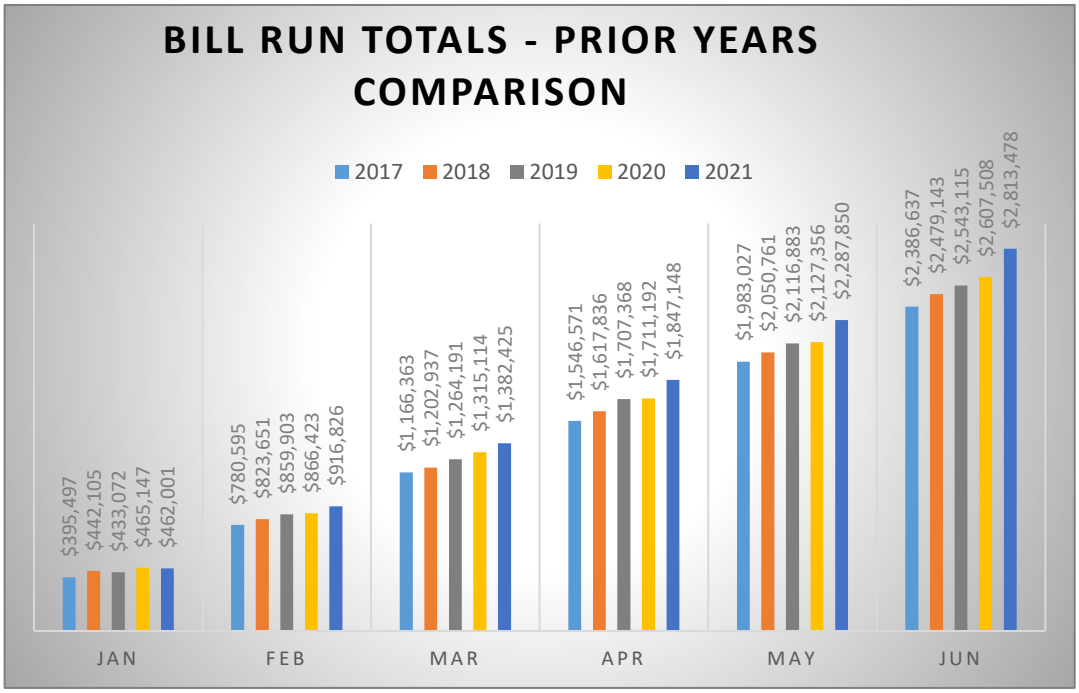
UTILITY BILLING REPORTING - JUNE 2021

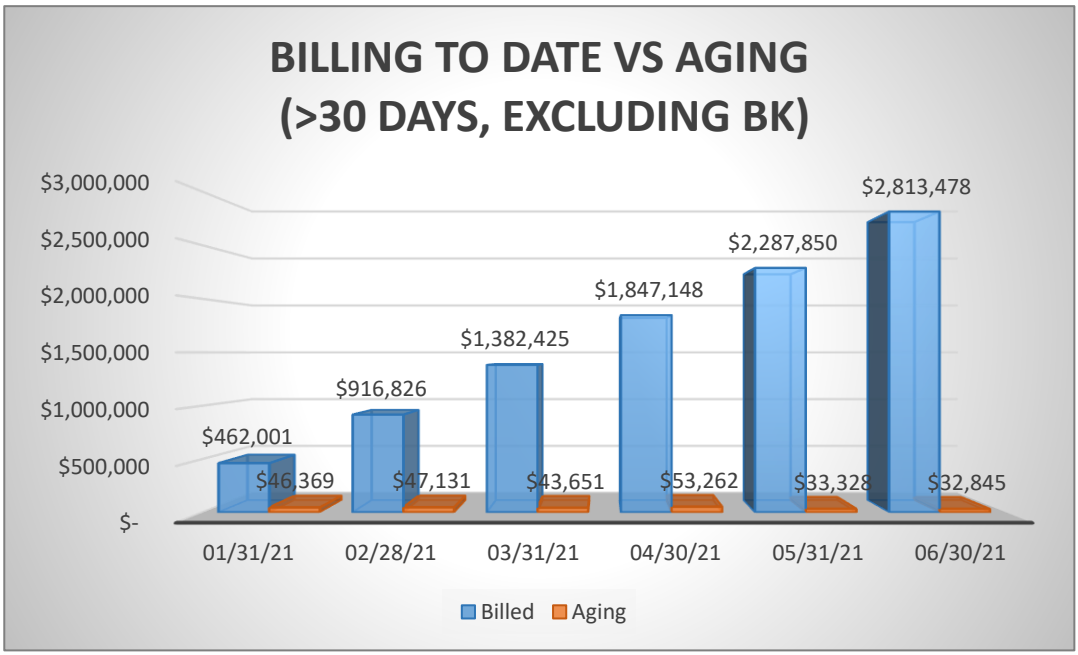
YTD Billed vs Collected

To date, the Utility Billing department billed $2,283,478 and has collected $2,707,364 (this includes balances from 2020). The curent aging balance in total is $81,735. The aging over 30 days is $32,845.



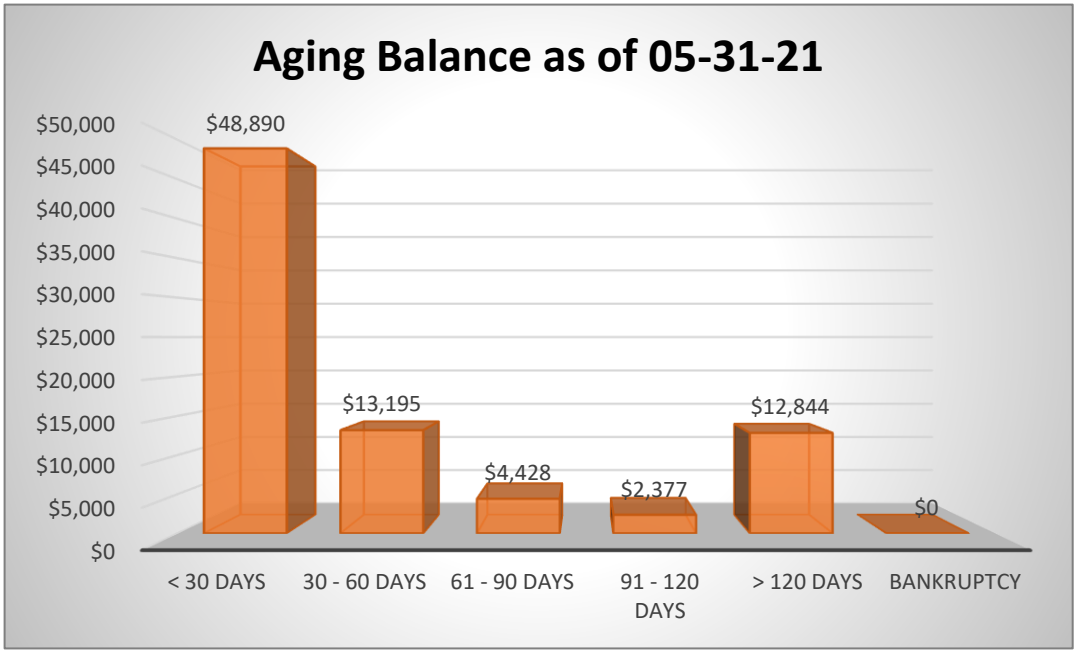
The bill run totals for prior years are listed below for comparison.

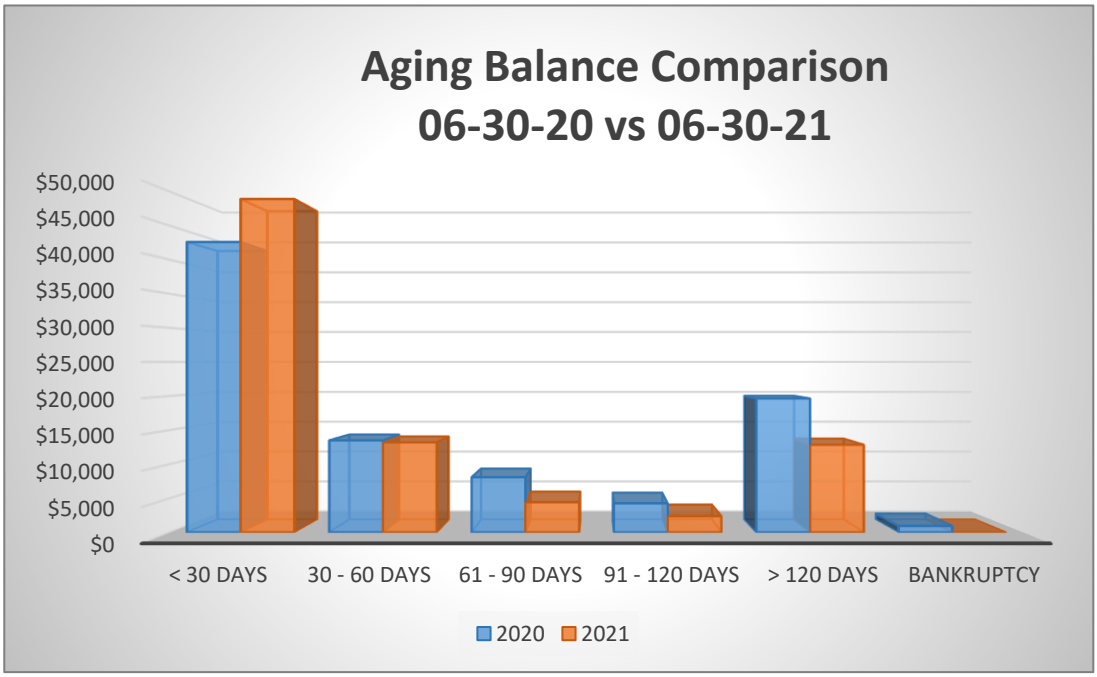


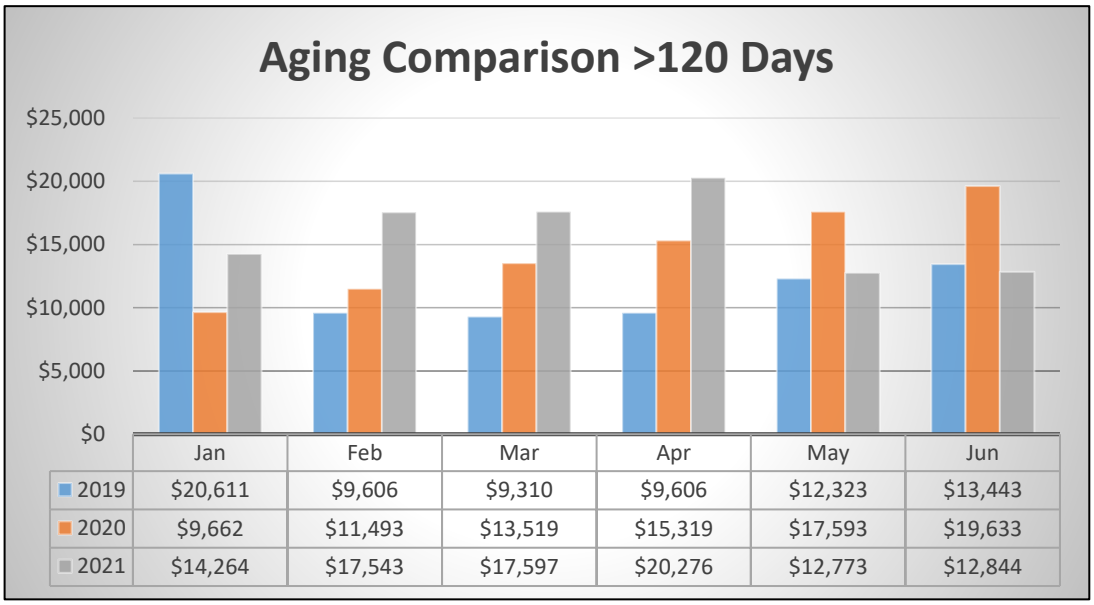


Monthly Aging Report

As of June 30, 2021, the uncollected receivables for Utility Billing totaled $81,735.
Any account with a balance over 15 days past due is subject to disconnect (if a water account) and is eligible for selection on the weekly cut off report once 2 weeks notice has been provided on the utility bills.







	Jan	Feb	Mar	Apr	May	Jun
2019	$20,611	$9,606	$9,310	$9,606	$12,323	$13,443
2020	$9,662	$11,493	$13,519	$15,319	$17,593	$19,633
2021	$14,264	$17,543	$17,597	$20,276	$12,773	$12,844

US BANK GENERAL ACCOUNT
Jun-2021

Bank Balance		
US Bank		8,345,424.70
Adjustments		
O/S Withdrawls:		
Outstanding Checks	(459,957.84)	
Outstanding EFT AP Batch	-	
Batch 3531, posted to June; hit bank in July	19,597.08	
Batch 25872 & 73; posted to June; hit bank in July	2,770.96	
Batch 25867; posted to June; hit bank in July	7,134.71	
Batch 25870; posted to June; hit bank in July	6,794.40	
Batch 25869, 25872; posted to June; hit bank in July	230.00	
Batch 25704, posted to May, hit bank in June		
Batch 3448, posted to May, hit bank in June		
Batch 25705; posted to May, hit bank in June		
O/S Deposits:	-	
	-	
	-	
Total Bank Adjustments		(423,430.69)
Adjusted Bank Balance		**7,921,994.01**

Book Balance		8,042,713.16
Adjustments		
O/S Expenses:	-	-
P Card Transactions	(121,362.57)	-
P Card Transactions - January	-	
O/S Expenses Total	(121,362.57)	
Batch 25878, posted to July, hit bank in June	383.42	
Batch 25878, posted to July, hit bank in June	260.00	
Unreconciled Item	-	
O/S Credits:	-	-
American Express, posted to Feb, check in April	-	
	-	
	-	
Batch 25117, hit bank in Feb, posted to March	-	
Batch 3193, hit bank in Feb, posted in March	-	
Batch 313, hit bank in Feb; posted to March	-	
	-	
	-	
O/S Credits Total	643.42	
	-	
Total Book Adjustments		(120,719.15)
Adjusted Book Balance		**7,921,994.01**
Difference		

Deborah Armitage, Assistant Finance Director

8/23/2021
Date

US BANK PAYROLL ACCOUNT
Jun-2021

Bank Balance			
US Bank			1,726,522.25
Adjustments			
Outstanding Checks:		(5,661.61)	
Outstanding ACH Debits:			
		-	
DEFERRED COMP	$	-	
AFLAC			
AFLAC CK # 36911 11/27/2019			
OPERS Check # 42814 4/29/2021		-	
City Withholding Deposited in June		-	
AFLAC FROM OCT		(117.79)	
AFLAC Check 41117		(23.79)	
AFLAC CK# 41790 (check under)		13.39	
AFLAC Ck # 42394 (check under)		13.39	
		-	
Aflac Ck # 43132		(2,208.32)	
Total Bank Adjustments			(7,984.73)
Adjusted Bank Balance			**1,718,537.52**

Book Balance		1,719,287.52
Outstanding Expenses:		
h.s.a.	(750.00)	
	-	
	-	
Total Book Adjustments		(750.00)
Adjusted Book Balance		**1,718,537.52**
Difference		-

Deborah Armitage, Assistant Finance Director

8/23/2021
Date

ALL OTHER ACCOUNTS
Jun-2021

BANK/ACCT NAME	Acct #		BOOK BALANCE	O/S CREDITS	O/S EXPENSE	RECONCILED BALANCE	BANK BALANCE	O/S CHECKS & OTHER BANK ADJS	RECONCILED BANK BALANCE	DIFFERENCE
FF - Cell Tower Escrow 341568		101504	19,981.83			19,981.83	19,981.83		19,981.83	-
Raymond James		101650	11,618,618.19	-		11,618,618.19	11,618,618.19		11,618,618.19	-
STAROhio		101603	5,028,257.70	-		5,028,257.70	5,028,257.70		5,028,257.70	-
RedTree Investment Account		101901	1,520,647.35	-		1,520,647.35	1,520,647.35		1,520,647.35	-
H - 2010A Water Bond Trust	5081000041	101803	178,715.07	-		178,715.07	178,715.07		178,715.07	-
H - 2010B Water Bond Trust	5082000183	101804	219,002.94	-		219,002.94	219,002.94	-	219,002.94	-
H - '10 Combined Bond Reserve	69/165/465/456	101802	13,932.23	-		13,932.23	13,932.23	-	13,932.23	-
H - '17 Combined Refunding Accts	6851/6860						-			
			18,599,155.31	-	-	18,599,155.31	18,599,155.31	-	18,599,155.31	-
Total All Accounts			*28,361,155.99*	*643.42*	*(122,112.57)*	*28,239,686.84*	*28,671,102.26*	*(431,415.42)*	*28,239,686.84*	-

Deborah Armitage, Assistant Finance Director

8/23/2021

Date

Monthly Reconciliation

Report Date : 07/07/2021
Report Time : 16:50:21

Monroe Mayor's Court
Reconciliation of accounts for June 2021

BANK RECONCILIATION

Bank balance as of June 30, 2021		17,278.21	
Minus Open Bonds			
Minus Uncleared Checks		-259.00	
Plus Deposits in Transit			
+/- Misc Open Item -	Cc fee	200.39	
+/- Misc Open Item -	Deposit in July	260.00	
+/- Misc Open Item -			
Adjusted Bank Balance			17,479.60
TOTAL TO BE DISBURSED			
Variance			-0-

BANK RECONCILIATION

Total Deposit (Including Miscellaneous Receipts)	$4,272.60
Payments by Charge Card | Online Payments | ACH	$13,287.00
Adjustments	$0.00
NSF checks	$0.00
Refunds	($80.00)
Bond Monies Forfeited to City	$0.00
Bond Administration Fees	$0.00
Bond Assignments	$0.00
TOTAL TO BE DISBURSED	$17,479.60

END OF REPORT

msrrecon

Reconciled by
Deborah J. Armitage
DJA
7/23/2021

REVENUE

As of June 30, 2021

City of Monroe, OH

YEAR-TO-DATE BUDGET REPORT
REVENUE REPORT JUNE 2021

FOR 2021 06

	ORIGINAL ESTIM REV	REVISED ESTIM REV	ACTUAL YTD REVENUE	ACTUAL MTD REVENUE	REMAINING REVENUE	% COLL
1110 GENERAL FUND	-14,339,727.00	-14,339,727.00	-9,132,759.40	-1,565,139.01	-5,207,267.60	63.7%
2101 INCOME TAX - PUBLIC SAFETY	-2,620,128.00	-2,620,128.00	-1,451,892.41	-276,497.89	-1,168,235.59	55.4%
2210 STREET FUND	-2,330,475.00	-2,330,475.00	-758,505.82	-167,272.49	-1,571,969.18	32.5%
2220 STATE HIGHWAY FUND	-88,625.00	-88,625.00	-42,141.62	-8,278.45	-46,483.38	47.6%
2230 MOTOR VEHICLE LICENSE TAX FUN	-134,800.00	-134,800.00	-66,964.26	-11,424.32	-67,835.74	49.7%
2310 FIRE - 1989 LEVY FUND	-4,780,285.00	-4,780,285.00	-2,042,072.86	-534,711.05	-2,738,212.14	42.7%
2330 PUBLIC SAFETY FEMA GRANT FUND	0.00	0.00	-11,723.34	0.00	11,723.34	100.0%
2350 CORONAVIRUS RELIEF FUND	0.00	0.00	-397.31	-50.16	397.31	100.0%
2410 POLICE LAW ENFORCEMENT FUND	-4,195,770.00	-4,195,770.00	-1,677,308.79	-375,000.00	-2,518,461.21	40.0%
2420 DARE GRANT FUND	-9,000.00	-9,000.00	-6,650.95	-2,216.98	-2,349.05	73.9%
2430 ENFORCEMENT AND EDUCATION FUN	-1,150.00	-1,150.00	-385.00	-135.00	-765.00	33.5%
2510 COURT TECHNOLOGY IMPROVEMENT	-8,000.00	-8,000.00	-4,706.80	-858.00	-3,293.20	58.8%
2621 MONROE CROSSINGS (C1)	-500.00	-500.00	-1,198.54	0.00	698.54	239.7%
2622 PARK 63/SUMMIT (C2)	-141,250.00	-141,250.00	-76,809.16	0.00	-64,440.84	54.4%
2623 MONROE COMMERCE CENTER (C3)	-659,000.00	-659,000.00	-548,710.73	0.00	-110,289.27	83.3%
2626 MIAMI VALLEY INDUSTRIAL (C6)	-41,500.00	-41,500.00	-94,847.02	0.00	53,347.02	228.5%
2627 YANKEE ROAD (C7)	-23,100.00	-23,100.00	-12,786.95	0.00	-10,313.05	55.4%
2628 BERNS/DOUGLAS (C8)	-20,200.00	-20,200.00	-9,550.47	0.00	-10,649.53	47.3%
2629 FRICK GREENTREE (C9)	-550.00	-550.00	-263.34	0.00	-286.66	47.9%
2630 OSBOURNE (C10)	-200.00	-200.00	-108.08	0.00	-91.92	54.0%
2631 SATELLITE FARMS (C11)	-4,150.00	-4,150.00	-2,568.73	0.00	-1,581.27	61.9%
2633 CORRIDOR 75 #1 (C13)	-1,413,100.00	-1,413,100.00	-512,460.82	0.00	-900,639.18	36.3%

YEAR-TO-DATE BUDGET REPORT
REVENUE REPORT JUNE 2021

FOR 2021 06

	ORIGINAL ESTIM REV	REVISED ESTIM REV	ACTUAL YTD REVENUE	ACTUAL MTD REVENUE	REMAINING REVENUE	% COLL
2634 CORRIDOR 75 #2 (C14)	-132,100.00	-132,100.00	-61,850.61	0.00	-70,249.39	46.8%
2722 HERITAGE GREEN (R2)	-255,600.00	-255,600.00	-156,216.69	0.00	-99,383.31	61.1%
2723 WYANDOT WOODS (R3)	-883,500.00	-883,500.00	-460,875.85	0.00	-422,624.15	52.2%
2724 GILMAR MEADOWS (R4)	-88,300.00	-88,300.00	-55,811.52	0.00	-32,488.48	63.2%
2725 MT PLEASANT (R5)	-80,000.00	-80,000.00	-60,081.47	0.00	-19,918.53	75.1%
2726 BRITTONY WOODS (R6)	-544,800.00	-544,800.00	-299,987.77	0.00	-244,812.23	55.1%
2727 TODD'S GLEN RESERVE (R7)	-139,500.00	-139,500.00	-80,841.41	0.00	-58,658.59	58.0%
2728 MAJESTIC OAKS (R8)	-1,000.00	-1,000.00	-2,111.52	0.00	1,111.52	211.2%
2729 TRIMBLE FARM (R9)	-92,200.00	-92,200.00	-49,889.28	0.00	-42,310.72	54.1%
2732 MONROE CROSSINGS #1 (R12)	-612,100.00	-612,100.00	-429,935.84	0.00	-182,164.16	70.2%
2733 MONROE CROSSINGS #2 (R13)	-445,200.00	-445,200.00	-261,502.92	0.00	-183,697.08	58.7%
2734 MONROE CROSSINGS #3 (R14)	-397,300.00	-397,300.00	-233,349.10	0.00	-163,950.90	58.7%
2735 RESERVES OF MONROE XINGS (R15	-159,800.00	-159,800.00	-82,227.00	0.00	-77,573.00	51.5%
3101 INCOME TAX - CAPITAL PROJECTS	-69,440.00	-69,440.00	-622,239.62	-118,499.10	552,799.62	896.1%
3110 PARK IMPROVEMENT FUND	-196,200.00	-196,200.00	-247,869.67	-1,940.37	51,669.67	126.3%
3120 CAPITAL IMPROVEMENT FUND	-3,469,099.00	-3,469,099.00	-160,218.66	-70,000.00	-3,308,880.34	4.6%
4110 G.O. BOND RETIREMENT FUND	-1,561,500.00	-1,561,500.00	0.00	0.00	-1,561,500.00	.0%
4210 WATER BOND RETIREMENT FUND	-475,000.00	-475,000.00	-43,996.93	-7,349.99	-431,003.07	9.3%
4310 S.A. BOND RETIREMENT FUND	-1,125,000.00	-1,125,000.00	-529,520.28	0.00	-595,479.72	47.1%
4410 INCOME TAX BOND RETIREMENT FU	-617,065.00	-617,065.00	0.00	0.00	-617,065.00	.0%
5110 S.A. STREET LIGHTING FUND	-250.00	-250.00	-14.47	0.00	-235.53	5.8%
6110 WATER FUND	-3,309,905.00	-3,309,905.00	-1,459,160.75	-266,794.37	-1,850,744.25	44.1%

YEAR-TO-DATE BUDGET REPORT
REVENUE REPORT JUNE 2021

FOR 2021 06

	ORIGINAL ESTIM REV	REVISED ESTIM REV	ACTUAL YTD REVENUE	ACTUAL MTD REVENUE	REMAINING REVENUE	% COLL
6120 WATER CAPITAL IMPROVEMENTS	-1,180,000.00	-1,180,000.00	-74,568.27	-639.68	-1,105,431.73	6.3%
6125 WATER METER& READ SYSTEM REPL	-133,500.00	-133,500.00	-69,765.05	-12,920.39	-63,734.95	52.3%
6210 SEWER FUND	-1,228,100.00	-1,228,100.00	-609,462.79	-106,941.23	-618,637.21	49.6%
6310 STORM WATER FUND	-522,668.00	-522,668.00	-170,580.20	-28,137.57	-352,087.80	32.6%
6410 GARBAGE FUND	-804,155.00	-804,155.00	-455,217.08	-100,965.49	-348,937.92	56.6%
6510 CEMETERY FUND	-89,400.00	-89,400.00	-65,469.95	-12,940.56	-23,930.05	73.2%
6610 STREET LIGHTING UTILITY	-132,700.00	-132,700.00	-66,884.72	-19,235.02	-65,815.28	50.4%
7100 CEMETERY MAINTENANCE TRUST	-5,500.00	-5,500.00	-3,984.15	-1,086.52	-1,515.85	72.4%
7110 MOUND CEMETERY TRUST FUND	-1,100.00	-1,100.00	-307.17	-71.69	-792.83	27.9%
7120 LONG STREET TRUST FUND	-100.00	-100.00	-13.84	-3.13	-86.16	13.8%
7410 DRUG LAW ENFORCEMENT TRUST	-11,500.00	-11,500.00	-4,294.88	-520.88	-7,205.12	37.3%
GRAND TOTAL	-49,575,092.00	-49,575,092.00	-23,273,061.86	-3,689,629.34	-26,302,330.14	46.9%

** END OF REPORT - Generated by Deborah Armitage **

EXPENSES

As of June 30, 2021

City of Monroe, OH

YEAR-TO-DATE BUDGET REPORT
EXPENSE REPORT JUNE 2021

FOR 2021 06

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
1110 GENERAL FUND	16,046,227.00	16,775,495.88	5,401,083.96	1,582,507.34	1,071,555.97	10,302,855.95	38.6%
2101 INCOME TAX - PUBLIC SAFETY	3,152,100.00	3,152,100.00	985,000.00	0.00	0.00	2,167,100.00	31.2%
2210 STREET FUND	2,295,540.00	2,517,518.12	1,121,445.57	152,790.75	94,091.17	1,301,981.38	48.3%
2220 STATE HIGHWAY FUND	336,750.00	369,747.13	9,952.33	1,588.63	53,174.17	306,620.63	17.1%
2230 MOTOR VEHICLE LICENSE TAX FUN	613,900.00	648,748.17	37,541.71	2,946.32	84,936.53	526,269.93	18.9%
2310 FIRE - 1989 LEVY FUND	4,326,020.00	4,373,148.74	2,515,648.40	488,655.75	94,023.32	1,763,477.02	59.7%
2330 PUBLIC SAFETY FEMA GRANT FUND	8,000.00	8,000.00	0.00	0.00	0.00	8,000.00	.0%
2350 CORONAVIRUS RELIEF FUND	0.00	95,861.98	66,508.54	0.00	31,195.66	-1,842.22	101.9%
2410 POLICE LAW ENFORCEMENT FUND	3,487,420.00	3,502,632.96	1,626,340.27	368,731.90	68,633.29	1,807,659.40	48.4%
2420 DARE GRANT FUND	6,500.00	6,500.00	7,744.57	2,359.24	0.00	-1,244.57	119.1%
2430 ENFORCEMENT AND EDUCATION FUN	8,000.00	8,000.00	0.00	0.00	0.00	8,000.00	.0%
2510 COURT TECHNOLOGY IMPROVEMENT	15,300.00	15,503.48	5,847.56	236.33	305.85	9,350.07	39.7%
2621 MONROE CROSSINGS (C1)	370.00	370.00	817.09	0.00	0.00	-447.09	220.8%
2622 PARK 63/SUMMIT (C2)	204,800.00	204,800.00	52,387.09	0.00	0.00	152,412.91	25.6%
2623 MONROE COMMERCE CENTER (C3)	1,593,663.00	1,593,663.00	374,077.44	0.00	0.00	1,219,585.56	23.5%
2626 MIAMI VALLEY INDUSTRIAL (C6)	182,500.00	182,500.00	64,660.90	0.00	0.00	117,839.10	35.4%
2627 YANKEE ROAD (C7)	15,770.00	15,770.00	8,717.36	0.00	0.00	7,052.64	55.3%
2628 BERNS/DOUGLAS (C8)	14,750.00	14,750.00	6,507.99	0.00	0.00	8,242.01	44.1%
2629 FRICK GREENTREE (C9)	410.00	410.00	179.45	0.00	0.00	230.55	43.8%
2630 OSBOURNE (C10)	170.00	170.00	73.65	0.00	0.00	96.35	43.3%
2631 SATELLITE FARMS (C11)	3,600.00	3,600.00	1,750.41	0.00	0.00	1,849.59	48.6%
2633 CORRIDOR 75 #1 (C13)	1,348,500.00	1,348,500.00	512,460.82	0.00	0.00	836,039.18	38.0%

YEAR-TO-DATE BUDGET REPORT
EXPENSE REPORT JUNE 2021

FOR 2021 06

2634 CORRIDOR 75 #2 (C14)

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
2634 CORRIDOR 75 #2 (C14)	131,400.00	131,400.00	61,850.61	0.00	0.00	69,549.39	47.1%
2722 HERITAGE GREEN (R2)	193,650.00	193,650.00	112,520.68	0.00	0.00	81,129.32	58.1%
2723 WYANDOT WOODS (R3)	1,060,038.00	1,060,038.00	331,926.68	0.00	0.00	728,111.32	31.3%
2724 GILMAR MEADOWS (R4)	116,100.00	116,100.00	40,177.34	0.00	0.00	75,922.66	34.6%
2725 MT PLEASANT (R5)	79,000.00	99,000.00	63,250.51	0.00	0.00	35,749.49	63.9%
2726 BRITTONY WOODS (R6)	566,700.00	628,700.00	278,113.24	0.00	0.00	350,586.76	44.2%
2727 TODD'S GLEN RESERVE (R7)	121,750.00	121,750.00	58,294.98	0.00	0.00	63,455.02	47.9%
2728 MAJESTIC OAKS (R8)	1,120.00	1,120.00	1,537.74	0.00	0.00	-417.74	137.3%
2729 TRIMBLE FARM (R9)	66,100.00	66,100.00	35,967.29	0.00	0.00	30,132.71	54.4%
2732 MONROE CROSSINGS #1 (R12)	437,200.00	437,200.00	309,571.03	0.00	0.00	127,628.97	70.8%
2733 MONROE CROSSINGS #2 (R13)	445,700.00	445,700.00	190,860.72	0.00	0.00	254,839.28	42.8%
2734 MONROE CROSSINGS #3 (R14)	384,500.00	387,536.70	166,654.89	3,036.70	0.00	220,881.81	43.0%
2735 RESERVES OF MONROE XINGS (R15	122,000.00	122,000.00	59,192.29	0.00	0.00	62,807.71	48.5%
3101 INCOME TAX - CAPITAL PROJECTS	1,168,200.00	1,168,200.00	122,045.44	21,889.66	186,754.56	859,400.00	26.4%
3110 PARK IMPROVEMENT FUND	2,190,000.00	2,882,683.80	81,364.48	9,066.30	2,544,109.65	257,209.67	91.1%
3120 CAPITAL IMPROVEMENT FUND	4,394,440.00	5,544,006.03	1,024,139.73	18,737.23	1,208,148.27	3,311,718.03	40.3%
4110 G.O. BOND RETIREMENT FUND	866,000.00	866,000.00	98,182.65	6,626.40	0.00	767,817.35	11.3%
4210 WATER BOND RETIREMENT FUND	406,830.00	406,830.00	53,717.19	0.00	0.00	353,112.81	13.2%
4310 S.A. BOND RETIREMENT FUND	1,125,100.00	1,125,100.00	529,520.28	0.00	0.00	595,579.72	47.1%
4410 INCOME TAX BOND RETIREMENT FU	618,000.00	618,000.00	196,031.25	0.00	0.00	421,968.75	31.7%
5110 S.A. STREET LIGHTING FUND	100.00	4,258.78	0.87	0.00	4,158.78	99.13	97.7%
6110 WATER FUND	4,195,800.00	4,261,463.02	900,278.11	155,546.71	86,773.20	3,274,411.71	23.2%

YEAR-TO-DATE BUDGET REPORT
EXPENSE REPORT JUNE 2021

FOR 2021 06

6120 WATER CAPITAL IMPROVEMENTS

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
6120 WATER CAPITAL IMPROVEMENTS	1,409,000.00	1,681,733.32	102,267.58	16,612.95	271,524.10	1,307,941.64	22.2%
6125 WATER METER& READ SYSTEM REPL	100,030.00	149,648.69	17,405.48	97.90	32,210.21	100,033.00	33.2%
6210 SEWER FUND	1,288,550.00	1,288,550.00	550,250.05	21,059.68	0.00	738,299.95	42.7%
6310 STORM WATER FUND	700,400.00	741,410.39	327,306.91	92,219.55	59,830.98	354,272.50	52.2%
6410 GARBAGE FUND	915,050.00	915,050.00	481,658.95	95,313.14	0.00	433,391.05	52.6%
6510 CEMETERY FUND	121,700.00	129,030.75	18,204.69	7,345.95	27,744.75	83,081.31	35.6%
6610 STREET LIGHTING UTILITY	140,050.00	140,050.00	62,688.85	9,884.96	0.00	77,361.15	44.8%
7110 MOUND CEMETERY TRUST FUND	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	.0%
7120 LONG STREET TRUST FUND	250.00	250.00	0.00	0.00	0.00	250.00	.0%
7320 FIRE LOSS SECURITY FUND	21,371.00	21,371.00	0.00	0.00	0.00	21,371.00	.0%
7410 DRUG LAW ENFORCEMENT TRUST	20,000.00	20,000.00	7,379.30	144.80	0.00	12,620.70	36.9%
GRAND TOTAL	57,076,419.00	60,621,719.94	19,081,104.92	3,057,398.19	5,919,170.46	35,621,444.56	41.2%

** END OF REPORT - Generated by Deborah Armitage **

CHECKS OVER $10,000

For June 30, 2021

City of Monroe, OH

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
2687 JILL CLARISSA ASTON											
66652	20210145	05/26/2021		06042021	57998	10,000.00	10,000.00	06/05/2021	INV	PD	EMS MEDICAL D
INVOICE:66652				CHECKDATE:06/04/2021							
438 BUTLER COUNTY WATER & SEWER DEPT											
66661		05/26/2021		06042021	57999	77,543.76	77,543.76	06/28/2021	INV	PD	ACCT # 304868
INVOICE:66661				CHECKDATE:06/04/2021							
67138		05/26/2021		06182021	58051	90,420.96	90,420.96	06/28/2021	INV	PD	ACCT # 304868
INVOICE:67138				CHECKDATE:06/18/2021							
						167,964.72					
2670 DAILEY'S LAWN AND LANDSCAPING											
67051	20210065	06/02/2021		06102021	58041	11,450.00	11,450.00	06/22/2021	INV	PD	MOWING OF CEM
INVOICE:62851				CHECKDATE:06/10/2021							
1600 ENTERPRISE FM TRUST											
67038	20210008	06/03/2021		06092021	2677	11,422.40	11,422.40	06/20/2021	INV	PD	CITY WIDE FLE
INVOICE:FBN4224835				CHECKDATE:06/10/2021							
1016 HUMANA											
67566		06/01/2021		06282021	58451	132,080.18	132,080.18	07/01/2021	INV	PD	JULY 2021 BIL
INVOICE:874851449				CHECKDATE:06/28/2021							
255 MONROE LOCAL SCHOOL DISTRICT											
67035		06/08/2021		06092021	2678	306,195.31	306,195.31	06/30/2021	INV	PD	SCHOOL REIMBU
INVOICE:67035				CHECKDATE:06/10/2021							
265 NATIONAL INSPECTION CORPORATION											
66675	20200118	04/30/2021		06032021	2665	29,732.95	29,732.95	06/03/2021	INV	PD	BUILDING DEPT
INVOICE:7198				CHECKDATE:06/04/2021							
1146 PUBLIC ENTITIES POOL OF OHIO											
66655	20210001	06/01/2021		06042021	58020	25,144.00	25,144.00	07/01/2021	INV	PD	Property & Li
INVOICE:R5009PC2021-3				CHECKDATE:06/04/2021							
3706 POWERDMS, INC											
67040	20210140	07/07/2021		06092021	2680	11,986.21	11,986.21	07/30/2021	INV	PD	POWER DMS ACC
INVOICE:Q-131744				CHECKDATE:06/10/2021							
2420 INDUSTRIAL RACK AND SHELVING, INC.											
67588	20200205	03/18/2021		06282021	58458	13,902.80	13,902.80	06/30/2021	INV	PD	MOVING CONSOL
INVOICE:1011				CHECKDATE:06/28/2021							
328 RUMPKE OF OHIO, INC											

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
67162		06/17/2021		06172021	2688	79,660.06	79,660.06	06/17/2021	INV	PD	JUNE 2021 CUS
INVOICE:0299555			CHECKDATE:06/17/2021								
374 TYLER TECHNOLOGIES, INC											
67563	20210022	06/01/2021		06282021	58463	70,855.54	70,855.54	06/30/2021	INV	PD	SUPPORT / UPD
INVOICE:045-340685			CHECKDATE:06/28/2021								
572 US BANK NATIONAL ASSOCIATION											
68058		06/24/2021		PCRD0621	2727	121,362.57	121,362.57	07/15/2021	DIR	PD	JUNE 2021 P C
INVOICE:0621PCRD			CHECKDATE:06/24/2021								
4063 W.G. STANG LLC											
67572	20210078	05/17/2021		06282021	58464	69,735.00	69,735.00	07/01/2021	INV	PD	BRITTANY HEIG
INVOICE:2			CHECKDATE:06/28/2021								
7071 WEX INC											
66687		05/31/2021		06032021	2670	18,390.23	18,390.23	06/03/2021	INV	PD	MAY 2021 FUEL
INVOICE:72108133			CHECKDATE:06/04/2021								
						18,390.23					
			16 INVOICES			1,079,881.97					

** END OF REPORT - Generated by Deborah Armitage **

ALL CHECKS

For June 30, 2021

City of Monroe, OH

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
4539 [redacted]											
67184		06/22/2021		06232021	58083	107.00	107.00	06/25/2021	INV	PD	2020 TAX RETU
INVOICE:67184			CHECKDATE:06/23/2021								
4714 [redacted]											
67418		06/22/2021		06232021	58084	409.00	409.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67418			CHECKDATE:06/23/2021								
4202 THE ADT SECURITY CORPORATION											
67155	20210120	06/01/2021		06182021	58050	117.15	117.15	06/15/2021	INV	PD	MONTHLY ARALM
INVOICE:140295989			CHECKDATE:06/18/2021								
820 AFFORDABLE PEST											
67084	20210033	06/02/2021		06172021	2681	49.00	49.00	06/14/2021	INV	PD	PEST CONTROL
INVOICE:273184			CHECKDATE:06/17/2021								
67085	20210033	06/02/2021		06172021	2681	47.00	47.00	06/14/2021	INV	PD	PEST CONTROL
INVOICE:273191			CHECKDATE:06/17/2021								
67088	20210033	06/02/2021		06172021	2681	44.00	44.00	06/14/2021	INV	PD	PEST CONTROL
INVOICE:273192			CHECKDATE:06/17/2021								
67087	20210033	06/02/2021		06172021	2681	49.00	49.00	06/14/2021	INV	PD	PEST CONTROL
INVOICE:273193			CHECKDATE:06/17/2021								
67089	20210033	06/02/2021		06172021	2681	40.00	40.00	06/14/2021	INV	PD	PEST CONTROL
INVOICE:273194			CHECKDATE:06/17/2021								
67086	20210033	06/02/2021		06172021	2681	42.00	42.00	06/14/2021	INV	PD	PEST CONTROL
INVOICE:273195			CHECKDATE:06/17/2021								
67083	20210033	06/02/2021		06172021	2681	58.00	58.00	06/14/2021	INV	PD	PEST CONTROL
INVOICE:273215			CHECKDATE:06/17/2021								
						329.00					
5491 [redacted]											
67185		06/22/2021		06232021	58085	154.00	154.00	06/25/2021	INV	PD	2020 TAX RETU
INVOICE:67185			CHECKDATE:06/23/2021								
1419 ALADTEC, INC											
67043		06/03/2021		06102021	58034	197.39	197.39	07/03/2021	INV	PD	API ACCESS IN
INVOICE:2021-1696			CHECKDATE:06/10/2021								
4281 [redacted]											
67186		06/22/2021		06232021	58086	288.00	288.00	06/25/2021	INV	PD	2020 TAX RETU
INVOICE:67186			CHECKDATE:06/23/2021								
7143 [redacted]											
67187		06/22/2021		06232021	58087	29.00	29.00	06/25/2021	INV	PD	2020 TAX RETU
INVOICE:67187			CHECKDATE:06/23/2021								
4272 [redacted]											

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
67188		06/22/2021		06232021	58088	266.00	266.00	06/25/2021	INV	PD	2020 TAX RETU
INVOICE:67188			CHECKDATE:06/23/2021								
7144 [redacted]											
67189		06/22/2021		06232021	58089	40.00	40.00	06/25/2021	INV	PD	2015 FINAL TA
INVOICE:67189			CHECKDATE:06/23/2021								
7160 [redacted]											
67190		06/22/2021		06232021	58090	314.00	314.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67190			CHECKDATE:06/23/2021								
2687 JILL CLARISSA ASTON											
66652	20210145	05/26/2021		06042021	57998	10,000.00	10,000.00	06/05/2021	INV	PD	EMS MEDICAL D
INVOICE:66652			CHECKDATE:06/04/2021								
63 BADGER METER, INC											
67048	20200016	05/28/2021		06102021	58035	97.90	97.90	06/30/2021	INV	PD	METERS AND ME
INVOICE:80075162			CHECKDATE:06/10/2021								
5132 [redacted]											
67191		06/22/2021		06232021	58091	16.00	16.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67191			CHECKDATE:06/23/2021								
7145 [redacted]											
67192		06/22/2021		06232021	58092	30.00	30.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67192			CHECKDATE:06/23/2021								
3597 [redacted]											
67193		06/22/2021		06232021	58093	385.00	385.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67193			CHECKDATE:06/23/2021								
4959 [redacted]											
67194		06/22/2021		06232021	58094	77.00	77.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67194			CHECKDATE:06/23/2021								
7147 [redacted]											
67195		06/22/2021		06232021	58095	24.00	24.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67195			CHECKDATE:06/23/2021								
5733 [redacted]											
67196		06/22/2021		06232021	58096	386.00	386.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67196			CHECKDATE:06/23/2021								
7148 [redacted]											

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
67197		06/22/2021		06232021	58097	139.00	139.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67197			CHECKDATE:06/23/2021								
7149 [redacted]											
67198		06/22/2021		06232021	58098	123.00	123.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67198			CHECKDATE:06/23/2021								
7150 [redacted]											
67199		06/22/2021		06232021	58099	336.00	336.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67199			CHECKDATE:06/23/2021								
438 BUTLER COUNTY WATER & SEWER DEPT											
66657		05/26/2021		06042021	57999	3.60	3.60	06/21/2021	INV	PD	ACCT # 304868
INVOICE:66657			CHECKDATE:06/04/2021								
66658		05/26/2021		06042021	57999	21.78	21.78	06/21/2021	INV	PD	ACCT # 304868
INVOICE:66658			CHECKDATE:06/04/2021								
66659		05/26/2021		06042021	57999	12.49	12.49	06/21/2021	INV	PD	ACCT # 304868
INVOICE:66659			CHECKDATE:06/04/2021								
66661		05/26/2021		06042021	57999	77,543.76	77,543.76	06/28/2021	INV	PD	ACCT # 304868
INVOICE:66661			CHECKDATE:06/04/2021								
67138		05/26/2021		06182021	58051	90,420.96	90,420.96	06/28/2021	INV	PD	ACCT # 304868
INVOICE:67138			CHECKDATE:06/18/2021								
67590	20210165	06/21/2021		06282021	58445	4,465.00	4,465.00	06/30/2021	INV	PD	MONROE WHOLES
INVOICE:DES-DP20-00484			CHECKDATE:06/28/2021								
						172,467.59					
4855 [redacted]											
67200		06/22/2021		06232021	58100	192.00	192.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67200			CHECKDATE:06/23/2021								
6509 [redacted]											
67201		06/22/2021		06232021	58101	595.00	595.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67201			CHECKDATE:06/23/2021								
7105 BELL VAULT & MONUMENT											
66665	20210141	05/25/2021		06042021	58000	7,077.50	7,077.50	06/28/2021	INV	PD	CITY OF MONRO
INVOICE:66665			CHECKDATE:06/04/2021								
5133 W[redacted]											
67203		06/22/2021		06232021	58102	77.00	77.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67203			CHECKDATE:06/23/2021								
7151 [redacted]											
67202		06/22/2021		06232021	58103	30.00	30.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67202			CHECKDATE:06/23/2021								

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
7152 [redacted]											
67204		06/22/2021		06232021	58104	13.00	13.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67204			CHECKDATE:06/23/2021								
6329 [redacted]											
67205		06/22/2021		06232021	58105	47.00	47.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67205			CHECKDATE:06/23/2021								
3738 [redacted]											
67207		06/22/2021		06232021	58106	345.00	345.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67207			CHECKDATE:06/23/2021								
4584 [redacted]											
67206		06/22/2021		06232021	58107	817.00	817.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67206			CHECKDATE:06/23/2021								
3663 [redacted]											
67208		06/22/2021		06232021	58108	263.00	263.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67208			CHECKDATE:06/23/2021								
2009 BEST EQUIPMENT CO., INC.											
67047	20210157	06/08/2021		06102021	58036	4,019.78	4,019.78	06/30/2021	INV	PD	PUBLIC WORKS
INVOICE:PSI004633			CHECKDATE:06/10/2021								
6167 [redacted]											
67209		06/22/2021		06232021	58109	730.00	730.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67209			CHECKDATE:06/23/2021								
7153 [redacted]											
67210		06/22/2021		06232021	58110	138.00	138.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67210			CHECKDATE:06/23/2021								
3528 [redacted]											
67211		06/22/2021		06232021	58111	390.00	390.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67211			CHECKDATE:06/23/2021								
7154 [redacted]											
67212		06/22/2021		06232021	58112	37.00	37.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67212			CHECKDATE:06/23/2021								
7155 [redacted]											
67213		06/22/2021		06232021	58113	24.00	24.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67213			CHECKDATE:06/23/2021								

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
7156 [redacted]											
67214		06/22/2021		06232021	58114	501.00	501.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67214			CHECKDATE:06/23/2021								
4686 [redacted]											
67215		06/22/2021		06232021	58115	378.00	378.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67215			CHECKDATE:06/23/2021								
7157 [redacted]											
67216		06/22/2021		06232021	58116	67.00	67.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67216			CHECKDATE:06/23/2021								
6332 [redacted]											
67217		06/22/2021		06232021	58117	97.00	97.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67217			CHECKDATE:06/23/2021								
4961 [redacted]											
67218		06/22/2021		06232021	58118	34.00	34.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67218			CHECKDATE:06/23/2021								
6699 [redacted]											
67219		06/22/2021		06232021	58119	88.00	88.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67219			CHECKDATE:06/23/2021								
1652 BRANDSTETTER CARROLL, INC.											
67030	20180352	06/01/2021		06092021	2674	4,449.20	4,449.20	06/30/2021	INV	PD	PROFESSIONAL
INVOICE:18128-21			CHECKDATE:06/10/2021								
67154	20200234	06/01/2021		06172021	2682	812.50	812.50	06/14/2021	INV	PD	GMRT - ROW CO
INVOICE:20089-6			CHECKDATE:06/17/2021								
						5,261.70					
4962 [redacted]											
67220		06/22/2021		06232021	58120	266.00	266.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67220			CHECKDATE:06/23/2021								
7158 [redacted]											
67221		06/22/2021		06232021	58121	18.00	18.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67221			CHECKDATE:06/23/2021								
4305 [redacted]											
67222		06/22/2021		06232021	58122	532.00	532.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67222			CHECKDATE:06/23/2021								
5289 [redacted]											

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
67223		06/22/2021		06232021	58123	83.00	83.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67223			CHECKDATE:06/23/2021								
6497 [redacted]											
67224		06/22/2021		06232021	58124	860.00	860.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67224			CHECKDATE:06/23/2021								
3716 [redacted]											
67225		06/22/2021		06232021	58125	1,466.00	1,466.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67225			CHECKDATE:06/23/2021								
5178 [redacted]											
67226		06/22/2021		06232021	58126	282.00	282.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67226			CHECKDATE:06/23/2021								
6415 [redacted]											
67227		06/22/2021		06232021	58127	35.00	35.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67227			CHECKDATE:06/23/2021								
4151 [redacted]											
67230		06/22/2021		06232021	58128	640.00	640.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67230			CHECKDATE:06/23/2021								
4776 [redacted]											
67229		06/22/2021		06232021	58129	135.00	135.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67229			CHECKDATE:06/23/2021								
6233 [redacted]											
67231		06/22/2021		06232021	58130	177.00	177.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67231			CHECKDATE:06/23/2021								
6524 [redacted]											
67228		06/22/2021		06232021	58131	136.00	136.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67228			CHECKDATE:06/23/2021								
6414 [redacted]											
67232		06/22/2021		06232021	58132	375.00	375.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67232			CHECKDATE:06/23/2021								
7159 [redacted]											
67233		06/22/2021		06232021	58133	25.00	25.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67233			CHECKDATE:06/23/2021								
4542 [redacted]											

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
67235		06/22/2021		06232021	58134	393.00	393.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67235			CHECKDATE:06/23/2021								
7161 [redacted]											
67234		06/22/2021		06232021	58135	43.00	43.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67234			CHECKDATE:06/23/2021								
6266 [redacted]											
67236		06/22/2021		06232021	58136	109.00	109.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67236			CHECKDATE:06/23/2021								
87 BUTLER CO EMERGENCY MNGMNT AGENCY											
67137	20210060	06/08/2021		06182021	58052	5,410.08	5,410.08	06/15/2021	INV	PD	2021 Membersh
INVOICE:2021-20003			CHECKDATE:06/18/2021								
5972 [redacted]											
67237		06/22/2021		06232021	58137	622.00	622.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67237			CHECKDATE:06/23/2021								
2723 CALEA INC.											
67133	20210135	06/01/2021		06182021	58053	4,595.00	4,595.00	06/14/2021	INV	PD	CALEA ANNUAL
INVOICE:INV35779			CHECKDATE:06/18/2021								
2945 [redacted]											
67238		06/22/2021		06232021	58138	323.00	323.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67238			CHECKDATE:06/23/2021								
2652 [redacted]											
67243		06/22/2021		06232021	58139	244.00	244.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67243			CHECKDATE:06/23/2021								
4420 [redacted]											
67240		06/22/2021		06232021	58140	31.00	31.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67240			CHECKDATE:06/23/2021								
4722 [redacted]											
67242		06/22/2021		06232021	58141	268.00	268.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67242			CHECKDATE:06/23/2021								
6096 [redacted]											
67239		06/22/2021		06232021	58142	244.00	244.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67239			CHECKDATE:06/23/2021								
7162 [redacted]											

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
67241		06/22/2021		06232021	58143	102.00	102.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67241			CHECKDATE:06/23/2021								
4724 [redacted]											
67244		06/22/2021		06232021	58144	44.00	44.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67244			CHECKDATE:06/23/2021								
1089 [redacted]											
67245		06/22/2021		06232021	58145	334.00	334.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67245			CHECKDATE:06/23/2021								
6277 [redacted]											
67246		06/22/2021		06232021	58146	435.00	435.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67246			CHECKDATE:06/23/2021								
5926 CASCADE CAR WASH											
66702	20210109	06/01/2021		06042021	58002	114.40	114.40	06/30/2021	INV	PD	CAR WAS FEES
INVOICE:210531			CHECKDATE:06/04/2021								
7163 [redacted]											
67247		06/22/2021		06232021	58147	15.00	15.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67247			CHECKDATE:06/23/2021								
4689 [redacted]											
67248		06/22/2021		06232021	58148	529.00	529.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67248			CHECKDATE:06/23/2021								
103 CINCINNATI BELL											
67167		06/10/2021		06182021	58055	44.33	44.33	06/17/2021	INV	PD	ACCT # 217416
INVOICE:2174163-06102021			CHECKDATE:06/18/2021								
67008		06/02/2021		06102021	58037	60.91	60.91	06/23/2021	INV	PD	ACCT # 513-53
INVOICE:67008			CHECKDATE:06/10/2021								
67009		06/02/2021		06102021	58037	386.71	386.71	06/23/2021	INV	PD	ACCT # 513-53
INVOICE:67009			CHECKDATE:06/10/2021								
67049		06/01/2021		06102021	58037	66.67	66.67	06/22/2021	INV	PD	ACCT # 513-42
INVOICE:67049			CHECKDATE:06/10/2021								
67050		06/01/2021		06102021	58037	60.91	60.91	06/22/2021	INV	PD	ACCT # 513-42
INVOICE:67050			CHECKDATE:06/10/2021								
67057		06/04/2021		06102021	58037	121.82	121.82	06/25/2021	INV	PD	ACCT # 513-36
INVOICE:67057			CHECKDATE:06/10/2021								
67058		06/04/2021		06102021	58037	200.01	200.01	06/25/2021	INV	PD	ACCT # 513-36
INVOICE:67058			CHECKDATE:06/10/2021								
67059		06/04/2021		06102021	58037	365.46	365.46	06/25/2021	INV	PD	ACCT # 513-36
INVOICE:67059			CHECKDATE:06/10/2021								
67165		05/25/2021		06182021	58054	79.99	79.99	06/17/2021	INV	PD	ACCT # 513-10
INVOICE:67165			CHECKDATE:06/18/2021								
66647		05/20/2021		06042021	58003	650.00	650.00	06/28/2021	INV	PD	BILL NO 513 P
INVOICE:P535006007-21105			CHECKDATE:06/04/2021								

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
66648		05/20/2021		06042021	58003	650.00	650.00	06/28/2021	INV	PD	BILL NO 513 P
INVOICE:P535006007-21135		CHECKDATE:06/04/2021									
						2,686.81					
4902 [redacted]											
67249		06/22/2021		06232021	58149	202.00	202.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67249		CHECKDATE:06/23/2021									
5953 [redacted]											
67250		06/22/2021		06232021	58150	413.00	413.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67250		CHECKDATE:06/23/2021									
7164 [redacted]											
67251		06/22/2021		06232021	58151	92.00	92.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67251		CHECKDATE:06/23/2021									
4173 [redacted]											
67252		06/22/2021		06232021	58152	514.00	514.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67252		CHECKDATE:06/23/2021									
7165 [redacted]											
67253		06/22/2021		06232021	58153	176.00	176.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67253		CHECKDATE:06/23/2021									
5407 CHOICE ONE ENGINEERING											
67082		05/31/2021		06172021	2683	1,800.00	1,800.00	06/14/2021	INV	PD	2021 ADA TRAN
INVOICE:BUTMON2101002		CHECKDATE:06/17/2021									
67034	20210133	05/31/2021		06092021	2675	1,950.00	1,950.00	06/30/2021	INV	PD	2021 ASPHALT
INVOICE:BUTMON2104001		CHECKDATE:06/10/2021									
						3,750.00					
463 CINTAS CORP											
67560	20210077	06/23/2021		06282021	58446	68.84	68.84	07/15/2021	INV	PD	UNIFORMS FOR
INVOICE:10959149		CHECKDATE:06/28/2021									
67584	20200302	06/18/2021		06282021	58446	17.10	17.10	07/15/2021	INV	PD	MAT CLEANING
INVOICE:4077661429		CHECKDATE:06/28/2021									
66670	20200302	05/21/2021		06042021	58004	16.44	16.44	06/16/2021	INV	PD	MAT CLEANING
INVOICE:4085034837		CHECKDATE:06/04/2021									
66642	20210077	05/25/2021		06042021	58004	66.46	66.46	06/28/2021	INV	PD	UNIFORMS FOR
INVOICE:4085327844		CHECKDATE:06/04/2021									
66641	20210077	05/25/2021		06042021	58004	262.73	262.73	06/28/2021	INV	PD	UNIFORMS FOR
INVOICE:4085327867		CHECKDATE:06/04/2021									
67052	20210077	06/01/2021		06102021	58038	276.76	276.76	06/22/2021	INV	PD	UNIFORMS FOR
INVOICE:408565921		CHECKDATE:06/10/2021									
67053	20210077	06/01/2021		06102021	58038	68.84	68.84	06/22/2021	INV	PD	UNIFORMS FOR
INVOICE:4085865747		CHECKDATE:06/10/2021									
67055	20200302	06/03/2021		06102021	58038	17.10	17.10	06/22/2021	INV	PD	MAT CLEANING
INVOICE:4086096341		CHECKDATE:06/10/2021									

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
67107	20210077	06/09/2021		06182021	58056	68.84	68.84	06/14/2021	INV	PD	UNIFORMS FOR
INVOICE:4086746387			CHECKDATE:06/18/2021								
67106	20210077	06/09/2021		06182021	58056	283.26	283.26	06/14/2021	INV	PD	UNIFORMS FOR
INVOICE:4086746418			CHECKDATE:06/18/2021								
67575	20210077	06/16/2021		06282021	58446	74.09	74.09	07/01/2021	INV	PD	UNIFORMS FOR
INVOICE:4087367936			CHECKDATE:06/28/2021								
67574	20210077	06/16/2021		06282021	58446	276.76	276.76	07/01/2021	INV	PD	UNIFORMS FOR
INVOICE:4087368091			CHECKDATE:06/28/2021								
67559	20210077	06/23/2021		06282021	58446	271.13	271.13	07/15/2021	INV	PD	UNIFORMS FOR
INVOICE:4088021323			CHECKDATE:06/28/2021								
						1,768.35					
23 CITY OF MIDDLETOWN											
67166		06/15/2021		06182021	58075	20.02	20.02	06/17/2021	INV	PD	ACCT # 523000
INVOICE:67166			CHECKDATE:06/18/2021								
5872 [redacted]											
67256		06/22/2021		06232021	58154	107.00	107.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67256			CHECKDATE:06/23/2021								
7166 [redacted]											
67255		06/22/2021		06232021	58155	362.00	362.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67255			CHECKDATE:06/23/2021								
4088 CLEMANS, NELSON & ASSOCIATES, INC.											
67589	20170350	06/17/2021		06282021	58447	175.00	175.00	06/30/2021	INV	PD	Consulting Se
INVOICE:16940			CHECKDATE:06/28/2021								
5653 [redacted]											
67459		06/22/2021		06232021	58156	265.00	265.00	06/25/2021 INV	PD		2020 FINAL TA
INVOICE:67459			CHECKDATE:06/23/2021								
6346 [redacted]											
67258		06/22/2021		06232021	58157	185.00	185.00	06/25/2021 INV	PD		2020 FINAL TA
INVOICE:67258			CHECKDATE:06/23/2021								
4779 [redacted]											
67260		06/22/2021		06232021	58158	252.00	252.00	06/25/2021 INV	PD		2020 FINAL TA
INVOICE:67260			CHECKDATE:06/23/2021								
5022 P[redacted]											
67261		06/22/2021		06232021	58159	351.00	351.00	06/25/2021 INV	PD		2020 FINAL TA
INVOICE:67261			CHECKDATE:06/23/2021								
5024 [redacted]											
67262		06/22/2021		06232021	58160	31.00	31.00	06/25/2021 INV	PD		2020 FINAL TA

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DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
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5224 [redacted]											
67264		06/22/2021	06232021		58161	733.00	733.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67264			CHECKDATE:06/23/2021								
116 OHIO NEWSPAPERS, INC.											
67017		05/31/2021	06102021		58039	576.00	576.00	07/03/2021	INV	PD	AD ORDER # 00
INVOICE:687518			CHECKDATE:06/10/2021								
67099		05/31/2021	06182021		58057	235.98	235.98	06/14/2021	INV	PD	LEGAL NOTICE
INVOICE:I00687458			CHECKDATE:06/18/2021								
67100		05/31/2021	06182021		58057	232.56	232.56	06/14/2021	INV	PD	LEGAL NOTICE
INVOICE:I00687460			CHECKDATE:06/18/2021								
67101		05/31/2021	06182021		58057	242.82	242.82	06/14/2021	INV	PD	LEGAL NOTICE
INVOICE:I00687462			CHECKDATE:06/18/2021								
67102		05/31/2021	06182021		58057	232.56	232.56	06/14/2021	INV	PD	LEGAL NOTICE
INVOICE:I00687467			CHECKDATE:06/18/2021								
67103		05/31/2021	06182021		58057	235.98	235.98	06/14/2021	INV	PD	LEGAL NOTICE
INVOICE:I00687470			CHECKDATE:06/18/2021								
67016		05/31/2021	06102021		58039	1,108.00	1,108.00	07/03/2021	INV	PD	LATERAL PATRO
INVOICE:I00688071-05062021			CHECKDATE:06/10/2021								
67018		05/31/2021	06102021		58039	78.66	78.66	07/03/2021	INV	PD	NOTICE OF PUB
INVOICE:I00691770-05292021			CHECKDATE:06/10/2021								
						2,942.56					
6405 [redacted]											
67266		06/22/2021	06232021		58162	257.00	257.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67266			CHECKDATE:06/23/2021								
1252 COX*OHIO PUBLISHING											
67160		05/30/2021	06182021		58058	622.44	622.44	06/15/2021	INV	PD	ADVERTISEMENT
INVOICE:I00689810-05212021			CHECKDATE:06/18/2021								
4727 [redacted]											
67269		06/22/2021	06232021		58163	333.00	333.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67269			CHECKDATE:06/23/2021								
5140 [redacted]											
67271		06/22/2021	06232021		58164	691.00	691.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67271			CHECKDATE:06/23/2021								
4466 [redacted]											
67273		06/22/2021	06232021		58165	32.00	32.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67273			CHECKDATE:06/23/2021								
7167 [redacted]											
67274		06/22/2021	06232021		58166	273.00	273.00	06/25/2021	INV	PD	2020 FINAL TA

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DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:67274			CHECKDATE:06/23/2021								
3874 [redacted]											
67276		06/22/2021		06232021	58167	26.00	26.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67276			CHECKDATE:06/23/2021								
6972 CSI CINCINNATI, LLC											
67080	20210125	06/03/2021		06102021	58040	1,125.00	1,125.00	06/28/2021	INV	PD	MONROE BICENT
INVOICE:0014735			CHECKDATE:06/10/2021								
2179 CT CONSULTANTS, INC.											
66677	20200047	05/24/2021		06032021	2664	210.00	210.00	06/30/2021	INV	PD	SIGNAL MANAGE
INVOICE:210204-3			CHECKDATE:06/04/2021								
66676	20200047	05/24/2021		06032021	2664	1,350.00	1,350.00	06/30/2021	INV	PD	SIGNAL MANAGE
INVOICE:21020408-4			CHECKDATE:06/04/2021								
66678	20210075	05/24/2021		06032021	2664	700.00	700.00	06/30/2021	INV	PD	DEVELOPMENT O
INVOICE:210337-1			CHECKDATE:06/04/2021								
						2,260.00					
6523 [redacted]											
67277		06/22/2021		06232021	58168	77.00	77.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67277			CHECKDATE:06/23/2021								
6613 [redacted]											
67278		06/22/2021		06232021	58076	108.00	108.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67278			CHECKDATE:06/23/2021								
2670 DAILEY'S LAWN AND LANDSCAPING											
67051	20210065	06/02/2021		06102021	58041	11,450.00	11,450.00	06/22/2021	INV	PD	MOWING OF CEM
INVOICE:62851			CHECKDATE:06/10/2021								
4546 [redacted]											
67280		06/22/2021		06232021	58169	43.00	43.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67280			CHECKDATE:06/23/2021								
4780 [redacted]											
67281		06/22/2021		06232021	58170	322.00	322.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67281			CHECKDATE:06/23/2021								
1740 [redacted]											
67282		06/22/2021		06232021	58077	268.00	268.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67282			CHECKDATE:06/23/2021								
7168 [redacted]											
67284		06/22/2021		06232021	58171	33.00	33.00	06/25/2021	INV	PD	2020 FINAL TA

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DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:67284			CHECKDATE:06/23/2021								
4730 [redacted]											
67287		06/22/2021	06232021		58172	19.00	19.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67287			CHECKDATE:06/23/2021								
6201 [redacted]											
67289		06/22/2021	06232021		58173	60.00	60.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67289			CHECKDATE:06/23/2021								
7169 [redacted]											
67288		06/22/2021	06232021		58174	431.00	431.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67288			CHECKDATE:06/23/2021								
4694 [redacted]											
67291		06/22/2021	06232021		58175	289.00	289.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67291			CHECKDATE:06/23/2021								
7175 [redacted]											
67293		06/22/2021	06232021		58176	52.00	52.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67293			CHECKDATE:06/23/2021								
14 DENTAL CARE PLUS GROUP											
67568		06/15/2021	06282021		58465	8,792.35	8,792.35	06/30/2021	INV	PD	JULY 2021 GRO
INVOICE:30555323			CHECKDATE:06/28/2021								
4547 [redacted]											
67295		06/22/2021	06232021		58177	187.00	187.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67295			CHECKDATE:06/23/2021								
4697 [redacted]											
67296		06/22/2021	06232021		58178	399.00	399.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67296			CHECKDATE:06/23/2021								
7177 [redacted]											
67298		06/22/2021	06232021		58179	11.00	11.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67298			CHECKDATE:06/23/2021								
7178 [redacted]											
67300		06/22/2021	06232021		58180	62.00	62.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67300			CHECKDATE:06/23/2021								
7179 [redacted]											
67302		06/22/2021	06232021		58181	1,521.00	1,521.00	06/25/2021	INV	PD	2019 FINAL TA

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DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
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3325 DSD ADVISORS LLC											
67042	20200307	05/31/2021	06092021		2676	2,500.00	2,500.00	06/30/2021	INV	PD	CONSULTANT SE
INVOICE:DSD1250			CHECKDATE:06/10/2021								
142 DUKE ENERGY OHIO, INC											
66660		05/24/2021	06042021		58005	90.22	90.22	06/15/2021	INV	PD	ACCT # 9760-3
INVOICE:66660			CHECKDATE:06/04/2021								
66696		05/26/2021	06042021		58005	89.67	89.67	06/28/2021	INV	PD	ACCT # 8430-3
INVOICE:66696			CHECKDATE:06/04/2021								
66697		05/27/2021	06042021		58005	151.61	151.61	06/28/2021	INV	PD	ACCT # 9270-2
INVOICE:66697			CHECKDATE:06/04/2021								
66699		05/27/2021	06042021		58005	99.24	99.24	06/28/2021	INV	PD	ACCT # 1930-3
INVOICE:66699			CHECKDATE:06/04/2021								
66700		05/27/2021	06042021		58005	64.11	64.11	06/28/2021	INV	PD	ACCT # 9890-3
INVOICE:66700			CHECKDATE:06/04/2021								
67019		05/27/2021	06102021		58042	6,103.63	6,103.63	06/18/2021	INV	PD	ACCT # 5130-2
INVOICE:67019			CHECKDATE:06/10/2021								
67020		05/27/2021	06102021		58042	52.34	52.34	06/18/2021	INV	PD	ACCT# 3720-22
INVOICE:67020			CHECKDATE:06/10/2021								
67021		05/27/2021	06102021		58042	241.40	241.40	06/18/2021	INV	PD	ACCT # 4530-2
INVOICE:67021			CHECKDATE:06/10/2021								
67022		05/27/2021	06102021		58042	107.51	107.51	06/18/2021	INV	PD	ACCT # 5450-3
INVOICE:67022			CHECKDATE:06/10/2021								
67023		05/27/2021	06102021		58042	71.82	71.82	06/18/2021	INV	PD	ACCT # 8730-2
INVOICE:67023			CHECKDATE:06/10/2021								
67024		05/27/2021	06102021		58042	125.35	125.35	06/18/2021	INV	PD	ACCT # 5730-2
INVOICE:67024			CHECKDATE:06/10/2021								
67025		05/27/2021	06102021		58042	45.02	45.02	06/18/2021	INV	PD	ACCT # 7270-3
INVOICE:67025			CHECKDATE:06/10/2021								
67026		05/27/2021	06102021		58042	73.55	73.55	06/18/2021	INV	PD	ACCT # 0670-3
INVOICE:67026			CHECKDATE:06/10/2021								
67027		05/27/2021	06102021		58042	86.56	86.56	06/18/2021	INV	PD	ACCT # 4880-3
INVOICE:67027			CHECKDATE:06/10/2021								
67028		05/27/2021	06102021		58042	381.93	381.93	06/18/2021	INV	PD	ACCT # 3500-3
INVOICE:67028			CHECKDATE:06/10/2021								
67029		05/27/2021	06102021		58042	130.31	130.31	06/18/2021	INV	PD	ACCT # 3290-3
INVOICE:67029			CHECKDATE:06/10/2021								
67060		06/04/2021	06102021		58042	17.45	17.45	06/28/2021	INV	PD	ACCT # 5700-3
INVOICE:67060			CHECKDATE:06/10/2021								
67061		06/04/2021	06102021		58042	74.06	74.06	06/28/2021	INV	PD	ACCT # 8850-3
INVOICE:67061			CHECKDATE:06/10/2021								
67062		06/04/2021	06102021		58042	35.62	35.62	06/28/2021	INV	PD	ACCT # 7310-2
INVOICE:67062			CHECKDATE:06/10/2021								
67063		06/04/2021	06102021		58042	10.33	10.33	06/28/2021	INV	PD	ACCT # 2000-3
INVOICE:67063			CHECKDATE:06/10/2021								
67064		06/04/2021	06102021		58042	1,824.58	1,824.58	06/28/2021	INV	PD	ACCT # 4180-2
INVOICE:67064			CHECKDATE:06/10/2021								
67065		06/04/2021	06102021		58042	243.36	243.36	06/28/2021	INV	PD	ACCT # 6180-2
INVOICE:67065			CHECKDATE:06/10/2021								
67066		06/04/2021	06102021		58042	45.00	45.00	06/28/2021	INV	PD	ACCT # 0800-3
INVOICE:67066			CHECKDATE:06/10/2021								

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DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
67067		06/04/2021		06102021	58042	89.67	89.67	06/28/2021	INV	PD	ACCT # 8130-3
INVOICE:67067			CHECKDATE:06/10/2021								
67068		06/04/2021		06102021	58042	98.53	98.53	06/28/2021	INV	PD	ACCT # 6510-3
INVOICE:67068			CHECKDATE:06/10/2021								
67069		06/04/2021		06102021	58042	43.48	43.48	06/28/2021	INV	PD	ACCT # 3530-2
INVOICE:67069			CHECKDATE:06/10/2021								
67070		06/04/2021		06102021	58042	308.26	308.26	06/28/2021	INV	PD	ACCT # 6430-2
INVOICE:67070			CHECKDATE:06/10/2021								
67071		06/04/2021		06102021	58042	71.78	71.78	06/28/2021	INV	PD	ACCT # 5850-3
INVOICE:67071			CHECKDATE:06/10/2021								
67072		06/04/2021		06102021	58042	141.46	141.46	06/28/2021	INV	PD	ACCT # 8230-2
INVOICE:67072			CHECKDATE:06/10/2021								
67073		06/04/2021		06102021	58042	190.98	190.98	06/28/2021	INV	PD	ACCT # 5720-2
INVOICE:67073			CHECKDATE:06/10/2021								
67074		06/04/2021		06102021	58042	98.60	98.60	06/28/2021	INV	PD	ACCT # 7230-2
INVOICE:67074			CHECKDATE:06/10/2021								
67075		06/04/2021		06102021	58042	248.10	248.10	06/28/2021	INV	PD	ACCT # 1820-2
INVOICE:67075			CHECKDATE:06/10/2021								
67076		06/04/2021		06102021	58042	53.95	53.95	06/28/2021	INV	PD	ACCT # 2000-3
INVOICE:67076			CHECKDATE:06/10/2021								
67077		06/04/2021		06102021	58042	495.41	495.41	06/28/2021	INV	PD	ACCT # 3490-3
INVOICE:67077			CHECKDATE:06/10/2021								
67078		06/04/2021		06102021	58042	15.21	15.21	06/28/2021	INV	PD	ACCT # 2150-3
INVOICE:67078			CHECKDATE:06/10/2021								
67079		06/04/2021		06102021	58042	223.49	223.49	06/28/2021	INV	PD	ACCT # 4770-2
INVOICE:67079			CHECKDATE:06/10/2021								
67110		06/04/2021		06182021	58059	30.93	30.93	06/14/2021	INV	PD	ACCT # 9190-0
INVOICE:67110			CHECKDATE:06/18/2021								
67111		06/04/2021		06182021	58059	9.77	9.77	06/14/2021	INV	PD	ACCT # 3090-2
INVOICE:67111			CHECKDATE:06/18/2021								
67112		06/04/2021		06182021	58059	256.49	256.49	06/14/2021	INV	PD	ACCT # 2840-2
INVOICE:67112			CHECKDATE:06/18/2021								
67113		06/04/2021		06182021	58059	10.33	10.33	06/14/2021	INV	PD	ACCT # 0600-0
INVOICE:67113			CHECKDATE:06/18/2021								
67114		06/04/2021		06182021	58059	217.90	217.90	06/14/2021	INV	PD	ACCT # 6830-0
INVOICE:67114			CHECKDATE:06/18/2021								
67115		06/03/2021		06182021	58059	16.72	16.72	06/14/2021	INV	PD	ACCT # 0790-2
INVOICE:67115			CHECKDATE:06/18/2021								
67116		06/03/2021		06182021	58059	460.17	460.17	06/14/2021	INV	PD	ACCT # 3560-2
INVOICE:67116			CHECKDATE:06/18/2021								
67117		06/03/2021		06182021	58059	12.76	12.76	06/14/2021	INV	PD	ACCT # 3950-3
INVOICE:67117			CHECKDATE:06/18/2021								
67118		06/03/2021		06182021	58059	15.29	15.29	06/14/2021	INV	PD	ACCT # 3960-3
INVOICE:67118			CHECKDATE:06/18/2021								
67119		06/03/2021		06182021	58059	159.18	159.18	06/14/2021	INV	PD	ACCT # 3700-0
INVOICE:67119			CHECKDATE:06/18/2021								
67120		06/03/2021		06182021	58059	625.89	625.89	06/14/2021	INV	PD	ACCT # 3820-2
INVOICE:67120			CHECKDATE:06/18/2021								
67121		06/03/2021		06182021	58059	10.44	10.44	06/14/2021	INV	PD	ACCT # 4540-3
INVOICE:67121			CHECKDATE:06/18/2021								
67122		06/03/2021		06182021	58059	126.59	126.59	06/14/2021	INV	PD	ACCT # 2400-3
INVOICE:67122			CHECKDATE:06/18/2021								
67123		06/07/2021		06182021	58059	20.03	20.03	06/14/2021	INV	PD	ACCT # 3800-3
INVOICE:67123			CHECKDATE:06/18/2021								
67124		06/07/2021		06182021	58059	264.28	264.28	06/14/2021	INV	PD	ACCT # 7800-2

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:67124		CHECKDATE:06/18/2021									
67125		06/08/2021	06182021		58059	23.89	23.89	06/14/2021	INV	PD	ACCT # 5490-3
INVOICE:67125		CHECKDATE:06/18/2021									
67126		06/08/2021	06182021		58059	42.28	42.28	06/14/2021	INV	PD	ACCT # 9160-3
INVOICE:67126		CHECKDATE:06/18/2021									
67127		06/08/2021	06182021		58059	19.92	19.92	06/14/2021	INV	PD	ACCT # 6800-
INVOICE:67127		CHECKDATE:06/18/2021									
67141		06/07/2021	06182021		58059	46.00	46.00	06/28/2021	INV	PD	ACCT # 3620-2
INVOICE:67141		CHECKDATE:06/18/2021									
67142		06/07/2021	06182021		58059	131.97	131.97	06/28/2021	INV	PD	ACCT # 6660-2
INVOICE:67142		CHECKDATE:06/18/2021									
67143		06/07/2021	06182021		58059	477.54	477.54	06/28/2021	INV	PD	ACCT # 7190-0
INVOICE:67143		CHECKDATE:06/18/2021									
67144		06/07/2021	06182021		58059	18.50	18.50	06/28/2021	INV	PD	ACCT # 9600-2
INVOICE:67144		CHECKDATE:06/18/2021									
67145		06/07/2021	06182021		58059	9.97	9.97	06/28/2021	INV	PD	ACCT # 4760-2
INVOICE:67145		CHECKDATE:06/18/2021									
67146		06/07/2021	06182021		58059	168.95	168.95	06/28/2021	INV	PD	ACCY # 6270-0
INVOICE:67146		CHECKDATE:06/18/2021									
67147		06/07/2021	06182021		58059	728.12	728.12	06/28/2021	INV	PD	ACCT # 6070-2
INVOICE:67147		CHECKDATE:06/18/2021									
67148		06/07/2021	06182021		58059	18.25	18.25	06/28/2021	INV	PD	ACCT # 7240-0
INVOICE:67148		CHECKDATE:06/18/2021									
67149		06/07/2021	06182021		58059	18.93	18.93	06/28/2021	INV	PD	ACCT # 2060-0
INVOICE:67149		CHECKDATE:06/18/2021									
67150		06/07/2021	06182021		58059	867.64	867.64	06/28/2021	INV	PD	ACCT # 9220-2
INVOICE:67150		CHECKDATE:06/18/2021									
67151		06/07/2021	06182021		58059	265.48	265.48	06/28/2021	INV	PD	ACCT # 8690-2
INVOICE:67151		CHECKDATE:06/18/2021									
67152		06/07/2021	06182021		58059	73.97	73.97	06/28/2021	INV	PD	ACCT # 9270-3
INVOICE:67152		CHECKDATE:06/18/2021									
67153		06/07/2021	06182021		58059	1,903.89	1,903.89	06/28/2021	INV	PD	ACCT # 0030-2
INVOICE:67153		CHECKDATE:06/18/2021									
67168		06/09/2021	06182021		58059	140.17	140.17	06/17/2021	INV	PD	ACCT # 2900-3
INVOICE:67168		CHECKDATE:06/18/2021									
67169		06/09/2021	06182021		58059	354.83	354.83	06/17/2021	INV	PD	ACCT # 5800-2
INVOICE:67169		CHECKDATE:06/18/2021									
67170		06/09/2021	06182021		58059	25.33	25.33	06/17/2021	INV	PD	ACCT # 5730-3
INVOICE:67170		CHECKDATE:06/18/2021									
67171		06/09/2021	06182021		58059	17.27	17.27	06/17/2021	INV	PD	ACCT # 4730-3
INVOICE:67171		CHECKDATE:06/18/2021									
67172		06/09/2021	06182021		58059	435.74	435.74	06/17/2021	INV	PD	ACCT # 3760-3
INVOICE:67172		CHECKDATE:06/18/2021									
67173		06/09/2021	06182021		58059	10.90	10.90	06/17/2021	INV	PD	ACCT # 9480-3
INVOICE:67173		CHECKDATE:06/18/2021									
						20,279.90					
4230 [redacted]											
67304		06/22/2021	06232021		58182	215.00	215.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67304		CHECKDATE:06/23/2021									
4467 [redacted]											
67307		06/22/2021	06232021		58183	251.00	251.00	06/25/2021	INV	PD	2020 FINAL TA

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DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
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5499 [redacted]											
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INVOICE:67305			CHECKDATE:06/23/2021								
6898 ECO ENGINEERING, INC.											
66671	20210081	05/19/2021		06042021	58006	4,672.00	4,672.00	06/18/2021	INV	PD	LIGHTING FOR
INVOICE:22616			CHECKDATE:06/04/2021								
2657 ECOLAB CENTER											
67044		05/27/2021		06102021	58043	313.62	313.62	06/30/2021	INV	PD	GEAR WASHER S
INVOICE:6261718900			CHECKDATE:06/10/2021								
5731 [redacted]											
67309		06/22/2021		06232021	58185	401.00	401.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67309			CHECKDATE:06/23/2021								
3656 [redacted]											
67311		06/22/2021		06232021	58186	181.00	181.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67311			CHECKDATE:06/23/2021								
5142 [redacted]											
67313		06/22/2021		06232021	58187	43.00	43.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67313			CHECKDATE:06/23/2021								
4232 [redacted]											
67314		06/22/2021		06232021	58188	280.00	280.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67314			CHECKDATE:06/23/2021								
1609 ENCORE PRECAST, LLC											
67109	20210047	05/24/2021		06182021	58060	261.00	261.00	06/14/2021	INV	PD	SUPPLIES FOR
INVOICE:57700			CHECKDATE:06/18/2021								
3613 [redacted]											
67316		06/22/2021		06232021	58189	1,752.00	1,752.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67316			CHECKDATE:06/23/2021								
148 THE ENQUIRER											
67585		05/31/2021		06282021	58448	758.80	758.80	06/30/2021	INV	PD	ADVERTISEMENT
INVOICE:0003919762			CHECKDATE:06/28/2021								
1600 ENTERPRISE FM TRUST											
67130	20200208	06/10/2021		06182021	58061	1,659.71	1,659.71	06/14/2021	INV	PD	PURCHASE OF 2

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DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:67130			CHECKDATE:06/18/2021								
67038	20210008	06/03/2021		06092021	2677	11,422.40	11,422.40	06/20/2021	INV	PD	CITY WIDE FLE
INVOICE:FBN4224835			CHECKDATE:06/10/2021								
67036	20210008	06/03/2021		06092021	2677	3,419.66	3,419.66	06/20/2021	INV	PD	CITY WIDE FLE
INVOICE:FBN4225517			CHECKDATE:06/10/2021								
67096	20210008	06/03/2021		06172021	2684	1,033.64	1,033.64	06/14/2021	INV	PD	CITY WIDE FLE
INVOICE:FBN4225541			CHECKDATE:06/17/2021								
67037	20210008	06/03/2021		06092021	2677	888.95	888.95	06/20/2021	INV	PD	CITY WIDE FLE
INVOICE:FBN4225546			CHECKDATE:06/10/2021								
67039	20210008	06/08/2021		06092021	2677	4,358.65	4,358.65	06/30/2021	INV	PD	CITY WIDE FLE
INVOICE:FBN4225569			CHECKDATE:06/10/2021								
						22,783.01					
3576 [redacted]											
67318		06/22/2021		06232021	58190	423.00	423.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67318			CHECKDATE:06/23/2021								
7142 ERGOMETRICS AND APPLIED PERSONNEL RESEARCH, INC											
67174		03/29/2021		06182021	58062	784.89	784.89	06/17/2021	INV	PD	PROMOTIONAL S
INVOICE:139932			CHECKDATE:06/18/2021								
4701 [redacted]											
67320		06/22/2021		06232021	58191	1,041.00	1,041.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67320			CHECKDATE:06/23/2021								
1650 ESO SOLUTIONS, INC.											
66689		05/26/2021		06042021	58007	257.49	257.49	06/25/2021	INV	PD	HEALTH DATA E
INVOICE:ESO-54466			CHECKDATE:06/04/2021								
4239 [redacted]											
67322		06/22/2021		06232021	58192	156.00	156.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67322			CHECKDATE:06/23/2021								
5381 [redacted]											
67325		06/22/2021		06232021	58193	886.00	886.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67325			CHECKDATE:06/23/2021								
3234 [redacted]											
67326		06/22/2021		06232021	58194	493.00	493.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67326			CHECKDATE:06/23/2021								
7181 [redacted]											
67328		06/22/2021		06232021	58195	130.00	130.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67328			CHECKDATE:06/23/2021								
4468 [redacted]											

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DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
67330		06/22/2021		06232021	58196	303.00	303.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67330			CHECKDATE:06/23/2021								
2307 [redacted]											
67331		06/22/2021		06232021	58197	203.00	203.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67331			CHECKDATE:06/23/2021								
4907 [redacted]											
67332		06/22/2021		06232021	58198	268.00	268.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67332			CHECKDATE:06/23/2021								
6345 [redacted]											
67335		06/22/2021		06232021	58199	50.00	50.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67335			CHECKDATE:06/23/2021								
7182 [redacted]											
67336		06/22/2021		06232021	58200	28.00	28.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67336			CHECKDATE:06/23/2021								
7183 [redacted]											
67338		06/22/2021		06232021	58201	605.00	605.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67338			CHECKDATE:06/23/2021								
5145 [redacted]											
67340		06/22/2021		06232021	58202	470.00	470.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67340			CHECKDATE:06/23/2021								
4499 [redacted]											
62542		11/20/2020		06282021	58466	293.00	293.00	11/20/2020	INV	PD	2019 FINAL RE
INVOICE:62542			CHECKDATE:06/28/2021								
5082 [redacted]											
67341		06/22/2021		06232021	58203	65.00	65.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67341			CHECKDATE:06/23/2021								
166 FROST BROWN TODD LLC											
66650	20200156	05/13/2021		06042021	58008	1,942.00	1,942.00	06/05/2021	INV	PD	LEGAL FEES
INVOICE:210205505			CHECKDATE:06/04/2021								
67135	20200156	06/11/2021		06182021	58063	2,477.50	2,477.50	06/14/2021	INV	PD	LEGAL FEES
INVOICE:210211313			CHECKDATE:06/18/2021								
						4,419.50					
7101 FRYE, MATT											
66614		05/24/2021		06042021	58009	998.72	998.72	05/24/2021	INV	PD	EXP#000015
INVOICE:66614			CHECKDATE:06/04/2021								

City of Monroe, OH

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DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
7172 GARNER, CASEY											
67181		06/20/2021		20210623	58439	99.82	99.82	06/20/2021	INV	PD	EXP#000022
INVOICE:67181			CHECKDATE:06/23/2021								
4470 [redacted]											
67342		06/22/2021		06232021	58204	560.00	560.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67342			CHECKDATE:06/23/2021								
7184 [redacted]											
67344		06/22/2021		06232021	58205	217.00	217.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67344			CHECKDATE:06/23/2021								
7186 [redacted]											
67346		06/22/2021		06232021	58206	121.00	121.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67346			CHECKDATE:06/23/2021								
4821 [redacted]											
67348		06/22/2021		06232021	58207	611.00	611.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67348			CHECKDATE:06/23/2021								
7188 [redacted]											
67347		06/22/2021		06232021	58208	60.00	60.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67347			CHECKDATE:06/23/2021								
3000 [redacted]											
67350		06/22/2021		06232021	58209	1,204.00	1,204.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67350			CHECKDATE:06/23/2021								
4911 [redacted]											
67352		06/22/2021		06232021	58210	87.00	87.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67352			CHECKDATE:06/23/2021								
3547 TYLER GOUGHENOUR											
66674		05/24/2021		06032021	2672	112.00	112.00	06/03/2021	INV	PD	EMPLOYEE REIM
INVOICE:66674			CHECKDATE:06/04/2021								
7189 [redacted]											
67354		06/22/2021		06232021	58211	234.00	234.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67354			CHECKDATE:06/23/2021								
4822 [redacted]											
67355		06/22/2021		06232021	58212	974.00	974.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67355			CHECKDATE:06/23/2021								

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DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
3262 GREATAMERICA FINANCIAL SERVICES CORPORATION											
67010		05/27/2021		06102021	58044	759.60	759.60	07/11/2021	INV	PD	AGREEMENT # 0
INVOICE:29407499			CHECKDATE:06/10/2021								
67131	20200201	06/07/2021		06182021	58064	107.65	107.65	06/14/2021	INV	PD	MONTHLY COPIE
INVOICE:29474694			CHECKDATE:06/18/2021								
67136	20210011	06/15/2021		06182021	58064	1,807.25	1,807.25	06/15/2021	INV	PD	TELEPHONE SYS
INVOICE:29528552			CHECKDATE:06/18/2021								
67587	20200201	06/18/2021		06282021	58449	33.45	33.45	06/30/2021	INV	PD	MONTHLY COPIE
INVOICE:29545742			CHECKDATE:06/28/2021								
						2,707.95					
6957 GREENPRO SERVICES											
67132	20210117	06/03/2021		06182021	58065	7,651.45	7,651.45	06/14/2021	INV	PD	SOD INSTALL A
INVOICE:93088			CHECKDATE:06/18/2021								
4555 [redacted]											
67356		06/22/2021		06232021	58213	577.00	577.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67356			CHECKDATE:06/23/2021								
4556 [redacted]											
67357		06/22/2021		06232021	58214	57.00	57.00	06/25/2021 INV	PD		2020 FINAL TA
INVOICE:67357			CHECKDATE:06/23/2021								
5909 [redacted]											
67358		06/22/2021		06232021	58215	530.00	530.00	06/25/2021 INV	PD		2020 FINAL TA
INVOICE:67358			CHECKDATE:06/23/2021								
6137 [redacted]											
67359		06/22/2021		06232021	58216	450.00	450.00	06/25/2021 INV	PD		2020 FINAL TA
INVOICE:67359			CHECKDATE:06/23/2021								
4867 [redacted]											
67360		06/22/2021		06232021	58217	441.00	441.00	06/25/2021 INV	PD		2020 FINAL TA
INVOICE:67360			CHECKDATE:06/23/2021								
6250 [redacted]											
67361		06/22/2021		06232021	58218	111.00	111.00	06/25/2021 INV	PD		2020 FINAL TA
INVOICE:67361			CHECKDATE:06/23/2021								
7190 [redacted]											
67363		06/22/2021		06232021	58219	165.00	165.00	06/25/2021 INV	PD		2020 FINAL TA
INVOICE:67363			CHECKDATE:06/23/2021								
7191 [redacted]											

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
67364		06/22/2021		06232021	58220	542.00	542.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67364			CHECKDATE:06/23/2021								
7192 [redacted]											
67365		06/22/2021		06232021	58221	50.00	50.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67365			CHECKDATE:06/23/2021								
4599 [redacted]											
67366		06/22/2021		06232021	58222	34.00	34.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67366			CHECKDATE:06/23/2021								
7194 [redacted]											
67367		06/22/2021		06232021	58223	18.00	18.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67367			CHECKDATE:06/23/2021								
6359 [redacted]											
67368		06/22/2021		06232021	58224	27.00	27.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67368			CHECKDATE:06/23/2021								
4737 [redacted]											
67369		06/22/2021		06232021	58225	867.00	867.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67369			CHECKDATE:06/23/2021								
7195 [redacted]											
67370		06/22/2021		06232021	58226	180.00	180.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67370			CHECKDATE:06/23/2021								
3112 [redacted]											
67372		06/22/2021		06232021	58227	350.00	350.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67372			CHECKDATE:06/23/2021								
4790 [redacted]											
67373		06/22/2021		06232021	58228	564.00	564.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67373			CHECKDATE:06/23/2021								
4159 HEALTH WORKS											
67581		05/31/2021		06282021	58450	40.00	40.00	06/30/2021	INV	PD	PHYSICIAN FOR
INVOICE:17481			CHECKDATE:06/28/2021								
7197 [redacted]											
67374		06/22/2021		06232021	58229	46.00	46.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67374			CHECKDATE:06/23/2021								
5538 [redacted]											

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
67375		06/22/2021		06232021	58230	242.00	242.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67375			CHECKDATE:06/23/2021								
7198 [redacted]											
67376		06/22/2021		06232021	58231	143.00	143.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67376			CHECKDATE:06/23/2021								
4334 [redacted]											
67377		06/22/2021		06232021	58232	97.00	97.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67377			CHECKDATE:06/23/2021								
6281 [redacted]											
67378		06/22/2021		06232021	58233	13.00	13.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67378			CHECKDATE:06/23/2021								
7200 [redacted]											
67379		06/22/2021		06232021	58234	26.00	26.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67379			CHECKDATE:06/23/2021								
7202 [redacted]											
67381		06/22/2021		06232021	58235	371.00	371.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67381			CHECKDATE:06/23/2021								
4558 [redacted]											
67399		06/22/2021		06232021	58236	271.00	271.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67399			CHECKDATE:06/23/2021								
4600 [redacted]											
67401		06/22/2021		06232021	58237	14.00	14.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67401			CHECKDATE:06/23/2021								
7204 [redacted]											
67402		06/22/2021		06232021	58238	108.00	108.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67402			CHECKDATE:06/23/2021								
7205 [redacted]											
67405		06/22/2021		06232021	58239	1,115.00	1,115.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67405			CHECKDATE:06/23/2021								
7206 [redacted]											
67407		06/22/2021		06232021	58240	18.00	18.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67407			CHECKDATE:06/23/2021								
7207 [redacted]											

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
67408		06/22/2021		06232021	58241	52.00	52.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67408			CHECKDATE:06/23/2021								
4792 [redacted]											
67410		06/22/2021		06232021	58242	337.00	337.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67410			CHECKDATE:06/23/2021								
4979 [redacted]											
67412		06/22/2021		06232021	58243	136.00	136.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67412			CHECKDATE:06/23/2021								
7210 [redacted]											
67413		06/22/2021		06232021	58244	913.00	913.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67413			CHECKDATE:06/23/2021								
5148 [redacted]											
67415		06/22/2021		06232021	58245	385.00	385.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67415			CHECKDATE:06/23/2021								
5353 [redacted]											
67416		06/22/2021		06232021	58246	230.00	230.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67416			CHECKDATE:06/23/2021								
424 [redacted]											
67421		06/22/2021		06232021	58247	300.00	300.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67421			CHECKDATE:06/23/2021								
7110 HOLMAN, PAULA M											
67056		06/09/2021		20210623	58440	18.12	18.12	06/09/2021	INV	PD	EXP#000019
INVOICE:67056			CHECKDATE:06/23/2021								
7211 [redacted]											
67422		06/22/2021		06232021	58248	118.00	118.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67422			CHECKDATE:06/23/2021								
7109 MICHAEL S SROUFE											
66688		05/31/2021		06042021	58010	380.00	380.00	06/28/2021	INV	PD	CORING OF IN
INVOICE:2072			CHECKDATE:06/04/2021								
6240 [redacted]											
67425		06/22/2021		06232021	58249	818.00	818.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67425			CHECKDATE:06/23/2021								
7212 [redacted]											

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
67423		06/22/2021		06232021	58250	1,214.00	1,214.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67423			CHECKDATE:06/23/2021								
1016 HUMANA											
67175		06/15/2021		06182021	58066	21.20	21.20	06/17/2021	INV	PD	GO365 WAIVER
INVOICE:35623			CHECKDATE:06/18/2021								
67566		06/01/2021		06282021	58451	132,080.18	132,080.18	07/01/2021	INV	PD	JULY 2021 BIL
INVOICE:874851449			CHECKDATE:06/28/2021								
						132,101.38					
4560 [redacted]											
67426		06/22/2021		06232021	58251	469.00	469.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67426			CHECKDATE:06/23/2021								
4916 [redacted]											
67427		06/22/2021		06232021	58252	248.00	248.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67427			CHECKDATE:06/23/2021								
3621 [redacted]											
67428		06/22/2021		06232021	58253	239.00	239.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67428			CHECKDATE:06/23/2021								
4742 [redacted]											
67433		06/22/2021		06232021	58254	342.00	342.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67433			CHECKDATE:06/23/2021								
7215 [redacted]											
67436		06/22/2021		06232021	58255	222.00	222.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67436			CHECKDATE:06/23/2021								
4871 [redacted]											
67438		06/22/2021		06232021	58256	537.00	537.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67438			CHECKDATE:06/23/2021								
7217 [redacted]											
67440		06/22/2021		06232021	58257	229.00	229.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67440			CHECKDATE:06/23/2021								
7219 [redacted]											
67441		06/22/2021		06232021	58258	63.00	63.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67441			CHECKDATE:06/23/2021								
7221 [redacted]											
67442		06/22/2021		06232021	58259	74.00	74.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67442			CHECKDATE:06/23/2021								

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DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
3523 [redacted]											
67444		06/22/2021		06232021	58260	397.00	397.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67444			CHECKDATE:06/23/2021								
6268 [redacted]											
67448		06/22/2021		06232021	58261	176.00	176.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67448			CHECKDATE:06/23/2021								
203 JONES WARNER CONSULTANTS INC											
66667	20190351	01/01/2021		06042021	58011	4,685.18	4,685.18	06/28/2021	INV	PD	Old Street Im
INVOICE:19-045-03			CHECKDATE:06/04/2021								
66666	20200256	01/31/2021		06042021	58011	782.17	782.17	06/28/2021	INV	PD	BRITTANY HEIG
INVOICE:20-052-05			CHECKDATE:06/04/2021								
66690		01/31/2021		06042021	58011	1,337.93	1,337.93	06/25/2021	INV	PD	WORTHINGTON S
INVOICE:20-059-02			CHECKDATE:06/04/2021								
						6,805.28					
7225 [redacted]											
67450		06/22/2021		06232021	58262	39.00	39.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67450			CHECKDATE:06/23/2021								
3821 [redacted]											
67452		06/22/2021		06232021	58263	1,131.00	1,131.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67452			CHECKDATE:06/23/2021								
5380 [redacted]											
67451		06/22/2021		06232021	58264	170.00	170.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67451			CHECKDATE:06/23/2021								
2245 [redacted]											
67267		06/22/2021		06232021	58078	357.00	357.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67267			CHECKDATE:06/23/2021								
4920 [redacted]											
67454		06/22/2021		06232021	58265	432.00	432.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67454			CHECKDATE:06/23/2021								
3756 [redacted]											
67456		06/22/2021		06232021	58266	222.00	222.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67456			CHECKDATE:06/23/2021								
7227 [redacted]											
67455		06/22/2021		06232021	58267	256.00	256.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67455			CHECKDATE:06/23/2021								

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
6936 KEGLER BROWN HILL & RITTER CO LPA											
67046	20210093	05/28/2021		06102021	58045	4,091.50	4,091.50	06/30/2021	INV	PD	LEGAL SERVICE
INVOICE:687794			CHECKDATE:06/10/2021								
6088 [redacted]											
67457		06/22/2021		06232021	58268	792.00	792.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67457			CHECKDATE:06/23/2021								
7229 [redacted]											
67458		06/22/2021		06232021	58269	51.00	51.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67458			CHECKDATE:06/23/2021								
4873 [redacted]											
67460		06/22/2021		06232021	58270	384.00	384.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67460			CHECKDATE:06/23/2021								
6376 [redacted]											
67461		06/22/2021		06232021	58271	87.00	87.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67461			CHECKDATE:06/23/2021								
210 KIESLER POLICE SUPPLY, INC											
66669	20210123	05/17/2021		06042021	58012	532.00	532.00	06/16/2021	INV	PD	AMMO
INVOICE:IN166915			CHECKDATE:06/04/2021								
4476 [redacted]											
67462		06/22/2021		06232021	58272	643.00	643.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67462			CHECKDATE:06/23/2021								
3010 [redacted]											
67463		06/22/2021		06232021	58273	163.00	163.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67463			CHECKDATE:06/23/2021								
4744 [redacted]											
67464		06/22/2021		06232021	58274	460.00	460.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67464			CHECKDATE:06/23/2021								
3471 [redacted]											
67465		06/22/2021		06232021	58275	464.00	464.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67465			CHECKDATE:06/23/2021								
4561 [redacted]											
67466		06/22/2021		06232021	58276	206.00	206.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67466			CHECKDATE:06/23/2021								

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
7235 [redacted]											
67467		06/22/2021		06232021	58277	404.00	404.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67467				CHECKDATE:06/23/2021							
6119 [redacted]											
67468		06/22/2021		06232021	58278	334.00	334.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67468				CHECKDATE:06/23/2021							
5804 KONICA MINOLTA BUSINESS SOLUTIONS USA, INC.											
67578	20210031	06/15/2021		06282021	58452	164.67	164.67	07/15/2021	INV	PD	TAX COPIER LE
INVOICE:72596866				CHECKDATE:06/28/2021							
7236 [redacted]											
67469		06/22/2021		06232021	58279	193.00	193.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67469				CHECKDATE:06/23/2021							
3489 [redacted]											
67470		06/22/2021		06232021	58280	443.00	443.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67470				CHECKDATE:06/23/2021							
7238 [redacted]											
67471		06/22/2021		06232021	58281	436.00	436.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67471				CHECKDATE:06/23/2021							
7241 [redacted]											
67472		06/22/2021		06232021	58282	207.00	207.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67472				CHECKDATE:06/23/2021							
6120 [redacted]											
67473		06/22/2021		06232021	58283	495.00	495.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67473				CHECKDATE:06/23/2021							
7244 [redacted]											
67474		06/22/2021		06232021	58284	278.00	278.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67474				CHECKDATE:06/23/2021							
4987 [redacted]											
67475		06/22/2021		06232021	58285	416.00	416.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67475				CHECKDATE:06/23/2021							
4989 [redacted]											
67476		06/22/2021		06232021	58286	385.00	385.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67476				CHECKDATE:06/23/2021							

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DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
6210 [redacted]											
67477		06/22/2021		06232021	58287	299.00	299.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67477			CHECKDATE:06/23/2021								
6723 [redacted]											
67478		06/22/2021		06232021	58288	72.00	72.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67478			CHECKDATE:06/23/2021								
5093 [redacted]											
67479		06/22/2021		06232021	58289	663.00	663.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67479			CHECKDATE:06/23/2021								
4611 [redacted]											
67480		06/22/2021		06232021	58290	110.00	110.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67480			CHECKDATE:06/23/2021								
4341 [redacted]											
67481		06/22/2021		06232021	58291	683.00	683.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67481			CHECKDATE:06/23/2021								
4348 [redacted]											
67482		06/22/2021		06232021	58292	176.00	176.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67482			CHECKDATE:06/23/2021								
5561 [redacted]											
67483		06/22/2021		06232021	58293	517.00	517.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67483			CHECKDATE:06/23/2021								
3363 JOSEPH LOCKE											
67164		06/16/2021		06172021	2685	200.00	200.00	06/16/2021	INV	PD	DAMAGED ITEM
INVOICE:67164			CHECKDATE:06/17/2021								
7246 [redacted]											
67484		06/22/2021		06232021	58294	174.00	174.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67484			CHECKDATE:06/23/2021								
4562 [redacted]											
67254		06/11/2021		06232021	58295	176.00	176.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67254			CHECKDATE:06/23/2021								
7170 MAINES, STEVE											
67179		06/20/2021		20210623	58441	1,178.99	1,178.99	06/20/2021	INV	PD	EXP#000020
INVOICE:67179			CHECKDATE:06/23/2021								

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DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
7102 MANEY, KARIN & CHARLES											
66615		05/24/2021		06042021	58013	21.76	21.76	05/24/2021	INV	PD	EXP#000016
INVOICE:66615			CHECKDATE:06/04/2021								
7176 [redacted]											
67257		06/11/2021		06232021	58296	60.00	60.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67257			CHECKDATE:06/23/2021								
4510 [redacted]											
67259		06/11/2021		06232021	58297	87.00	87.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67259			CHECKDATE:06/23/2021								
5227 [redacted]											
67263		06/11/2021		06232021	58298	611.00	611.00	06/23/2021	INV	PD	2021 TAX REFU
INVOICE:67263			CHECKDATE:06/23/2021								
6257 [redacted]											
67268		06/11/2021		06232021	58299	484.00	484.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67268			CHECKDATE:06/23/2021								
7180 [redacted]											
67265		06/11/2021		06232021	58300	407.00	407.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67265			CHECKDATE:06/23/2021								
314 [redacted]											
67270		06/11/2021		06232021	58301	568.00	568.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67270			CHECKDATE:06/23/2021								
575 [redacted]											
67272		06/11/2021		06232021	58302	1,169.00	1,169.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67272			CHECKDATE:06/23/2021								
6489 [redacted]											
67275		06/11/2021		06232021	58303	38.00	38.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67275			CHECKDATE:06/23/2021								
7185 [redacted]											
67279		06/11/2021		06232021	58304	44.00	44.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67279			CHECKDATE:06/23/2021								
4796 [redacted]											
67283		06/11/2021		06232021	58305	72.00	72.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67283			CHECKDATE:06/23/2021								

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
4512 [redacted]											
67285		06/11/2021		06232021	58306	157.00	157.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67285				CHECKDATE:06/23/2021							
7187 [redacted]											
67286		06/11/2021		06232021	58307	195.00	195.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67286				CHECKDATE:06/23/2021							
2924 [redacted]											
67290		06/11/2021		06232021	58308	64.00	64.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67290				CHECKDATE:06/23/2021							
7174 MCINTYRE, JAMES											
67183		06/20/2021		20210623	58442	167.35	167.35	06/20/2021	INV	PD	EXP#000024
INVOICE:67183				CHECKDATE:06/23/2021							
6620 [redacted]											
67292		06/11/2021		06232021	58079	289.00	289.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67292				CHECKDATE:06/23/2021							
7193 [redacted]											
67294		06/11/2021		06232021	58309	139.00	139.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67294				CHECKDATE:06/23/2021							
4651 [redacted]											
67297		06/11/2021		06232021	58310	525.00	525.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67297				CHECKDATE:06/23/2021							
6161 MG UNPLUGGED, LLC											
66703		06/02/2021		06042021	58014	600.00	600.00	06/28/2021	INV	PD	EMPLOYEE WELL
INVOICE:002-2021				CHECKDATE:06/04/2021							
246 MIDDLETOWN ELECTRIC SUPPLY											
66643	20210130	05/20/2021		06042021	58015	103.17	103.17	06/28/2021	INV	PD	CROSSINGS PAR
INVOICE:222766				CHECKDATE:06/04/2021							
465 [redacted]											
67299		06/11/2021		06232021	58311	169.00	169.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67299				CHECKDATE:06/23/2021							
512 [redacted]											
67301		06/11/2021		06232021	58312	187.00	187.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67301				CHECKDATE:06/23/2021							

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
7196 [redacted]											
67303		06/11/2021		06232021	58313	385.00	385.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67303				CHECKDATE:06/23/2021							
5229 [redacted]											
67306		06/11/2021		06232021	58314	554.00	554.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67306				CHECKDATE:06/23/2021							
7171 MINNICH, CASEY											
67180		06/20/2021		20210623	58443	190.23	190.23	06/20/2021	INV	PD	EXP#000021
INVOICE:67180				CHECKDATE:06/23/2021							
255 MONROE LOCAL SCHOOL DISTRICT											
67035		06/08/2021		06092021	2678	306,195.31	306,195.31	06/30/2021	INV	PD	SCHOOL REIMBU
INVOICE:67035				CHECKDATE:06/10/2021							
1533 MODERN OFFICE METHODS INC.											
66644	20200062	05/18/2021		06042021	58016	154.93	154.93	06/28/2021	INV	PD	PUBLIC WORKS
INVOICE:32180400				CHECKDATE:06/04/2021							
66645	20210025	05/21/2021		06042021	58016	154.93	154.93	06/28/2021	INV	PD	PUBLIC WORKS
INVOICE:32182247				CHECKDATE:06/04/2021							
67129	20210138	06/10/2021		06182021	58067	10.66	10.66	06/14/2021	INV	PD	CMO AND MAYOR
INVOICE:32190732				CHECKDATE:06/18/2021							
67128	20210138	06/10/2021		06182021	58067	228.08	228.08	06/14/2021	INV	PD	CMO AND MAYOR
INVOICE:32190823				CHECKDATE:06/18/2021							
67570	20210025	06/11/2021		06282021	58453	98.28	98.28	07/01/2021	INV	PD	PUBLIC WORKS
INVOICE:32191429				CHECKDATE:06/28/2021							
67569	20210025	06/16/2021		06282021	58453	154.93	154.93	07/06/2021	INV	PD	PUBLIC WORKS
INVOICE:32193403				CHECKDATE:06/28/2021							
						801.81					
4378 [redacted]											
67308		06/11/2021		06232021	58315	653.00	653.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67308				CHECKDATE:06/23/2021							
7201 [redacted]											
67310		06/11/2021		06232021	58316	195.00	195.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67310				CHECKDATE:06/23/2021							
4351 [redacted]											
67312		06/11/2021		06232021	58317	163.00	163.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67312				CHECKDATE:06/23/2021							
4997 [redacted]											
67315		06/11/2021		06232021	58318	132.00	132.00	06/23/2021	INV	PD	2020 TAX REFU

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:67315			CHECKDATE:06/23/2021								
6483 [redacted]											
67317		06/11/2021	06232021		58319	33.00	33.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67317			CHECKDATE:06/23/2021								
6467 [redacted]											
67319		06/11/2021	06232021		58320	90.00	90.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67319			CHECKDATE:06/23/2021								
7203 [redacted]											
67321		06/11/2021	06232021		58321	15.00	15.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67321			CHECKDATE:06/23/2021								
3659 [redacted]											
67324		06/11/2021	06232021		58322	253.00	253.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67324			CHECKDATE:06/23/2021								
6484 [redacted]											
67323		06/11/2021	06232021		58323	199.00	199.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67323			CHECKDATE:06/23/2021								
4445 [redacted]											
67329		06/11/2021	06232021		58324	245.00	245.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67329			CHECKDATE:06/23/2021								
4747 [redacted]											
67333		06/11/2021	06232021		58325	27.00	27.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67333			CHECKDATE:06/23/2021								
6130 [redacted]											
67334		06/11/2021	06232021		58326	80.00	80.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67334			CHECKDATE:06/23/2021								
6140 [redacted]											
67327		06/11/2021	06232021		58327	33.00	33.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67327			CHECKDATE:06/23/2021								
5372 [redacted]											
67337		06/11/2021	06232021		58328	226.00	226.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67337			CHECKDATE:06/23/2021								
7070 NEAL'S MOBILE TRUCK SERVICE, INC											
67591		06/17/2021	06282021		58454	362.72	362.72	07/17/2021	INV	PD	VACTOR TRUCK

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:36150			CHECKDATE:06/28/2021								
269 JONATHON O NERENBERG											
67097	20210015	06/03/2021		06172021	2686	1,000.00	1,000.00	06/14/2021	INV	PD	MAGISTRATE FE
INVOICE:67097			CHECKDATE:06/17/2021								
7208 [redacted]											
67339		06/11/2021		06232021	58329	39.00	39.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67339			CHECKDATE:06/23/2021								
265 NATIONAL INSPECTION CORPORATION											
66675	20200118	04/30/2021		06032021	2665	29,732.95	29,732.95	06/03/2021	INV	PD	BUILDING DEPT
INVOICE:7198			CHECKDATE:06/04/2021								
562 NORMAC CO LLC											
66668	20200041	05/15/2021		06042021	58017	64.35	64.35	06/28/2021	INV	PD	ASPHALT, COLD
INVOICE:P13021			CHECKDATE:06/04/2021								
67108	20200041	05/31/2021		06182021	58068	456.30	456.30	06/14/2021	INV	PD	ASPHALT, COLD
INVOICE:P13040			CHECKDATE:06/18/2021								
67561	20200041	06/15/2021		06282021	58455	661.20	661.20	06/30/2021	INV	PD	ASPHALT, COLD
INVOICE:P13053			CHECKDATE:06/28/2021								
						1,181.85					
7209 [redacted]											
67343		06/11/2021		06232021	58330	391.50	391.50	06/23/2021	INV	PD	2019 TAX REFU
INVOICE:67343			CHECKDATE:06/23/2021								
3797 JANICE E BAER											
67571	20200172	06/15/2021		06282021	58456	71.00	71.00	06/30/2021	INV	PD	RADAR/LIDAR R
INVOICE:29784			CHECKDATE:06/28/2021								
67573	20200172	06/15/2021		06282021	58456	35.00	35.00	06/30/2021	INV	PD	RADAR/LIDAR R
INVOICE:29785			CHECKDATE:06/28/2021								
67586	20200172	06/18/2021		06282021	58456	125.00	125.00	07/15/2021	INV	PD	RADAR/LIDAR R
INVOICE:29786			CHECKDATE:06/28/2021								
67579	20200172	06/17/2021		06282021	58456	65.00	65.00	06/30/2021	INV	PD	RADAR/LIDAR R
INVOICE:29808			CHECKDATE:06/28/2021								
67580	20200172	06/17/2021		06282021	58456	65.00	65.00	06/30/2021	INV	PD	RADAR/LIDAR R
INVOICE:29809			CHECKDATE:06/28/2021								
						361.00					
3210 OHIO IRRIGATION LAWN SPRINKLER SYSTEMS INC.											
67105	20200151	05/31/2021		06182021	58069	1,200.00	1,200.00	06/14/2021	INV	PD	INTERCHANGE M
INVOICE:2456			CHECKDATE:06/18/2021								
234 OHIO MUNICIPAL LEAGUE											
66698		05/27/2021		06042021	58018	125.00	125.00	06/25/2021	INV	PD	CBD PRODUCTS
INVOICE:66698			CHECKDATE:06/04/2021								

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
6166 [redacted]											
67345		06/11/2021		06232021	58331	196.00	196.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67345				CHECKDATE:06/23/2021							
5046 [redacted]											
67349		06/11/2021		06232021	58332	426.00	426.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67349				CHECKDATE:06/23/2021							
3533 [redacted]											
67351		06/11/2021		06232021	58333	15.00	15.00	06/23/2021	INV	PD	2019 TAX REFU
INVOICE:67351				CHECKDATE:06/23/2021							
4516 [redacted]											
67371		06/11/2021		06232021	58334	746.00	746.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67371				CHECKDATE:06/23/2021							
1565 PACE ANALYTICAL SERVICES, INC											
67031	20210056	05/17/2021		06092021	2679	102.20	102.20	06/30/2021	INV	PD	WATER TESTING
INVOICE:215241816				CHECKDATE:06/10/2021							
67033	20210056	05/25/2021		06092021	2679	102.20	102.20	06/30/2021	INV	PD	WATER TESTING
INVOICE:215242173				CHECKDATE:06/10/2021							
67032	20210056	05/28/2021		06092021	2679	122.64	122.64	06/30/2021	INV	PD	WATER TESTING
INVOICE:215242351				CHECKDATE:06/10/2021							
						327.04					
7173 PARKS, TIM											
67182		06/20/2021		20210623	58444	200.00	200.00	06/20/2021	INV	PD	EXP#000023
INVOICE:67182				CHECKDATE:06/23/2021							
5975 [redacted]											
67380		06/11/2021		06232021	58335	57.00	57.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67380				CHECKDATE:06/23/2021							
7104 PEEBLES, PATRICIA											
66617		05/24/2021		06042021	58019	189.00	189.00	05/24/2021	INV	PD	EXP#000018
INVOICE:66617				CHECKDATE:06/04/2021							
2925 [redacted]											
67382		06/11/2021		06232021	58336	403.00	403.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67382				CHECKDATE:06/23/2021							
2211 [redacted]											
67383		06/11/2021		06232021	58337	754.00	754.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67383				CHECKDATE:06/23/2021							

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
1146 PUBLIC ENTITIES POOL OF OHIO											
66654		05/24/2021		06042021	58020	135.00	135.00	06/05/2021	INV	PD	PREMIUM FOR A
INVOICE:101371			CHECKDATE:06/04/2021								
66655	20210001	06/01/2021		06042021	58020	25,144.00	25,144.00	07/01/2021	INV	PD	Property & Li
INVOICE:R5009PC2021-3			CHECKDATE:06/04/2021								
						25,279.00					
1420 PERFECTION GROUP, INC.											
67090	20210041	06/01/2021		06172021	2687	872.17	872.17	06/14/2021	INV	PD	HYAC SYSTEM M
INVOICE:SCHED0004591			CHECKDATE:06/17/2021								
4879 [redacted]											
67384		06/11/2021		06232021	58338	296.00	296.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67384			CHECKDATE:06/23/2021								
4520 [redacted]											
67385		06/11/2021		06232021	58339	425.00	425.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67385			CHECKDATE:06/23/2021								
4800 [redacted]											
67386		06/11/2021		06232021	58340	27.00	27.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67386			CHECKDATE:06/23/2021								
4354 [redacted]											
67387		06/11/2021		06232021	58341	437.00	437.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67387			CHECKDATE:06/23/2021								
1947 PHOENIX SAFETY OUTFITTERS, LLC											
66649		05/21/2021		06102021	58046	2,751.68	2,751.68	06/05/2021	INV	PD	SALES ORDER R
INVOICE:SI-115294			CHECKDATE:06/10/2021								
67081		05/18/2021		06102021	58046	397.00	397.00	06/23/2021	INV	PD	STRUCTURAL FI
INVOICE:SI-115307			CHECKDATE:06/10/2021								
66704		06/02/2021		06102021	58046	618.00	618.00	06/28/2021	INV	PD	UNIFORMS
INVOICE:SI-115539			CHECKDATE:06/10/2021								
67045		06/08/2021		06102021	58046	475.00	475.00	06/30/2021	INV	PD	TURNOUT GEAR
INVOICE:SI-115684			CHECKDATE:06/10/2021								
67176		06/15/2021		06182021	58070	730.80	730.80	06/17/2021	INV	PD	STATION BOOTS
INVOICE:SI-116001			CHECKDATE:06/18/2021								
						4,972.48					
3581 [redacted]											
67388		06/11/2021		06232021	58342	911.00	911.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67388			CHECKDATE:06/23/2021								
4655 [redacted]											

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
67389		06/11/2021		06232021	58343	273.00	273.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67389			CHECKDATE:06/23/2021								
309 PITNEY BOWES											
66656	20210012	05/27/2021		06042021	58022	379.92	379.92	06/29/2021	INV	PD	POSTAGE MACHI
INVOICE:3313560519			CHECKDATE:06/04/2021								
7213 [redacted]											
67390		06/11/2021		06232021	58344	14.00	14.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67390			CHECKDATE:06/23/2021								
2340 [redacted]											
67391		06/11/2021		06232021	58080	8,107.00	8,107.00	06/23/2021	INV	PD	2019 TAX REFU
INVOICE:67391			CHECKDATE:06/23/2021								
5382 [redacted]											
67392		06/11/2021		06232021	58345	114.00	114.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67392			CHECKDATE:06/23/2021								
3706 POWERDMS, INC											
67040	20210140	07/07/2021		06092021	2680	11,986.21	11,986.21	07/30/2021	INV	PD	POWER DMS ACC
INVOICE:Q-131744			CHECKDATE:06/10/2021								
5754 PREMIER OCCUPATIONAL HEALTH											
67015		05/03/2021		06102021	58047	127.80	127.80	07/03/2021	INV	PD	EMPLOYEE AND
INVOICE:46755			CHECKDATE:06/10/2021								
67014		05/03/2021		06102021	58047	454.50	454.50	07/03/2021	INV	PD	EMPLOYEE AND
INVOICE:47941			CHECKDATE:06/10/2021								
67013		05/03/2021		06102021	58047	46.80	46.80	07/03/2021	INV	PD	EMPLOYEE AND
INVOICE:48683			CHECKDATE:06/10/2021								
						629.10					
3022 PROTEC FIRE SYSTEM SERVICES LTD											
67583		06/10/2021		06282021	58457	190.00	190.00	06/30/2021	INV	PD	ANNUAL FIRE S
INVOICE:2734			CHECKDATE:06/28/2021								
4447 [redacted]											
67393		06/11/2021		06232021	58346	259.00	259.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67393			CHECKDATE:06/23/2021								
3145 QUALITY PUBLISHING CO.											
67012		06/03/2021		06102021	58048	137.94	137.94	07/03/2021	INV	PD	BUSINESS CARD
INVOICE:35538			CHECKDATE:06/10/2021								
7214 [redacted]											

City of Monroe, OH

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DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
67394		06/11/2021		06232021	58347	301.00	301.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67394			CHECKDATE:06/23/2021								
1109 RA CONSULTANTS, LLC											
67134	20200098	05/31/2021		06182021	58071	62.50	62.50	06/14/2021	INV	PD	Ongoing GIS C
INVOICE:0012866			CHECKDATE:06/18/2021								
7216 [redacted]											
67395		06/11/2021		06232021	58348	55.00	55.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67395			CHECKDATE:06/23/2021								
7218 [redacted]											
67396		06/11/2021		06232021	58349	14.00	14.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67396			CHECKDATE:06/23/2021								
2420 INDUSTRIAL RACK AND SHELVING, INC.											
67588	20200205	03/18/2021		06282021	58458	13,902.80	13,902.80	06/30/2021	INV	PD	MOVING CONSOL
INVOICE:1011			CHECKDATE:06/28/2021								
4527 [redacted]											
67397		06/11/2021		06232021	58350	320.00	320.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67397			CHECKDATE:06/23/2021								
2653 [redacted]											
67398		06/11/2021		06232021	58351	18.00	18.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67398			CHECKDATE:06/23/2021								
4379 [redacted]											
67400		06/11/2021		06232021	58352	113.00	113.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67400			CHECKDATE:06/23/2021								
2667 JASON ROBINSON											
67577	20210116	06/15/2021		06282021	58459	4,600.00	4,600.00	07/15/2021	INV	PD	FENCING FOR 4
INVOICE:1270			CHECKDATE:06/28/2021								
7222 [redacted]											
67403		06/11/2021		06232021	58353	405.00	405.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67403			CHECKDATE:06/23/2021								
7224 [redacted]											
67404		06/11/2021		06232021	58354	136.00	136.00	06/23/2021	INV	PD	2019 TAX REFU
INVOICE:67404			CHECKDATE:06/23/2021								
67406		06/11/2021		06232021	58354	317.00	317.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67406			CHECKDATE:06/23/2021								

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
						453.00					
4660 [redacted]											
67409		06/11/2021		06232021	58355	369.00	369.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67409			CHECKDATE:06/23/2021								
4661 [redacted]											
67411		06/11/2021		06232021	58356	384.00	384.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67411			CHECKDATE:06/23/2021								
4883 [redacted]											
67414		06/11/2021		06232021	58357	426.00	426.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67414			CHECKDATE:06/23/2021								
7226 [redacted]											
67417		06/11/2021		06232021	58358	30.00	30.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67417			CHECKDATE:06/23/2021								
328 RUMPKE OF OHIO, INC											
67162		06/17/2021		06172021	2688	79,660.06	79,660.06	06/17/2021	INV	PD	JUNE 2021 CUS
INVOICE:0299555			CHECKDATE:06/17/2021								
66680		05/19/2021		06032021	2666	130.00	130.00	06/15/2021	INV	PD	CUSTOMER # 02
INVOICE:3542319			CHECKDATE:06/04/2021								
						79,790.06					
4369 RUNDELL ERNSTBERGER ASSOCIATES, INC.											
67177	20190199	01/22/2021		06182021	58072	2,500.00	2,500.00	06/17/2021	INV	PD	COMPREHENSIVE
INVOICE:191547-13			CHECKDATE:06/18/2021								
67178	20190199	01/18/2021		06182021	58072	1,350.00	1,350.00	06/17/2021	INV	PD	COMPREHENSIVE
INVOICE:191547-14			CHECKDATE:06/18/2021								
67140	20190199	04/23/2021		06182021	58072	2,500.00	2,500.00	06/28/2021	INV	PD	COMPREHENSIVE
INVOICE:191547-17			CHECKDATE:06/18/2021								
66693	20190199	05/24/2021		06042021	58023	1,000.00	1,000.00	06/25/2021	INV	PD	COMPREHENSIVE
INVOICE:191547-18			CHECKDATE:06/04/2021								
						7,350.00					
6763 RYAN'S ALL GLASS											
67158		03/30/2021		06182021	58073	360.00	360.00	06/15/2021	INV	PD	STATION 62 DO
INVOICE:01-234722			CHECKDATE:06/18/2021								
67159	20200323	03/30/2021		06182021	58073	4,000.00	4,000.00	06/15/2021	INV	PD	STATION 62 DO
INVOICE:01-2347220			CHECKDATE:06/18/2021								
						4,360.00					
331 SAFEGUARD BUSINESS SYSTEMS, INC											
66663		01/28/2021		06042021	58024	105.10	105.10	06/28/2021	INV	PD	CUSTOMER #PG2
INVOICE:034408227			CHECKDATE:06/04/2021								
66662		02/12/2021		06042021	58024	176.08	176.08	06/28/2021	INV	PD	CUSTOMER # PG

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:034429661			CHECKDATE:06/04/2021								
						281.18					
4942 [redacted]											
67419		06/11/2021	06232021		58359	317.00	317.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67419			CHECKDATE:06/23/2021								
7103 SALLEE, TEIA											
66616		05/24/2021	06042021		58025	21.42	21.42	05/24/2021	INV	PD	EXP#000017
INVOICE:66616			CHECKDATE:06/04/2021								
5903 [redacted]											
67424		06/11/2021	06232021		58360	769.00	769.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67424			CHECKDATE:06/23/2021								
470 SAM'S CLUB CREDIT											
66694	20210024	05/08/2021	06042021		58026	588.80	588.80	06/25/2021	INV	PD	OPERATING SUP
INVOICE:66694			CHECKDATE:06/04/2021								
67576	20210024	06/16/2021	06282021		58460	54.56	54.56	06/28/2021	INV	PD	OPERATING SUP
INVOICE:67576			CHECKDATE:06/28/2021								
						643.36					
6283 [redacted]											
67430		06/11/2021	06232021		58361	45.00	45.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67430			CHECKDATE:06/23/2021								
7228 [redacted]											
67429		06/11/2021	06232021		58362	28.00	28.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67429			CHECKDATE:06/23/2021								
4884 [redacted]											
67431		06/11/2021	06232021		58363	278.00	278.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67431			CHECKDATE:06/23/2021								
5006 [redacted]											
67432		06/11/2021	06232021		58364	352.00	352.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67432			CHECKDATE:06/23/2021								
4752 [redacted]											
67434		06/11/2021	06232021		58365	15.00	15.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67434			CHECKDATE:06/23/2021								
4485 [redacted]											
67435		06/11/2021	06232021		58366	167.00	167.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67435			CHECKDATE:06/23/2021								

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
5639 [redacted]											
67437		06/11/2021		06232021	58367	726.00	726.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67437			CHECKDATE:06/23/2021								
7230 [redacted]											
67439		06/11/2021		06232021	58368	1,002.00	1,002.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67439			CHECKDATE:06/23/2021								
7231 [redacted]											
67443		06/11/2021		06232021	58369	380.00	380.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67443			CHECKDATE:06/23/2021								
1091 [redacted]											
67446		06/11/2021		06232021	2691	414.00	414.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67446			CHECKDATE:06/23/2021								
6476 [redacted]											
67449		06/11/2021		06232021	58370	782.00	782.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67449			CHECKDATE:06/23/2021								
7232 [redacted]											
67453		06/11/2021		06232021	58371	521.00	521.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67453			CHECKDATE:06/23/2021								
7233 [redacted]											
67485		06/11/2021		06232021	58372	413.00	413.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67485			CHECKDATE:06/23/2021								
6291 [redacted]											
67486		06/11/2021		06232021	58373	514.00	514.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67486			CHECKDATE:06/23/2021								
5007 [redacted]											
67487		06/11/2021		06232021	58374	132.00	132.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67487			CHECKDATE:06/23/2021								
6464 [redacted]											
67488		06/11/2021		06232021	58375	116.00	116.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67488			CHECKDATE:06/23/2021								
7234 [redacted]											
67489		06/11/2021		06232021	58376	54.00	54.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67489			CHECKDATE:06/23/2021								

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
4755 [redacted]											
67490		06/11/2021		06232021	58377	250.00	250.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67490				CHECKDATE:06/23/2021							
6482 [redacted]											
67491		06/11/2021		06232021	58378	288.00	288.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67491				CHECKDATE:06/23/2021							
6091 [redacted]											
67492		06/11/2021		06232021	58379	378.00	378.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67492				CHECKDATE:06/23/2021							
4756 [redacted]											
67493		06/11/2021		06232021	58380	387.00	387.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67493				CHECKDATE:06/23/2021							
7237 [redacted]											
67494		06/11/2021		06232021	58381	178.00	178.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67494				CHECKDATE:06/23/2021							
7239 [redacted]											
67495		06/11/2021		06232021	58382	441.00	441.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67495				CHECKDATE:06/23/2021							
7240 [redacted]											
67496		06/11/2021		06232021	58383	143.00	143.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67496				CHECKDATE:06/23/2021							
7242 [redacted]											
67497		06/11/2021		06232021	58384	147.00	147.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67497				CHECKDATE:06/23/2021							
7243 [redacted]											
67498		06/11/2021		06232021	58385	156.00	156.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67498				CHECKDATE:06/23/2021							
1739 [redacted]											
67499		06/11/2021		06232021	58386	138.00	138.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67499				CHECKDATE:06/23/2021							
346 SOSMETAL PRODUCTS INC											
67091	20210023	05/14/2021		06172021	2689	111.22	111.22	06/14/2021	INV	PD	MISCELLANEOUS
INVOICE:1439752				CHECKDATE:06/17/2021							

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
67092	20210023	05/21/2021		06172021	2689	167.92	167.92	06/14/2021	INV	PD	MISCELLANEOUS
INVOICE:1440450			CHECKDATE:06/17/2021								
67093	20210023	06/04/2021		06172021	2689	784.57	784.57	06/14/2021	INV	PD	MISCELLANEOUS
INVOICE:1441723			CHECKDATE:06/17/2021								
						1,063.71					
4947 [redacted]											
67500		06/11/2021		06232021	58387	76.00	76.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67500			CHECKDATE:06/23/2021								
7245 [redacted]											
67501		06/11/2021		06232021	58388	24.00	24.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67501			CHECKDATE:06/23/2021								
4487 [redacted]											
67502		06/11/2021		06232021	58389	113.00	113.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67502			CHECKDATE:06/23/2021								
4629 [redacted]											
67503		06/11/2021		06232021	58390	320.00	320.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67503			CHECKDATE:06/23/2021								
4531 [redacted]											
67504		06/11/2021		06232021	58391	309.00	309.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67504			CHECKDATE:06/23/2021								
4360 [redacted]											
67505		06/11/2021		06232021	58392	538.00	538.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67505			CHECKDATE:06/23/2021								
5275 STANDARD INSURANCE COMPANY											
67564		06/01/2021		06282021	58461	2,254.69	2,254.69	07/01/2021	INV	PD	EE PAID JULY
INVOICE:67564			CHECKDATE:06/28/2021								
67565		06/01/2021		06282021	58461	2,989.88	2,989.88	07/01/2021	INV	PD	ER PAID JULY
INVOICE:67565			CHECKDATE:06/28/2021								
						5,244.57					
1203 STAPLES											
66672	20210089	05/01/2021		06042021	58027	6,389.73	6,389.73	06/18/2021	INV	PD	OFFICE FILES/
INVOICE:8062143568			CHECKDATE:06/04/2021								
6746 [redacted]											
67506		06/11/2021		06232021	58393	521.00	521.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67506			CHECKDATE:06/23/2021								
4630 [redacted]											

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DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
67507		06/11/2021		06232021	58394	236.00	236.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67507			CHECKDATE:06/23/2021								
284 TREASURER, STATE OF OHIO											
66695		06/02/2021		06042021	58029	45.00	45.00	06/25/2021	INV	PD	REVENUE ID 14
INVOICE:1422200			CHECKDATE:06/04/2021								
67582		06/02/2021		06282021	58462	334.25	334.25	06/30/2021	INV	PD	ELEVATOR CERT
INVOICE:5048205			CHECKDATE:06/28/2021								
66691	20200018	06/03/2021		06042021	58028	1,011.41	1,011.41	06/25/2021	INV	PD	STATE BUILDIN
INVOICE:APRIL 2021 COMM			CHECKDATE:06/04/2021								
66692	20200018	06/03/2021		06042021	58028	87.17	87.17	06/25/2021	INV	PD	STATE BUILDIN
INVOICE:APRIL 2021 RESI			CHECKDATE:06/04/2021								
						1,477.83					
4885 [redacted]											
67508		06/11/2021		06232021	58395	1,800.00	1,800.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67508			CHECKDATE:06/23/2021								
2007 [redacted]											
67509		06/11/2021		06232021	58081	89.00	89.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67509			CHECKDATE:06/23/2021								
4489 [redacted]											
67511		06/11/2021		06232021	58396	309.00	309.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67511			CHECKDATE:06/23/2021								
7247 [redacted]											
67510		06/11/2021		06232021	58397	34.00	34.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67510			CHECKDATE:06/23/2021								
7249 [redacted]											
67512		06/11/2021		06232021	58398	1,906.00	1,906.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67512			CHECKDATE:06/23/2021								
7250 [redacted]											
67513		06/11/2021		06232021	58399	644.00	644.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67513			CHECKDATE:06/23/2021								
3525 [redacted]											
67514		06/11/2021		06232021	58400	455.00	455.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67514			CHECKDATE:06/23/2021								
4455 [redacted]											
67515		06/11/2021		06232021	58401	94.00	94.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67515			CHECKDATE:06/23/2021								

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
4376 [redacted]											
67516		06/11/2021		06232021	58402	184.00	184.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67516			CHECKDATE:06/23/2021								
4764 [redacted]											
67517		06/11/2021		06232021	58403	788.00	788.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67517			CHECKDATE:06/23/2021								
7251 [redacted]											
67518		06/11/2021		06232021	58404	1,169.00	1,169.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67518			CHECKDATE:06/23/2021								
6623 [redacted]											
67519		06/11/2021		06232021	58082	270.00	270.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67519			CHECKDATE:06/23/2021								
7252 [redacted]											
67520		06/11/2021		06232021	58405	194.00	194.00	06/23/2021	INV	PD	2018 TAX REFU
INVOICE:67520			CHECKDATE:06/23/2021								
67521		06/11/2021		06232021	58405	2.42	2.42	06/23/2021	INV	PD	2018 INTEREST
INVOICE:67521			CHECKDATE:06/23/2021								
67522		06/11/2021		06232021	58405	211.00	211.00	06/23/2021	INV	PD	2019 TAX REFU
INVOICE:67522			CHECKDATE:06/23/2021								
67523		06/11/2021		06232021	58405	2.64	2.64	06/23/2021	INV	PD	2019 INTEREST
INVOICE:67523			CHECKDATE:06/23/2021								
67524		06/11/2021		06232021	58405	373.00	373.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67524			CHECKDATE:06/23/2021								
						783.06					
5012 [redacted]											
67525		06/11/2021		06232021	58406	329.00	329.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67525			CHECKDATE:06/23/2021								
4632 [redacted]											
67526		06/11/2021		06232021	58407	695.00	695.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67526			CHECKDATE:06/23/2021								
769 TREASURER OF STATE OF OHIO											
66646	20200176	05/20/2021		06042021	58030	600.00	600.00	06/28/2021	INV	PD	LEADS MONTHLY
INVOICE:21L4113			CHECKDATE:06/04/2021								
1822 [redacted]											
67527		06/11/2021		06232021	58408	304.00	304.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67527			CHECKDATE:06/23/2021								

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
3456 [redacted]											
67531		06/11/2021		06232021	58409	468.00	468.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67531			CHECKDATE:06/23/2021								
3836 [redacted]											
67528		06/11/2021		06232021	58410	566.78	566.78	06/23/2021	INV	PD	2016 TAX REFU
INVOICE:67528			CHECKDATE:06/23/2021								
67529		06/11/2021		06232021	58410	7.08	7.08	06/23/2021	INV	PD	2016 INTEREST
INVOICE:67529			CHECKDATE:06/23/2021								
						573.86					
5912 BACKDRAFT OPCO LLC											
67157		06/08/2021		06182021	58074	247.50	247.50	06/15/2021	INV	PD	EMERGENCY REP
INVOICE:2104678			CHECKDATE:06/18/2021								
374 TYLER TECHNOLOGIES, INC											
67563	20210022	06/01/2021		06282021	58463	70,855.54	70,855.54	06/30/2021	INV	PD	SUPPORT / UPD
INVOICE:045-340685			CHECKDATE:06/28/2021								
572 US BANK NATIONAL ASSOCIATION											
68058		06/24/2021		PCRD0621	2727	121,362.57	121,362.57	07/15/2021	DIR	PD	JUNE 2021 P C
INVOICE:0621PCRD			CHECKDATE:06/24/2021								
66673	20210028	05/26/2021		06042021	58031	180.50	180.50	06/20/2021	INV	PD	COUNCIL COPIE
INVOICE:444245658			CHECKDATE:06/04/2021								
						121,543.07					
4533 [redacted]											
67532		06/11/2021		06232021	58411	833.00	833.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67532			CHECKDATE:06/23/2021								
7253 [redacted]											
67533		06/11/2021		06232021	58412	17.00	17.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67533			CHECKDATE:06/23/2021								
7254 [redacted]											
67534		06/11/2021		06232021	58413	21.00	21.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67534			CHECKDATE:06/23/2021								
5365 [redacted]											
67535		06/11/2021		06232021	58414	373.00	373.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67535			CHECKDATE:06/23/2021								
2619 VANGUARD CLEANING SYSTEMS OF CINCINNATI											
66685	20200044	06/02/2021		06032021	2667	4,230.00	4,230.00	06/15/2021	INV	PD	CLEANING AND
INVOICE:20982			CHECKDATE:06/04/2021								

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
66683	20200044	05/27/2021		06032021	2667	40.70	40.70	06/15/2021	INV	PD	CLEANING AND
INVOICE:20986			CHECKDATE:06/04/2021								
66684	20200044	05/27/2021		06032021	2667	350.00	350.00	06/15/2021	INV	PD	CLEANING AND
INVOICE:20987			CHECKDATE:06/04/2021								
						4,620.70					
5087 VELECOR SERVICES GROUP, LLC											
66679	20210009	05/31/2021		06032021	2668	9,966.67	9,966.67	06/15/2021	INV	PD	IT SERVICE AG
INVOICE:13043			CHECKDATE:06/04/2021								
7255 [redacted]											
67536		06/11/2021		06232021	58415	230.00	230.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67536			CHECKDATE:06/23/2021								
7256 [redacted]											
67537		06/11/2021		06232021	58416	15.00	15.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67537			CHECKDATE:06/23/2021								
6039 VIRTRA, INC.											
66682	20200214	05/27/2021		06032021	2669	3,759.80	3,759.80	06/15/2021	INV	PD	SIMULATED FIR
INVOICE:210179			CHECKDATE:06/04/2021								
6197 [redacted]											
67538		06/11/2021		06232021	58417	100.00	100.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67538			CHECKDATE:06/23/2021								
4063 W.G. STANG LLC											
67572	20210078	05/17/2021		06282021	58464	69,735.00	69,735.00	07/01/2021	INV	PD	BRITTANY HEIG
INVOICE:2			CHECKDATE:06/28/2021								
6752 [redacted]											
67539		06/11/2021		06232021	58418	1,181.00	1,181.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67539			CHECKDATE:06/23/2021								
3121 [redacted]											
67540		06/11/2021		06232021	58419	26.00	26.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67540			CHECKDATE:06/23/2021								
395 WATSON GRAVEL, INC											
67095	20210121	05/15/2021		06172021	2690	33.81	33.81	06/14/2021	INV	PD	TOPSOIL, CRUS
INVOICE:766307			CHECKDATE:06/17/2021								
67094	20210121	05/15/2021		06172021	2690	32.34	32.34	06/14/2021	INV	PD	TOPSOIL, CRUS
INVOICE:766308			CHECKDATE:06/17/2021								
						66.15					
3543 [redacted]											

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
67541		06/11/2021		06232021	58420	714.00	714.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67541			CHECKDATE:06/23/2021								
6885 WELLS FARGO VENDOR FINANCIAL SERVICES LLC											
67054	20210091	05/27/2021		06102021	58049	678.45	678.45	06/22/2021	INV	PD	LEASING FEES
INVOICE:5015294293			CHECKDATE:06/10/2021								
4674 [redacted]											
67542		06/11/2021		06232021	58421	934.00	934.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67542			CHECKDATE:06/23/2021								
7071 WEX INC											
66687		05/31/2021		06032021	2670	18,390.23	18,390.23	06/03/2021	INV	PD	MAY 2021 FUEL
INVOICE:72108133			CHECKDATE:06/04/2021								
1672 WEX BANK											
66686		05/31/2021		06032021	2671	41.48	41.48	06/03/2021	INV	PD	MAY 2021 FUEL
INVOICE:71988771			CHECKDATE:06/04/2021								
398 LAW OFFICE OF JOHN A WHITTINGTON											
66651		05/25/2021		06042021	58032	150.00	150.00	06/05/2021	INV	PD	MAY 25, 2021
INVOICE:66651			CHECKDATE:06/04/2021								
4766 [redacted]											
67543		06/11/2021		06232021	58422	1,158.00	1,158.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67543			CHECKDATE:06/23/2021								
4289 [redacted]											
67544		06/11/2021		06232021	58423	450.00	450.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67544			CHECKDATE:06/23/2021								
4391 [redacted]											
67545		06/11/2021		06232021	58424	712.00	712.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67545			CHECKDATE:06/23/2021								
7257 [redacted]											
67546		06/11/2021		06232021	58425	100.78	100.78	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67546			CHECKDATE:06/23/2021								
3586 [redacted]											
67547		06/11/2021		06232021	58426	324.00	324.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67547			CHECKDATE:06/23/2021								
7258 [redacted]											

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
67548		06/11/2021		06232021	58427	15.00	15.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67548			CHECKDATE:06/23/2021								
	4676 [redacted]										
65795		04/27/2021		06042021	58033	485.00	485.00	04/30/2021	INV	PD	2020 FINAL RE
INVOICE:65795			CHECKDATE:06/04/2021								
	5111 [redacted]										
67549		06/11/2021		06232021	58428	292.00	292.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67549			CHECKDATE:06/23/2021								
	7259 [redacted]										
67550		06/11/2021		06232021	58429	303.00	303.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67550			CHECKDATE:06/23/2021								
	4678 [redacted]										
67551		06/11/2021		06232021	58430	355.00	355.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67551			CHECKDATE:06/23/2021								
	3337 [redacted]										
67552		06/11/2021		06232021	58431	502.00	502.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67552			CHECKDATE:06/23/2021								
	5062 [redacted]										
67553		06/11/2021		06232021	58432	297.00	297.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67553			CHECKDATE:06/23/2021								
	7223 [redacted]										
67447		06/22/2021		06232021	58433	101.00	101.00	06/25/2021	INV	PD	2020 FINAL TA
INVOICE:67447			CHECKDATE:06/23/2021								
	7260 [redacted]										
67554		06/11/2021		06232021	58434	700.00	700.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67554			CHECKDATE:06/23/2021								
	7261 [redacted]										
67555		06/11/2021		06232021	58435	168.00	168.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67555			CHECKDATE:06/23/2021								
	7262 [redacted]										
67556		06/11/2021		06232021	58436	1,017.00	1,017.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67556			CHECKDATE:06/23/2021								
	4679 [redacted]										

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
67557		06/11/2021		06232021	58437	637.00	637.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67557			CHECKDATE:06/23/2021								
6012 [redacted]											
67558		06/11/2021		06232021	58438	264.00	264.00	06/23/2021	INV	PD	2020 TAX REFU
INVOICE:67558			CHECKDATE:06/23/2021								
						264.00					
		636 INVOICES				1,398,720.07					

** END OF REPORT - Generated by Deborah Armitage **

P Card Expenses

For June 30, 2021

City of Monroe, OH

PURCHASE CARD STATEMENTS

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4642	**0014	ALAINA HAGENSEKER	DEV	JUNE2021	Converted	2021/06	105.37

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27165	MOUSE AND LABEL PRINTER	AMAZON.COM	67737	05/31/2021	06/01/2021	06/11/2021	105.37

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
11114000	52412		DEV OFFICE SUPPLIES		N	N	105.37

PURCHASE CARD STATEMENTS

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4643	**0135	ACCOUNTS.PAYABLE	Z1501	JUNE2021	Converted	2021/06	5,655.82

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27166	HEADSET	AMAZON.COM	67738	05/10/2021	05/11/2021	06/11/2021	27.99
27167	EXPANDING FOLDERS AND COMMUN	AMAZON.COM	67739	05/10/2021	05/11/2021	06/11/2021	49.03
27168	EXPANDING FOLDERS AND INDEX	AMAZON.COM	67740	05/10/2021	05/12/2021	06/11/2021	32.80
27169	COPY PAPER	STAPLES	67741	05/13/2021	05/14/2021	06/11/2021	79.98
27170	CABLE SERVICES	SPECTRUM	67742	05/17/2021	05/18/2021	06/11/2021	17.84
27171	TAX DUE DATE LUNCH	PANERA BREAD #204910 O	67743	05/18/2021	05/19/2021	06/11/2021	211.19
27172	CHAIRMAT FOR CARPET	AMAZON.COM	67744	05/19/2021	05/20/2021	06/11/2021	37.02
27173	AT&T BILL	ATT*BUS PHONE PMT	67745	05/20/2021	05/21/2021	06/11/2021	248.65
27174	AT&T BILL	ATT*BUS PHONE PMT	67746	05/20/2021	05/21/2021	06/11/2021	1488.96
27175	FOLDERS/DOC CLIP/PRINTER LAB	STAPLES	67747	05/22/2021	05/24/2021	06/11/2021	99.25
27176	LABEL PRINTER	STAPLES	67748	05/22/2021	05/24/2021	06/11/2021	74.99
27177	INK AND TONER FOR FRONT DESK	STAPLES	67749	05/29/2021	05/31/2021	06/11/2021	139.92
27178	COPY STAMP	STAPLES	67750	05/29/2021	05/31/2021	06/11/2021	12.26
27179	STAPLER	AMAZON.COM	67751	05/30/2021	05/31/2021	06/11/2021	31.19
27180	ETHERNET CABLES	AMAZON.COM	67752	05/30/2021	05/31/2021	06/11/2021	76.98
27181	CABLE SERVICES	SPECTRUM	67753	06/02/2021	06/03/2021	06/11/2021	26.76
27182	CABLE SERVICES	SPECTRUM	67754	06/02/2021	06/03/2021	06/11/2021	116.34
27183	CABLE SERVICES	SPECTRUM	67755	06/02/2021	06/03/2021	06/11/2021	205.61
27184	MONROE NO REPLY SERVICE	MSFT * E0300D4ODC	67756	06/05/2021	06/07/2021	06/11/2021	4.00
27185	G3 LICENSE WHOLE OFFICE 365	MSFT * E0300D4ODC	67757	06/05/2021	06/07/2021	06/11/2021	2049.34
27186	G1 LICENSE OFFICE 365 EMAIL	MSFT * E0300D4ODC	67758	06/06/2021	06/07/2021	06/11/2021	488.00
27187	KEYBOARD/ORGANIZER/STAPLE RE	AMAZON.COM	67759	06/06/2021	06/07/2021	06/11/2021	107.23
27188	EXPANDING FILES/WALL CHARGER	AMAZON.COM	67760	06/07/2021	06/08/2021	06/11/2021	30.49

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
11112500	59000		GENERAL IT EXPENSES		N	N	2618.32
11115000	52411		FINANCE MINOR TOOLS/EQUIP		N	N	151.46
11115000	52412		FINANCE OFFICE SUPPLIES		N	N	384.18
11115000	52414		FINANCE FOOD/BEVERAGE		N	N	211.19
11115100	52411		INC TAX MINOR TOOLS/EQUIP		N	N	27.99
11115100	52412		INC TAX OFFICE SUPPLIES		N	N	146.51
11116000	52412		MC OFFICE SUPPLIES		N	N	12.01
11133000	52501		B/G TELEPHONE		N	N	1737.61
11133000	52599		B/G OTHER UTILITIES		N	N	111.58
23127000	52599		FD CABLE		N	N	134.18
24125000	52599		PD OTHER UTILITIES		N	N	120.79

PURCHASE CARD STATEMENTS

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4644	**0285	KACEY WAGGAMAN	Z1502	JUNE2021	Converted	2021/06	183.56

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27189	TEAMSTERS NEGOTIATIONS	THE CLUBHOUSE SPORTS GRILL	67761	05/14/2021	05/17/2021	06/11/2021	84.56
27190	GRIEVANCE WEBINAR	NATL PUBLIC EMPLOYER LA	67762	05/25/2021	05/26/2021	06/11/2021	99.00

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
11113000	52414		HR FOOD AND BEVERAGE		N	N	84.56
11113053	52340		HR TRAINING/SEMINAR FEE		N	N	99.00

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4645	**0371	SKYLAR HALSEY	PD	JUNE2021	Converted	2021/06	394.85

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27191	MEAL WHILE AT TRAINING	KALAHARI RESORT- OH - ECO	67763	06/06/2021	06/08/2021	06/11/2021	37.03
27192	MEAL WHILE AT TRIANING	CASA REAL	67764	06/07/2021	06/08/2021	06/11/2021	20.92
27193	LODGING WHIEL AT TRAINING	GREAT WOLF SANDUSKY	67765	06/07/2021	06/09/2021	06/11/2021	310.80
27194	MEAL WHILE AT TRAINING	LONGHORN STEAK00050914	67766	06/09/2021	06/10/2021	06/11/2021	26.10

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
24125153	52343		PATROL LODGING - TRAIN		N	N	310.80
24125153	52414		PATROL FOOD/BEV - TRAIN		N	N	84.05

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4646	**0397	GREGORY HOPKINS	PD	JUNE2021	Converted	2021/06	512.40

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27195	MEAL WHILE AT TRAINING	WENDY'S #7	67767	06/06/2021	06/08/2021	06/11/2021	10.07
27196	MEAL WHILE AT TRIANING	CASA REAL	67768	06/07/2021	06/08/2021	06/11/2021	18.11
27197	LODGINING WHILE AT OTOA TRAI	GREAT WOLF SANDUSKY	67769	06/06/2021	06/08/2021	06/11/2021	459.52
27198	WATER AND RED BULLS MEALS WH	BOSTON MARKET 0613	67770	06/09/2021	06/10/2021	06/11/2021	14.61
27199	MELA WHILE AT TRAINING	BOSTON MARKET 0613	67771	06/08/2021	06/10/2021	06/11/2021	10.09

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
24125153	52343		PATROL LODGING - TRAIN		N	N	459.52
24125153	52414		PATROL FOOD/BEV - TRAIN		N	N	52.88

PURCHASE CARD STATEMENTS

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4647	**0514	JOSHUA SPRADLING	FIRE	JUNE2021	Converted	2021/06	1,316.87

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27200	EXTRICATION TOOL PREVENTATIV	HOWELL RESCUE SYSTEMS IN	67772	05/10/2021	05/11/2021	06/11/2021	1130.00
27201	FLASHLIGHT LENS CAPS	MSC	67773	05/13/2021	05/14/2021	06/11/2021	40.31
27202	SUPPLIES FOR NEW ICE MAKER	LOWES #00303*	67774	05/20/2021	05/24/2021	06/11/2021	48.06
27203	SUPPLIES FOR NEW ICE MAKER	LOWES #00303*	67775	05/20/2021	05/24/2021	06/11/2021	36.98
27204	FUEL FOR SAWS	MONROE PARTS INC	67776	05/26/2021	05/27/2021	06/11/2021	61.52

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
23127000	52360		59 - FD PROPERTY MAINTENANCE		N	N	85.04
23127000	52370		FD EQUIPMENT MAINTENANCE		N	N	1130.00
23127000	52401		FD FUEL		N	N	61.52
23127000	52411		FD TOOLS AND MINOR EQUIPMENT		N	N	40.31

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4648	**0795	DOUG LEIST	PD	JUNE2021	Converted	2021/06	12.25

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27205	EVIDENCE TECH EQUIPMENT	KROGER LIMITED PARTNERSHIP 1	67777	05/20/2021	05/21/2021	06/11/2021	12.25

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
24125000	52334		PD EVIDENCE TESTING		N	N	12.25

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4649	**1503	JASON BEDWELL	STR	JUNE2021	Converted	2021/06	368.57

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27206	E-TRACK FOR MOVIE TRAILER	FASTENAL COMPANY	67778	05/17/2021	05/18/2021	06/11/2021	249.79
27207	IGNITION SWITCH FOR LOADER	SOUTHEASTERN EQUIPMENT CO, INC	67779	05/18/2021	05/19/2021	06/11/2021	39.10
27208	KEY FOR HOSE BIB PAINT SUPPL	LOWES #00303*	67780	06/02/2021	06/03/2021	06/11/2021	79.68

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
22131000	52375		ST EQUIPMENT REPAIR		N	N	288.89
22131000	52411		ST TOOLS AND MINOR EQUIPMENT		N	N	79.68

PURCHASE CARD STATEMENTS

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4650	**1651	ZACHARY BERNARD	FIRE	JUNE2021	Converted	2021/06	1,362.37

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27209	BATTERIES FOR GPS UNIT	AMAZON.COM	67781	05/20/2021	05/21/2021	06/11/2021	33.57
27210	UNIFORM DRESS SHIRTS X 2	GALLS	67782	05/28/2021	05/31/2021	06/11/2021	91.00
27211	UNIFORM DRESS SHIRTS X2 NEW	GALLS	67783	05/28/2021	05/31/2021	06/11/2021	91.00
27212	WATER RESCUE INSTRUCTOR TRAI	AMERICAN AIRLINES	67784	06/10/2021	06/10/2021	06/11/2021	573.40
27213	WATER RESCUE INSTRUCTOR TRAI	AMERICAN AIRLINES	67785	06/10/2021	06/10/2021	06/11/2021	573.40

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
23127000	52418		66 - SPECIAL OPERATIONS		N	N	33.57
23127053	52341		FD TRAV/TRANS - TRAIN		N	N	1146.80
23127300	52315		FD UNIFORM PURCHASING & MAINT		N	N	182.00

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4651	**1883	TRAVIS RICE	STR	JUNE2021	Converted	2021/06	2,550.32

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27214	FENDER/WHEEL COVER TRUCK 323	KAFFENBARGER TRUCK EQUIPMENT C	67786	05/17/2021	05/18/2021	06/11/2021	180.64
27215	CORDLESS CONCRETE SAW	DENNY LUMBER COMPA	67787	05/17/2021	05/18/2021	06/11/2021	899.00
27216	HEADLIGHT WATER DEPT. INTERN	O'REILLY AUTO PARTS 2106	67788	05/17/2021	05/18/2021	06/11/2021	49.53
27217	REPLACEMENT BULBS TRUCK 59 &	KAFFENBARGER TRUCK EQUIPMENT C	67789	05/18/2021	05/19/2021	06/11/2021	168.14
27218	RUNNING BOARDS FOR WATER DUM	LOWES #00303*	67790	05/18/2021	05/19/2021	06/11/2021	141.90
27219	PACKAGING TO RETURN MAGNET	LOWES #00303*	67791	05/18/2021	05/19/2021	06/11/2021	25.14
27220	BBQ RETIREMENT PARTY	COMBS BBQ	67792	05/20/2021	05/21/2021	06/11/2021	465.00
27221	SEED AND FERTILIZER ROUTE 63	HENDERSON TURF FARM, INC	67793	05/21/2021	05/24/2021	06/11/2021	176.78
27222	SEED AND WALK BEHIND SPREADE	BUCKEYE POWER SALES MIDDL	67794	05/21/2021	05/24/2021	06/11/2021	126.17
27223	NEW LEVELING ROD AND PAINT S	PRECISION LASER & INSTRUMENT	67795	05/24/2021	05/25/2021	06/11/2021	145.14
27224	TOP SOIL SINKHOLE 705 EAST B	TRI STATE LANDSCAPE SUPPLY	67796	05/25/2021	05/26/2021	06/11/2021	23.00
27225	PROPANE TANK FILL	HARRIS CALORIFIC SALES, INC	67797	05/26/2021	05/27/2021	06/11/2021	56.33
27226	2 MANHOLE HOOKS	HD SUPPLY WATERWORKS, LTD	67798	05/27/2021	05/28/2021	06/11/2021	82.56
27227	FUEL CLEANER WATER DEPT. EXC	O'REILLY AUTO PARTS 2106	67799	06/03/2021	06/04/2021	06/11/2021	10.99

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
22131000	52355		ST VEHICLE MAINTENCE & REPAIR		N	N	84.07
61138000	52355		WTR VEHICLE REPAIR		N	N	275.50
61138000	52375		WTR EQUIPMENT REPAIR		N	N	10.99
61138000	52413		WTR OPERATING SUPPLIES/MATERIA		N	N	547.56
63139000	52355		STORM VEHICLE REPAIR		N	N	180.64
63139000	52411		STORM TOOLS AND MINOR EQUIPMEN		N	N	899.00
63139000	52413		STORM OPERATING SUPPLIES/MATER		N	N	552.56

PURCHASE CARD STATEMENTS

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4652	**1917	DONNA CAMPBELL	STR	JUNE2021	Converted	2021/06	709.38

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27228	ENGINEERING PLOTTER REPAIR	KEY BLUE PRINTS INC	67800	05/10/2021	05/11/2021	06/11/2021	270.00
27229	MAY 2021 MOVIE IN THE PARK M	SWANK MOTION PICTURES, INC	67801	05/26/2021	05/27/2021	06/11/2021	346.00
27230	OFFICE SUPPLIES	NICKERSON BUSINESS SUPPLIES, I	67802	05/27/2021	05/31/2021	06/11/2021	93.38

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
11114500	52314		ENG OTHER PROF/TECH SERVICES		N	N	270.00
11141000	52612		PARK EVENTS		N	N	346.00
22131000	52412		ST OFFICE SUPPLIES		N	N	93.38

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4653	**2270	MATT.PRESLEY	STR	JUNE2021	Converted	2021/06	2,809.05

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27231	MOUND AND NORTH GRAVE RESTOR	HENDERSON TURF FARM, INC	67803	05/11/2021	05/12/2021	06/11/2021	150.00
27232	DIRT FOR GRAVE RESTORATIONS	TRI STATE LANDSCAPE SUPPLY	67804	05/12/2021	05/13/2021	06/11/2021	115.00
27233	DIRT FOR GRAVE RESTORATION	TRI STATE LANDSCAPE SUPPLY	67805	05/12/2021	05/13/2021	06/11/2021	23.00
27234	DIRT FOR GRAVE RESTORATION	TRI STATE LANDSCAPE SUPPLY	67806	05/13/2021	05/14/2021	06/11/2021	69.00
27235	SUPPLIES TO CLEAN UP VETRANS	LOWES #00303*	67807	05/14/2021	05/17/2021	06/11/2021	35.42
27236	MULCH FOR COMM PARK CABIN	TRI STATE LANDSCAPE SUPPLY	67808	05/18/2021	05/19/2021	06/11/2021	23.00
27237	PERSONAL PURCHASE BY ACCIDEN	HUNTER IGA EXPRESS	67809	05/19/2021	05/20/2021	06/11/2021	6.79
27238	FUEL TREATMENT FOR FUEL TRAI	MONROE PARTS INC	67810	05/20/2021	05/21/2021	06/11/2021	96.29
27239	STOCK WEED AND BRUSH KILLER	RURAL KING SUPPLY #53	67811	05/24/2021	05/25/2021	06/11/2021	1244.43
27240	HOSE AND FITTINGS FOR BATWIN	HART INDUSTRIES INC	67812	05/27/2021	05/28/2021	06/11/2021	106.58
27241	FITTINGS FOR BATWING	MONROE PARTS INC	67813	05/27/2021	05/28/2021	06/11/2021	61.04
27242	HOSE REPAIR FOR BATWING	HART INDUSTRIES INC	67814	05/28/2021	05/31/2021	06/11/2021	37.83
27243	MEMORIAL DAY MUMS	BERNS GREENHOUSE & GARDEN CENT	67815	05/28/2021	05/31/2021	06/11/2021	89.95
27244	MULCH FOR STRIP MALL 601 MAI	TRI STATE LANDSCAPE SUPPLY	67816	06/02/2021	06/03/2021	06/11/2021	69.00
27245	STRIP MALL MULCH 601 MAIN	TRI STATE LANDSCAPE SUPPLY	67817	06/02/2021	06/03/2021	06/11/2021	23.00
27246	GRABBERS FOR THE MOWERS FOR	TRACTOR-SUPPLY-CO #0672	67818	06/04/2021	06/07/2021	06/11/2021	109.93
27247	SUPPLIES FOR DOG PARK FOUNDA	CARROLL DIST #27	67819	06/07/2021	06/08/2021	06/11/2021	66.00
27248	LUMBER FOR DOG PARK FOUNDATI	BUTLER COUNTY LUMBER	67820	06/07/2021	06/08/2021	06/11/2021	381.85
27249	BOLTS AND NUTS FOR SIGN TRUC	FASTENAL COMPANY	67821	06/09/2021	06/10/2021	06/11/2021	80.94
27250	ROAD SIDE TREE REMOVAL DUMP	TRI STATE LANDSCAPE SUPPLY	67822	06/09/2021	06/10/2021	06/11/2021	20.00

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
11133400	52360		VET MEM PROPERTY MAINTENANCE		N	N	35.42
11133700	52360		601 S MAIN PROPERTY MAINT		N	N	92.00
11141000	52413		PARK OPER SUPP/MATER		N	N	447.85
11141100	52413		CM PK OPER SUPP/MATERIALS		N	N	23.00
22131000	52375		ST EQUIPMENT REPAIR		N	N	301.74
22131000	52411		ST TOOLS AND MINOR EQUIPMENT		N	N	109.93
22131000	52413		ST OPERATING SUPPLIES/MATERIAL		N	N	1352.16
65139000	52360	MOUND	MOUND PROPERTY MAINTENANCE		N	N	69.00
65139000	52360	NORTH	NORTH PROPERTY MAINTENANCE		N	N	377.95

PURCHASE CARD STATEMENTS

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4654	**2505	THOMAS.HILL	FIRE	JUNE2021	Converted	2021/06	372.04

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27251	ICE MACHINE DRAIN PARTS	LOWES #00303*	67823	05/21/2021	05/24/2021	06/11/2021	121.75
27252	CREDIT - ICE MACHINE PARTS	LOWES #00303*	67824	05/24/2021	05/25/2021	06/11/2021	-85.87
27253	STATION 61 DRAIN CLEAN OUT	AMERICAN EAGLE PLUMBING & DRAI	67825	06/02/2021	06/04/2021	06/11/2021	306.06
27254	NEW HIRE SUBSCRIPTIONS	ACTIVE911 INC	67826	06/08/2021	06/10/2021	06/11/2021	30.10

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
23127000	52360		59 - FD PROPERTY MAINTENANCE		N	N	306.06
23127000	52370		FD EQUIPMENT MAINTENANCE		N	N	35.88
23127154	52321		EMS DUE/SUBS/FEE - IT		N	N	30.10

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4655	**2521	MATT.GRUBBS	FIRE	JUNE2021	Converted	2021/06	130.00

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27255	COVID TESTING	SQ *ADVANTAGE CARE NORTH	67827	06/07/2021	06/08/2021	06/11/2021	130.00

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
23127000	52314		FD PHYSICALS		N	N	130.00

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4656	**2934	DENNIS MOORE	STR	JUNE2021	Converted	2021/06	155.92

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27256	PARTS FOR WATER HEATER AT CO	LOWES #00303*	67828	06/04/2021	06/07/2021	06/11/2021	31.94
27257	PARTS FOR WATER HEATER AT CO	LOWES #00303*	67829	06/04/2021	06/07/2021	06/11/2021	9.98
27258	NEW TIRE FOR SKID LOADER TAI	BEST ONE TIRE AND SERVICE OF M	67830	06/07/2021	06/08/2021	06/11/2021	114.00

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
11141100	52360		CM PK PROPERTY MAINT		N	N	41.92
22131000	52375		ST EQUIPMENT REPAIR		N	N	114.00

PURCHASE CARD STATEMENTS

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4657	**3053	JOSHUA.KING	PD	JUNE2021	Converted	2021/06	1,873.16

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27259	INSTALLATION OF GLASS FILM O	IN *MIAMI VALLEY ICE MACH	67831	05/13/2021	05/14/2021	06/11/2021	225.00
27260	DIESAL OIL FOR GENERATOR	LYKINS OIL COMPANY	67832	05/17/2021	05/18/2021	06/11/2021	351.00
27261	TOOLS- WASHERS AND NUTS AND	THE HOME DEPOT 3868	67833	05/17/2021	05/19/2021	06/11/2021	4.70
27262	TWO CASES OF WATER FOR FOOD	CFM #29073, INC	67834	05/20/2021	05/21/2021	06/11/2021	9.38
27263	FORD TAURUS SEALT BELT BUCKL	EBAY O*15-07122-75674	67835	05/27/2021	05/28/2021	06/11/2021	41.00
27264	HEAVY DUTY DOORSTOPS X 6	THE HOME DEPOT 3868	67836	05/26/2021	05/28/2021	06/11/2021	34.68
27265	1801 BATTERY	TIRE DISCOUNTERS	67837	06/02/2021	06/03/2021	06/11/2021	221.39
27266	CO2 FOR SIMULATOR	MATHESON-M56	67838	06/02/2021	06/03/2021	06/11/2021	79.50
27267	DARE- APPLE IPADS FOR DARE P	AMAZON.COM	67839	06/07/2021	06/08/2021	06/11/2021	906.51

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
24125000	52350		PD VEHICLE MAINTENANCE		N	N	262.39
24125000	52401		PD FUEL		N	N	351.00
24125000	52411		PD TOOLS AND MINOR EQUIPMENT		N	N	39.38
24125000	52413		PD OPERATING SUPPLIES/MATERIAL		N	N	304.50
24125000	52414		PD FOOD AND BEV - TRAVEL		N	N	9.38
24225000	52413		DARE OPERATING SUPP/MAT		N	N	906.51

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4658	**3155	BRADLEY.JACKSON	PD	JUNE2021	Converted	2021/06	16.99

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27268	BATTERIES FOR ALALRM SYSTEM	KROGER LIMITED PARTNERSHIP 1	67840	05/26/2021	05/27/2021	06/11/2021	16.99

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
24125000	52413		PD OPERATING SUPPLIES/MATERIAL		N	N	16.99

PURCHASE CARD STATEMENTS

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4659	**3265	JASON HOLBROOK	STR	JUNE2021	Converted	2021/06	16,145.61

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27269	PARTS FOR TRACTORS BRUSH BUM	AG PRO WILMINGTON 010303	67841	05/11/2021	05/12/2021	06/11/2021	503.65
27270	OIL CHANGE FOR MY WORK TRUCK	TIRE DISCOUNTERS	67842	05/13/2021	05/14/2021	06/11/2021	50.89
27271	NEW LOCK SET FOR CROSSING PA	AGP LOCK & SECURITY LLC	67843	05/12/2021	05/14/2021	06/11/2021	430.00
27272	CONCRETE FOR FOUINDATIONS AT	SMYRNA READY MIX CONCRETE, LLC	67844	05/17/2021	05/18/2021	06/11/2021	1249.00
27273	BELT FOR XMARK MOWER DECK	BUCKEYE POWER SALES MIDDL	67845	05/19/2021	05/21/2021	06/11/2021	163.75
27274	VINYL SIGNS FOR 63 DETOUR 10	KLEEM INC	67846	05/21/2021	05/24/2021	06/11/2021	2169.62
27275	ENGINE REPAIR FOR #303	RUSH TRK CINCINNATI	67847	05/24/2021	05/25/2021	06/11/2021	9977.68
27276	MOVIE SUPPLIES OUTLETS FOR T	LOWES #00303*	67848	05/24/2021	05/25/2021	06/11/2021	287.02
27277	DRAW BAR PIN FOPR THE LOADER	SOUTHEASTERN EQUIPMENT CO, INC	67849	05/27/2021	05/28/2021	06/11/2021	232.30
27278	FURNACE FILTERS FRO NEW PD	LOWES #00303*	67850	05/27/2021	05/28/2021	06/11/2021	77.76
27279	STOCK SPEED LIMIT SIGNS NO T	KLEEM INC	67851	06/02/2021	06/03/2021	06/11/2021	742.64
27280	3 -36" STOP SIGNS FOR STOCK	KLEEM INC	67852	06/04/2021	06/07/2021	06/11/2021	231.30
27281	REAR WHEELS FOR PUSH MOWER	BUCKEYE POWER SALES MIDDL	67853	06/08/2021	06/10/2021	06/11/2021	30.00

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
11133700	52360		601 S MAIN PROPERTY MAINT		N	N	77.76
11141200	52360		XINGS PROPERTY MAINT		N	N	430.00
22131000	52355		ST VEHICLE MAINTENCE & REPAIR		N	N	10028.57
22131000	52375		ST EQUIPMENT REPAIR		N	N	929.70
22131000	52413		ST OPERATING SUPPLIES/MATERIAL		N	N	287.02
22131000	52424		STREET SIGNS		N	N	3143.56
65139000	52360	MOUND	MOUND PROPERTY MAINTENANCE		N	N	589.00
65139000	52360	NORTH	NORTH PROPERTY MAINTENANCE		N	N	660.00

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4660	**3343	SHANE PROPPS	STR	JUNE2021	Converted	2021/06	498.22

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27282	BELT COVER FOR MOWER/ WEED E	BUCKEYE POWER SALES MIDDL	67854	05/14/2021	05/17/2021	06/11/2021	93.09
27283	WEED KLLER	LOWES #00303*	67855	05/25/2021	05/26/2021	06/11/2021	49.92
27284	BOLTS FOR DOG BENCHES	FASTENAL COMPANY	67856	05/28/2021	05/31/2021	06/11/2021	30.52
27285	WASHERS FOR DOG PARK BENCHES	FASTENAL COMPANY	67857	05/28/2021	05/31/2021	06/11/2021	4.23
27286	WIPERS FOR J-CREW TRUCK	MONROE PARTS INC	67858	05/28/2021	05/31/2021	06/11/2021	34.98
27287	STAIN FOR CB DUMPSTER /BOARD	LOWES #00303*	67859	05/28/2021	05/31/2021	06/11/2021	275.50
27288	SCREW REMOVAL TOOL SHOP TOOL	LOWES #00303*	67860	05/28/2021	05/31/2021	06/11/2021	9.98

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
11133200	52360		CITY BLDG PROPERTY MAINT		N	N	51.96
11141000	52413		PARK OPER SUPP/MATER		N	N	258.29
22131000	52355		ST VEHICLE MAINTENCE & REPAIR		N	N	34.98
22131000	52375		ST EQUIPMENT REPAIR		N	N	56.10
22131000	52411		ST TOOLS AND MINOR EQUIPMENT		N	N	9.98
22131000	52413		ST OPERATING SUPPLIES/MATERIAL		N	N	86.91

PURCHASE CARD STATEMENTS

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4661	**3357	BILL HAMPTON	STR	JUNE2021	Converted	2021/06	88.29

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27289	REPACEMENT FINDER FOR 323	KAFFENBARGER TRUCK EQUIPMENT C	67861	05/14/2021	05/17/2021	06/11/2021	88.29

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
22131000	52355		ST VEHICLE MAINTENCE & REPAIR		N	N	88.29

PURCHASE CARD STATEMENTS

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4662	**3639	MICHELLE PAYNE	PD	JUNE2021	Converted	2021/06	10,464.95

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27290	BUSINESS CARDS FOR E MYERS C	CORPORATE DOCUMENT SOLUTIONS,	67862	05/11/2021	05/12/2021	06/11/2021	174.54
27291	MONTHLY OVERAGES FOR COPIERS	MILLENNIUM BUSINESS SYSTEMS	67863	05/10/2021	05/12/2021	06/11/2021	59.90
27292	MONTHLY FEES FOR OVERAGE FOR	MILLENNIUM BUSINESS SYSTEMS	67864	05/10/2021	05/12/2021	06/11/2021	50.68
27293	GEAR BAG COUNTERTOP AND INST	ART WOODWORKING MFG CO	67865	05/11/2021	05/12/2021	06/11/2021	1205.00
27294	E MYERS CUSTOM BADGE	GALLS	67866	05/12/2021	05/13/2021	06/11/2021	305.05
27295	E GOLD FAX MONTHLY FEES	MILLENNIUM BUSINESS SYSTEMS	67867	05/14/2021	05/17/2021	06/11/2021	36.49
27296	TONERAND BATTERIES AND COFFE	NICKERSON BUSINESS SUPPLIES, I	67868	05/14/2021	05/17/2021	06/11/2021	144.92
27297	K CUP COFFEE	NICKERSON BUSINESS SUPPLIES, I	67869	05/14/2021	05/17/2021	06/11/2021	13.35
27298	BUSINESS CARDS Z BRYAN AND W	CORPORATE DOCUMENT SOLUTIONS,	67870	05/17/2021	05/18/2021	06/11/2021	134.57
27299	MONTHLY DRY CLEANING FEES	WATSONS DRY CLEANERS	67871	05/18/2021	05/19/2021	06/11/2021	438.00
27300	CITY BUILDINGS ALARM SERVICE	SHIVER SECURITY SYSTEMS, INC	67872	05/20/2021	05/21/2021	06/11/2021	895.31
27301	TISSUES COFFEE AND BATTERIES	NICKERSON BUSINESS SUPPLIES, I	67873	05/21/2021	05/24/2021	06/11/2021	211.76
27302	MONTHLY FEES FOR CRUISER ROU	AT&T*PREMIER EBIL	67874	05/24/2021	05/25/2021	06/11/2021	1180.73
27303	TOWELS AND MOP HEADS	VALLEY JANITOR SUPPLY CO	67875	05/24/2021	05/26/2021	06/11/2021	114.07
27304	TOWELS	VALLEY JANITOR SUPPLY CO	67876	05/24/2021	05/26/2021	06/11/2021	30.00
27305	CREAMER AND PAPER AND BINDER	NICKERSON BUSINESS SUPPLIES, I	67877	05/25/2021	05/27/2021	06/11/2021	394.51
27306	NAME BADGES FOR SAFETY TOWN	NICKERSON BUSINESS SUPPLIES, I	67878	05/26/2021	05/28/2021	06/11/2021	27.02
27307	RETURNED CREAMER ORDER TOO M	NICKERSON BUSINESS SUPPLIES, I	67879	06/01/2021	06/03/2021	06/11/2021	-173.36
27308	75 PRACTICE TASER CARTRIDGES	TASER INTERNATIONAL	67880	06/01/2021	06/03/2021	06/11/2021	3033.00
27309	CANCELLATION PROTECTION ON A	TRAVELOCITY.COM	67881	06/02/2021	06/03/2021	06/11/2021	19.00
27310	MONTHLY FEES FOR OVERAGES FO	MILLENNIUM BUSINESS SYSTEMS	67882	06/02/2021	06/04/2021	06/11/2021	344.29
27311	E GOLD FAX MONTHLY FEES	MILLENNIUM BUSINESS SYSTEMS	67883	06/02/2021	06/04/2021	06/11/2021	36.49
27312	URINAL MATS AND SCREENS AND	VALLEY JANITOR SUPPLY CO	67884	06/02/2021	06/04/2021	06/11/2021	146.46
27313	AIRLINE TICKETS FOR TRAINING	AMERICAN AIR0017603311101	67885	06/02/2021	06/04/2021	06/11/2021	154.80
27314	2 INVOICES PAID TOGETHER REP	MOBILCOMM, INC	67886	06/04/2021	06/07/2021	06/11/2021	322.00
27315	MONTHLY OVERAGE FEES FOR COP	MILLENNIUM BUSINESS SYSTEMS	67887	06/04/2021	06/07/2021	06/11/2021	47.73
27316	PENS FLAGS AND SWEETNER	NICKERSON BUSINESS SUPPLIES, I	67888	06/03/2021	06/07/2021	06/11/2021	20.94
27317	LABEL TAPE AND COFFEE AND PA	NICKERSON BUSINESS SUPPLIES, I	67889	06/04/2021	06/07/2021	06/11/2021	185.82
27318	MANUAL SOAP FOAM PUMPS FOR L	AMAZON.COM	67890	06/03/2021	06/07/2021	06/11/2021	14.88
27319	DARE- APPLE I PADS FOR DARE	AMAZON.COM	67891	06/07/2021	06/08/2021	06/11/2021	897.00

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
11122100	52412		DISPATCH OFFICE SUPPLIES		N	N	394.77
11122154	52370		DISPATCH EQUIP MAINT - IT		N	N	322.00
11133200	52315		CITY BLDG SVC/MAINT AGREEMENTS		N	N	355.31
24125000	52314		PD OTHER PROF/TECH SERVICES		N	N	1643.00
24125000	52315		PD SERVICE/MAINTENACE AGREEMEN		N	N	1680.73
24125000	52382		PD PRINTING SERVICES		N	N	309.11
24125000	52412		PD OFFICE SUPPLIES		N	N	430.19
24125000	52413		PD OPERATING SUPPLIES/MATERIAL		N	N	305.41
24125054	52315		PD SVC AGRMT - IT		N	N	575.58
24125100	52415		PATROL UNIFORMS		N	N	305.05
24125153	52341		PATROL TRAV/TRANS - TRAIN		N	N	173.80
24125153	52413		PATROL OP SUP/MAT - TRAIN		N	N	3033.00
24225000	52413		DARE OPERATING SUPP/MAT		N	N	897.00
25116054	52321		MC DUE/SUBS/FEE - IT		N	N	40.00

PURCHASE CARD STATEMENTS

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4663	**3642	MIKE.DOUGHMAN	PD	JUNE2021	Converted	2021/06	144.80

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27320	K9 TRACKING HARNESS	RAY ALLEN MANUFACTURING,	67892	05/20/2021	05/21/2021	06/11/2021	80.22
27321	K9 FOOD	CHEWYCOM	67893	05/21/2021	05/24/2021	06/11/2021	64.58

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
74125753	52340		K9 DRUG TRAINING/SEMINAR FEE		N	N	144.80

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4664	**3726	BRIAN.CURLIS	PD	JUNE2021	Converted	2021/06	2,886.53

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27322	HONOR GUARD UNIFORM C PAYNE	MARLOW WHITE UNIFORMS	67894	05/10/2021	05/11/2021	06/11/2021	511.95
27323	REPLACEMENT PART FOR CRUISER	AMAZON.COM	67895	05/13/2021	05/14/2021	06/11/2021	46.32
27324	RETURN REFUND FOR WIRE WALL	AMAZON.COM	67896	05/14/2021	05/17/2021	06/11/2021	-23.55
27325	2002 BRAKE REPAIR AND MOUNT	TIRE DISCOUNTERS	67897	05/21/2021	05/24/2021	06/11/2021	337.39
27326	TACBOARD FOR CHIEFS OFFICE	STAPLES	67898	05/22/2021	05/24/2021	06/11/2021	406.85
27327	TIRES FOR CRUISERS	DEMPSTER TIRE PROS	67899	05/21/2021	05/24/2021	06/11/2021	509.68
27328	4 X BLK PARADE GLOSS SHOE PO	AMAZON.COM	67900	05/31/2021	06/01/2021	06/11/2021	34.36
27329	FOOD FOR DRUG TASK FORCE MEE	KROGER LIMITED PARTNERSHIP 1	67901	06/01/2021	06/02/2021	06/11/2021	24.75
27330	DARE- APPLE I PAD FOR DARE P	AMAZON.COM	67902	06/05/2021	06/07/2021	06/11/2021	299.00
27331	MOTHLY ACCURINT FEES AND PHO	LEXISNEXIS RISK SOLUTIONS INC	67903	06/08/2021	06/09/2021	06/11/2021	124.50
27332	1804 REPLACED SHIFTER INTERL	LEBANON FORD	67904	06/08/2021	06/10/2021	06/11/2021	567.34
27333	1802 OIL CHANGE	TIRE DISCOUNTERS	67905	06/09/2021	06/10/2021	06/11/2021	47.94

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
24125000	52350		PD VEHICLE MAINTENANCE		N	N	1462.35
24125000	52411		PD TOOLS AND MINOR EQUIPMENT		N	N	46.32
24125000	52412		PD OFFICE SUPPLIES		N	N	5.79
24125000	52413		PD OPERATING SUPPLIES/MATERIAL		N	N	417.66
24125000	52414		PD FOOD AND BEV - TRAVEL		N	N	18.96
24125054	52314		PD OTHER SVCS - IT		N	N	124.50
24125800	52415		HONOR GUARD UNIFORMS		N	N	511.95
24225000	52413		DARE OPERATING SUPP/MAT		N	N	299.00

PURCHASE CARD STATEMENTS

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4665	**3974	BRIAN PERKINS	STR	JUNE2021	Converted	2021/06	1,350.95

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27334	PARK CONFERENCE REGISTRATION	MISC P CARD STREET	67906	05/20/2021	05/21/2021	06/11/2021	595.00
27335	PARK CONFERENCE HOTEL	MISC P CARD STREET	67907	05/20/2021	05/21/2021	06/11/2021	282.36
27336	FENCE REPAIR SUPPLIES	LOWES #00303*	67908	05/27/2021	05/28/2021	06/11/2021	199.60
27337	BODIKER BOOT REPAIR	RED WING SHOES	67909	06/01/2021	06/02/2021	06/11/2021	90.00
27338	OFFICE CHAIR	AMAZON.COM	67910	06/02/2021	06/03/2021	06/11/2021	183.99

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
11114500	52415		ENG UNIFORMS		N	N	90.00
11133100	52365		HOL PROPERTY REPAIR		N	N	199.60
11141053	52340		PARK TRAINING/SEM FEE		N	N	595.00
11141053	52343		PARK LODGING - TRAIN		N	N	282.36
22131000	52412		ST OFFICE SUPPLIES		N	N	183.99

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4666	**4059	MELINDA MORAN	Z1514	JUNE2021	Converted	2021/06	772.90

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27339	OHIO NOTARY STAMP - K SHAW	ANCHOR RUBBER STAMP PRINT	67911	05/26/2021	05/28/2021	06/11/2021	36.90
27340	NAEA ASSOCIATE MEMBERSHIP AN	NATIONAL ASSOCIATION OF E	67912	05/28/2021	05/31/2021	06/11/2021	368.00
27341	NAEA ASSOCIATE MEMBERSHIP AN	NATIONAL ASSOCIATION OF E	67913	06/07/2021	06/08/2021	06/11/2021	368.00

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
11115100	52321		INC TAX DUE/SUBS/FEE		N	N	736.00
11115100	52412		INC TAX OFFICE SUPPLIES		N	N	36.90

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4667	**4133	WILLIAM BROCK	Z1201	JUNE2021	Converted	2021/06	355.19

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27342	Ethernet Cable for Bill's co	CDW GOVT #3779791	67914	05/12/2021	05/13/2021	06/11/2021	25.19
27343	Warren County Chamber Allian	PAYPAL	67915	06/01/2021	06/02/2021	06/11/2021	310.00
27344	Labor Seminar Parking	ABM PARKING QUEEN CITY GA	67916	06/02/2021	06/04/2021	06/11/2021	20.00

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
11112000	52321		CITY MGR DUE/SUBS/FEE		N	N	310.00
11112053	52341		CITY MGR TRAV/TRANS - TRAIN		N	N	20.00
11112054	52412		CITY MGR OFFICE SUPP - IT		N	N	25.19

PURCHASE CARD STATEMENTS

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4668	**4157	DAVID WILLIAMS	STR	JUNE2021	Converted	2021/06	2,990.44

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27345	HYDRANT REPAIR PARTS	EVERETT J. PRESCOTT, INC	67917	05/13/2021	05/14/2021	06/11/2021	1195.91
27346	VEHICLE CLEANING SUPPLIES	LOWES #00303*	67918	05/14/2021	05/17/2021	06/11/2021	29.40
27347	BATTERY FOR POWER TOOLS	LEBANON OHIO RURAL KING	67919	05/17/2021	05/18/2021	06/11/2021	299.98
27348	CHLORINE POWDER PACKETS FOR	HACH COMPANY	67920	05/21/2021	05/24/2021	06/11/2021	169.41
27349	CROSSINGS PARK WATER SUPPLY	EVERETT J. PRESCOTT, INC	67921	06/02/2021	06/03/2021	06/11/2021	999.05
27350	TOOLS FOR CROSSINGS PARK BLD	LOWES #00303*	67922	06/02/2021	06/03/2021	06/11/2021	62.96
27351	VEHICLE CLEANING SUPPLIES	LOWES #00303*	67923	06/04/2021	06/07/2021	06/11/2021	16.94
27352	BRASS FITTINGS FOR CROSSING	EVERETT J. PRESCOTT, INC	67924	06/07/2021	06/08/2021	06/11/2021	111.48
27353	BRASS FITTINGS FOR CROSSING	EVERETT J. PRESCOTT, INC	67925	06/07/2021	06/08/2021	06/11/2021	105.31

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
31142200	53712		XINGS BUILDINGS		N	N	1278.80
61138000	52375		WTR EQUIPMENT REPAIR		N	N	299.98
61138000	52413		WTR OPERATING SUPPLIES/MATERIA		N	N	1411.66

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4669	**4215	MICHAEL MCKINNEY	PD	JUNE2021	Converted	2021/06	188.45

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27354	NEW HEADSETS FOR COM CENTER	FACTORYOUTLETSTORE LLC	67926	05/11/2021	05/12/2021	06/11/2021	188.45

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
11122000	52411		TOOLS AND MINOR EQUIPMENT		N	N	188.45

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4670	**4429	DAWN LEVANDUSKY	Z1511	JUNE2021	Converted	2021/06	653.50

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27355	GFOA - FINANCE DEPARTMENT ME	GOVERNMENT FINANCE OFFICERS AS	67927	05/13/2021	05/14/2021	06/11/2021	190.00
27356	ELGL - CITY WIDE MEMBERSHIP	EMERGING LOCAL GOVERNMENT LEAD	67928	05/14/2021	05/17/2021	06/11/2021	463.50

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
11115000	52321		FINANCE DUE/SUBS/FEE		N	N	653.50

PURCHASE CARD STATEMENTS

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4671	**4456	DAVE CHASTEEN	PD	JUNE2021	Converted	2021/06	1,793.76

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27357	MONTHLY FEES FOR ADOBE SUBSC	ADOBE	67929	05/24/2021	05/25/2021	06/11/2021	54.28
27358	ERROR CHARGED BY ADOBE- REIM	ADOBE	67930	06/02/2021	06/03/2021	06/11/2021	26.54
27359	LICENSE FOR DISPATCH AND FRO	DELL MARKETING, LP	67931	06/06/2021	06/07/2021	06/11/2021	1685.36
27360	MONITOR WALL MOUNT FOR LT RO	AMAZON.COM	67932	06/09/2021	06/10/2021	06/11/2021	27.58

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
11122155	52411		TOOLS AND MINOR EQUIPMENT		N	N	1685.36
24125000	52413		PD OPERATING SUPPLIES/MATERIAL		N	N	27.58
24125054	52321		PD DUE/SUBS/FEE - IT		N	N	80.82

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4672	**4464	ANGELA WASSON	Z1204	JUNE2021	Converted	2021/06	6,379.09

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27361	Storage Boxes	STAPLES	67933	05/12/2021	05/13/2021	06/11/2021	37.49
27362	Securence	US INTERNET CORP	67934	05/15/2021	05/17/2021	06/11/2021	99.60
27363	Golf Outing	THE CHAMBER OF COMMERCE	67935	05/25/2021	05/26/2021	06/11/2021	600.00
27364	May-June Messenger and Year	CORPORATE DOCUMENT SOLUTIONS,	67936	06/07/2021	06/08/2021	06/11/2021	5642.00

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
11111000	52321		DUES/FEES/SUBSCRIPTIONS		N	N	600.00
11112000	52382		CITY MGR PRINTING SVCS		N	N	5642.00
11112000	52412		CITY MGR OFFICE SUPPLIES		N	N	37.49
11112054	52315		CITY MGR SVC AGRMT - IT		N	N	99.60

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4673	**4728	JENNIFER PATTERSON	Z1203	JUNE2021	Converted	2021/06	3,909.40

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27365	OFFICE SUPPLIES	STAPLES	67937	05/11/2021	05/13/2021	06/11/2021	49.97
27366	OFFICE SUPPLIES	KROGER LIMITED PARTNERSHIP 1	67938	05/12/2021	05/13/2021	06/11/2021	11.99
27367	ED WEBSITE SERVICES	CIVICPLUS, LLC	67939	05/20/2021	05/21/2021	06/11/2021	3642.87
27368	COHORT REGISTRATION FEE	EMERGING LOCAL GOVERNMENT LEAD	67940	05/24/2021	05/25/2021	06/11/2021	77.55
27369	ED DOMAIN REGISTRATIONS	DNH*GODADDYCOM	67941	06/09/2021	06/10/2021	06/11/2021	127.02

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
11112000	52412		CITY MGR OFFICE SUPPLIES		N	N	61.96
11113500	52321		ECON DEV DUES/FEES/SUBSCRIPT		N	N	3769.89
11113553	52340		ECON DEV TRAINING/SEM FEE		N	N	77.55

PURCHASE CARD STATEMENTS

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4674	**4854	JOHN.CENTERS	FIRE	JUNE2021	Converted	2021/06	823.49

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27370	TAX CREDIT	LOGMEIN*GOTOMEETING	67942	05/18/2021	05/19/2021	06/11/2021	-9.36
27371	TAHOE SERVICE	TIRE DISCOUNTERS	67943	05/26/2021	05/27/2021	06/11/2021	292.89
27372	COMMAND TRAILER TIRES & RIMS	TRACTOR-SUPPLY-CO #0672	67944	06/07/2021	06/08/2021	06/11/2021	539.96

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
23127000	52321		FD DUES/FEES/SUBSCRIPTIONS		N	N	-9.36
23127000	52350		FD VEHICLE MAINT & REPAIR		N	N	832.85

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4675	**5257	CHRISTOPHER MARKER	FIRE	JUNE2021	Converted	2021/06	6,715.00

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27373	EMS MEDICAL SUPPLIES	HENRY SCHEIN*	67945	05/12/2021	05/14/2021	06/11/2021	817.81
27374	EMS MEDICAL SUPPLIES	BOUND TREE MEDICAL LLC	67946	05/13/2021	05/17/2021	06/11/2021	718.24
27375	I PAD CHARGING CABLES	BEST BUY 00006171	67947	05/18/2021	05/19/2021	06/11/2021	31.99
27376	EMS MEDICAL SUPPLIES	HENRY SCHEIN*	67948	05/24/2021	05/25/2021	06/11/2021	340.80
27377	EMS MEDICAL SUPPLIES	BOUND TREE MEDICAL LLC	67949	05/25/2021	05/27/2021	06/11/2021	1557.08
27378	EMS MEDICAL SUPPLIES	BOUND TREE MEDICAL LLC	67950	05/25/2021	05/27/2021	06/11/2021	10.60
27379	SMALL MOTOR REPAIR	MONROE PARTS INC	67951	05/27/2021	05/28/2021	06/11/2021	14.86
27380	SMALL MOTOR REPAIR	O'REILLY AUTO PARTS 2106	67952	05/27/2021	05/28/2021	06/11/2021	10.98
27381	REPLACE CAPTAINS TIRE ON STA	TIRE DISCOUNTERS	67953	06/02/2021	06/03/2021	06/11/2021	247.49
27382	KNOX BOX BATTERIES	BATTERIES PLUS #13	67954	06/02/2021	06/03/2021	06/11/2021	53.91
27383	EMS MEDICAL SUPPLIES	BOUND TREE MEDICAL LLC	67955	06/02/2021	06/04/2021	06/11/2021	268.03
27384	EMS MEDICAL SUPPLIES	TELEFLEX MEDICAL	67956	06/03/2021	06/04/2021	06/11/2021	1345.50
27385	EMS MEDICAL SUPPLIES	BOUND TREE MEDICAL LLC	67957	06/03/2021	06/07/2021	06/11/2021	1191.71
27386	EMS MEDICAL SUPPLIES	BOUND TREE MEDICAL LLC	67958	06/03/2021	06/07/2021	06/11/2021	106.00

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
23127000	52350		FD VEHICLE MAINT & REPAIR		N	N	247.49
23127000	52370		FD EQUIPMENT MAINTENANCE		N	N	25.84
23127000	52413		FD OPERATING SUPPLIES/MATERIAL		N	N	53.91
23127100	52413		40 - EMS MEDICAL SUPPLIES		N	N	6355.77
23127154	52413		EMS OP SUP/MAT - IT		N	N	31.99

PURCHASE CARD STATEMENTS

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4676	**5439	KEVIN CHESAR	DEV	JUNE2021	Converted	2021/06	769.58

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27387	WRIST SUPPORT, WEB CAM, KEYB	AMAZON.COM	67959	05/13/2021	05/14/2021	06/11/2021	769.58

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
11114000	52412		DEV OFFICE SUPPLIES		N	N	769.58

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4677	**5805	ZACHARY MCNUTT	STR	JUNE2021	Converted	2021/06	556.59

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27388	MARKING FLAGS & PAINT OUPS	PRECISION LASER & INSTRUMENT	67960	05/19/2021	05/20/2021	06/11/2021	29.53
27389	PVC SPRINKLER LINE REPAIR PA	LOWES #00303*	67961	05/20/2021	05/21/2021	06/11/2021	5.90
27390	POSTAGE FOR WATER LICENSE	USPS PO 3865940354	67962	05/24/2021	05/25/2021	06/11/2021	7.95
27391	TOPSOIL FOR PAXTON & SERENA	TRI STATE LANDSCAPE SUPPLY	67963	06/01/2021	06/02/2021	06/11/2021	115.00
27392	TOPSOIL WYNDCREST YARD RESTO	TRI STATE LANDSCAPE SUPPLY	67964	06/01/2021	06/02/2021	06/11/2021	69.00
27393	CROSSINGS WATER FOUNTAIN REP	MOST DEPENDABLE FOUNTAINS	67965	06/08/2021	06/09/2021	06/11/2021	329.21

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
11141200	52360		XINGS PROPERTY MAINT		N	N	329.21
61138000	52383		WTR POSTAGE		N	N	7.95
61138000	52413		WTR OPERATING SUPPLIES/MATERIA		N	N	219.43

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4678	**5994	TYLER GOUGHENOUR	STR	JUNE2021	Converted	2021/06	149.17

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27394	ARIELLE COURT RESTORATION	TRI STATE LANDSCAPE SUPPLY	67966	05/10/2021	05/11/2021	06/11/2021	46.00
27395	BLUE PAINT AND MARKING STICK	LOWES #00303*	67967	05/28/2021	05/31/2021	06/11/2021	76.82
27396	POSTAGE WATER DISTRIBUTION L	USPS PO 3865940354	67968	06/04/2021	06/07/2021	06/11/2021	26.35

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
61138000	52383		WTR POSTAGE		N	N	26.35
61138000	52413		WTR OPERATING SUPPLIES/MATERIA		N	N	122.82

PURCHASE CARD STATEMENTS

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4679	**6079	GARY MORTON	STR	JUNE2021	Converted	2021/06	2,060.00

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27397	MISC TOOLS	LOWES #00303*	67969	05/23/2021	05/24/2021	06/11/2021	118.73
27398	MISC TOOLS RETURNED	LOWES #00303*	67970	05/24/2021	05/25/2021	06/11/2021	-118.73
27399	WATER TRAILER WRAP & STREET	PARADISE GRAPHIX	67971	06/01/2021	06/02/2021	06/11/2021	2060.00

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
22131000	52375		ST EQUIPMENT REPAIR		N	N	810.00
22131000	52411		ST TOOLS AND MINOR EQUIPMENT		N	N	0.00
61138000	52375		WTR EQUIPMENT REPAIR		N	N	1250.00

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4680	**6157	RUSSELL RICKARD	FIRE	JUNE2021	Converted	2021/06	647.45

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27400	CLEANING SUPPLIES	STIGLER SUPPLY CO	67972	05/28/2021	05/31/2021	06/11/2021	317.26
27401	CLEANING SUPPLIES	STIGLER SUPPLY CO	67973	06/01/2021	06/03/2021	06/11/2021	222.10
27402	TRAINING TOWER MATERIAL	FASTENAL COMPANY	67974	06/04/2021	06/07/2021	06/11/2021	10.19
27403	TRAINING TOWER MATERIAL	LOWES #00303*	67975	06/04/2021	06/07/2021	06/11/2021	5.98
27404	HOSE RACK, EZSEED, SQUEEGEE	THE HOME DEPOT 3868	67976	06/04/2021	06/07/2021	06/11/2021	73.93
27405	PROPANE TANK FOR GRILL AT 61	KROGER LIMITED PARTNERSHIP 1	67977	06/07/2021	06/08/2021	06/11/2021	17.99

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
23127000	52360		59 - FD PROPERTY MAINTENANCE		N	N	90.10
23127000	52413		FD OPERATING SUPPLIES/MATERIAL		N	N	557.35

PURCHASE CARD STATEMENTS

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4681	**6161	DARREN MURPHY	STR	JUNE2021	Converted	2021/06	1,680.18

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27406	CROSSING PARK ELETRICAL SUPP	KEMP ELECTRIC SUPPLY CO	67978	05/13/2021	05/17/2021	06/11/2021	106.65
27407	SUPPLIES TO SET UP PROJECTOR	PARTS EXPRESS	67979	05/17/2021	05/18/2021	06/11/2021	546.30
27408	SUPPLIES TO SET UP PROJECTOR	LOWES #00303*	67980	05/17/2021	05/18/2021	06/11/2021	399.16
27409	TWO BALL LOCKS FOR ARROW BOA	TRACTOR-SUPPLY-CO #0672	67981	05/21/2021	05/24/2021	06/11/2021	99.98
27410	CROSSING PARK ELETRICAL SUPP	KEMP ELECTRIC SUPPLY CO	67982	05/20/2021	05/24/2021	06/11/2021	10.56
27411	FABRIC TO REPAIR PODIUM SPEA	HOBBY-LOBBY #0219	67983	05/27/2021	05/31/2021	06/11/2021	13.98
27412	OIL CHANGE ON D-CREW TRUCK	TIRE DISCOUNTERS	67984	06/03/2021	06/04/2021	06/11/2021	55.55
27413	LIGHT TOWER AND BATTERY TO T	MIDDLETOWN ELECTRIC SUPPLY	67985	06/04/2021	06/07/2021	06/11/2021	448.00

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
11141000	52411		PARK MINOR TOOLS/EQUIP		N	N	448.00
11141000	52413		PARK OPER SUPP/MATER		N	N	945.46
11141200	52360		XINGS PROPERTY MAINT		N	N	117.21
22131000	52355		ST VEHICLE MAINTENCE & REPAIR		N	N	55.55
22131000	52411		ST TOOLS AND MINOR EQUIPMENT		N	N	99.98
22131000	52413		ST OPERATING SUPPLIES/MATERIAL		N	N	13.98

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4682	**6534	ADAM BINDER	PD	JUNE2021	Converted	2021/06	1,626.22

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27414	TRAINING FOR CAUDILL- MANAGI	AEGEAN, LLC	67986	05/12/2021	05/13/2021	06/11/2021	300.00
27415	OTOA TRAINING FOR OFFICERS-	OHIO TACTICAL OFFICERS	67987	06/03/2021	06/04/2021	06/11/2021	1200.00
27416	LEDFORD LODGING WAS SUPPOSED	KALAHARI RESORT- OH - ECO	67988	06/07/2021	06/09/2021	06/11/2021	13.61
27417	LEDFORD LODGINING CHARGED IN	KALAHARI RESORT- OH	67989	06/08/2021	06/10/2021	06/11/2021	112.61

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
24125000	52321		PD DUES/FEES/SUBSCRIPTIONS		N	N	1200.00
24125053	52340		PD TRAINING/SEM FEE		N	N	300.00
24125153	52343		PATROL LODGING - TRAIN		N	N	126.22

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4683	**6633	AARON VANCE	FIRE	JUNE2021	Converted	2021/06	570.31

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27418	PORTABLE AIR CONDITIONER FOR	LOWES #00303*	67990	05/25/2021	05/27/2021	06/11/2021	563.82
27419	TRUCK SOAP	MONROE PARTS INC	67991	06/03/2021	06/04/2021	06/11/2021	6.49

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
23127000	52350		FD VEHICLE MAINT & REPAIR		N	N	6.49
23127000	52411		FD TOOLS AND MINOR EQUIPMENT		N	N	563.82

PURCHASE CARD STATEMENTS

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4684	**6840	ALICIA BEACOCK	PD	JUNE2021	Converted	2021/06	55.99

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27420	WATER FILTER FOR FRIDGES	AMAZON.COM	67992	05/26/2021	05/27/2021	06/11/2021	55.99

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
24125000	52413		PD OPERATING SUPPLIES/MATERIAL		N	N	55.99

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4685	**7044	JENNIFER RANDALL	CMO	JUNE2021	Converted	2021/06	45.69

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27421	OFFICE SUPPLIES	AMAZON.COM	67993	06/09/2021	06/10/2021	06/11/2021	45.69

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
11112000	52412		CITY MGR OFFICE SUPPLIES		N	N	45.69

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4686	**7249	CHARLES LEIB	STR	JUNE2021	Converted	2021/06	184.02

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27422	RETIREMENT PARTY SUPPLIES	KROGER LIMITED PARTNERSHIP 1	67994	05/19/2021	05/20/2021	06/11/2021	73.71
27423	SHIPPING RETURN SWEEPER MAGN	FEDEX 90873021	67995	05/20/2021	05/21/2021	06/11/2021	110.31

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
61138000	52383		WTR POSTAGE		N	N	110.31
61138000	52413		WTR OPERATING SUPPLIES/MATERIA		N	N	73.71

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4687	**7298	THOMAS ALLEN	PD	JUNE2021	Converted	2021/06	373.81

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27424	LODGING WHILE AT OTOA TRAINI	KALAHARI RESORT- OH - ECO	67996	06/06/2021	06/08/2021	06/11/2021	324.72
27425	MEAL WHILE AT TRAINING	KALAHARI RESORT- OH - ECO	67997	06/06/2021	06/08/2021	06/11/2021	37.36
27426	MEAL WHILE AT TRAINING	CASA REAL	67998	06/07/2021	06/08/2021	06/11/2021	11.73

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
24125153	52343		PATROL LODGING - TRAIN		N	N	324.72
24125153	52414		PATROL FOOD/BEV - TRAIN		N	N	49.09

PURCHASE CARD STATEMENTS

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4688	**7931	DEANA ENGLAND	CMO	JUNE2021	Converted	2021/06	7,866.41

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27427	CITY CELL PHONE	VERIZON WIRELESS SERVICES, LLC	67999	05/12/2021	05/13/2021	06/11/2021	4846.06
27428	CMO IT EQUIPMENT	AMAZON.COM	68000	05/13/2021	05/14/2021	06/11/2021	71.04
27429	EMPLOYEE RECOGNITION-RETIREM	KROGER LIMITED PARTNERSHIP 1	68001	05/18/2021	05/19/2021	06/11/2021	210.64
27430	CMO OFFICE SUPPLIES	STAPLES	68002	05/19/2021	05/20/2021	06/11/2021	32.78
27431	CMO/HR OFFICE SUPPLIES	STAPLES	68003	05/20/2021	05/21/2021	06/11/2021	77.06
27432	BUSINESS CARDS	AMSTERDAM PRNT & LITHO	68004	05/20/2021	05/21/2021	06/11/2021	162.75
27433	CMO OFFICE SUPPLIES	STAPLES	68005	05/22/2021	05/24/2021	06/11/2021	16.79
27434	COMPUTER-ENGLAND	CDW GOVT #3779791	68006	05/21/2021	05/24/2021	06/11/2021	1832.52
27435	COMPUTER-ENGLAND	CDW GOVT #3779791	68007	05/24/2021	05/25/2021	06/11/2021	42.92
27436	MEMORIAL DAY AGENDA PAPER-HR	STAPLES	68008	05/27/2021	05/31/2021	06/11/2021	29.44
27437	HR MANAGER POSITION POSTING	SOCIETYFORHUMANRESOURCE	68009	06/01/2021	06/02/2021	06/11/2021	299.00
27438	RECERTIFICATION FEE-ENGLAND	SOCIETYFORHUMANRESOURCE	68010	06/02/2021	06/03/2021	06/11/2021	100.00
27439	PLANT-CMO	KROGER LIMITED PARTNERSHIP 1	68011	06/04/2021	06/07/2021	06/11/2021	16.48
27440	FLOWERS FOR BACK ENTRANCE PO	BERNS GREENHOUSE & GARDEN CENT	68012	06/04/2021	06/07/2021	06/11/2021	128.93

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
11112000	52412		CITY MGR OFFICE SUPPLIES		N	N	62.65
11112000	52413		CITY MGR OPER SUPP/MATER		N	N	97.73
11112000	52502		CITY MGR CELL PHONE		N	N	4454.83
11112054	52411		CITY MGR TOOL/EQUIP - IT		N	N	1896.93
11112054	52412		CITY MGR OFFICE SUPP - IT		N	N	71.04
11113000	52321		DUES/FEES/SUBSCRIPTIONS		N	N	100.00
11113000	52384		ADVERTISING		N	N	299.00
11113000	52613		HR EMPLOYEE RECOGNITION		N	N	210.64
11113053	52413		HRTRAIN OPER SUPPLIES/MATERIAL		N	N	125.44
11114000	52412		DEV OFFICE SUPPLIES		N	N	27.99
11115000	52411		FINANCE MINOR TOOLS/EQUIP		N	N	391.23
11133000	52413		B/G OPER SUPPLIES/MATERIALS		N	N	128.93

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4689	**8535	MIKE ROSENBALM	PD	JUNE2021	Converted	2021/06	1,993.60

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27441	VITRA TRAINING FOR ROSENBALM	EB *HOW TO GET YOUR PR	68013	05/11/2021	05/12/2021	06/11/2021	1500.00
27442	AIRLINES FEES FOR ROSENBALM	AMERICAN AIR0017603311101	68014	05/12/2021	05/14/2021	06/11/2021	246.80
27443	AIRLINES FEES FOR BINDER FOR	AMERICAN AIR0017603311101	68015	05/12/2021	05/14/2021	06/11/2021	246.80

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
24125053	52340		PD TRAINING/SEM FEE		N	N	1500.00
24125153	52341		PATROL TRAV/TRANS - TRAIN		N	N	493.60

PURCHASE CARD STATEMENTS

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4690	**8675	JOSHUA ROBERTSON	PD	JUNE2021	Converted	2021/06	13.83

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27444	ERROR CHARGE FROM AMAZON- RE	AMAZON.COM	68016	05/15/2021	05/17/2021	06/11/2021	13.83

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
24125000	52413		PD OPERATING SUPPLIES/MATERIAL		N	N	13.83

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4691	**9265	AMY COPE	FIRE	JUNE2021	Converted	2021/06	1,891.59

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27445	DRINKS FOR TRAINING	KROGER #336	68017	05/10/2021	05/11/2021	06/11/2021	26.45
27446	STATION 61 COPIES 4/4/2021 T	MILLENNIUM BUSINESS SYSTEMS	68018	05/12/2021	05/14/2021	06/11/2021	138.84
27447	HERO WIPES	AMAZON.COM	68019	05/18/2021	05/19/2021	06/11/2021	240.00
27448	COPY PAPER & CLIP BOARD	STAPLES	68020	05/21/2021	05/24/2021	06/11/2021	80.97
27449	COT BATTERIES	STRYKER SALES CORP- MEDICAL DI	68021	05/26/2021	05/27/2021	06/11/2021	1325.08
27450	BINDERS & TAPE	STAPLES	68022	05/28/2021	05/31/2021	06/11/2021	35.36
27451	STATION 61 POST IT NOTES & P	FAMILY DOLLAR #4229	68023	06/03/2021	06/04/2021	06/11/2021	9.50
27452	STATION 62 COPIES 4/30/2021	MILLENNIUM BUSINESS SYSTEMS	68024	06/02/2021	06/04/2021	06/11/2021	35.39

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
23127000	52412		FD OFFICE SUPPLIES		N	N	125.83
23127000	52413		FD OPERATING SUPPLIES/MATERIAL		N	N	240.00
23127000	52414		FD FOOD AND BEVERAGE		N	N	26.45
23127054	52315		FD SVC AGRMT - IT		N	N	174.23
23127100	52413		40 - EMS MEDICAL SUPPLIES		N	N	1325.08

PURCHASE CARD STATEMENTS

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4692	**9342	MATTHEW PARKER	PD	JUNE2021	Converted	2021/06	553.36

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27453	MEAL WHILE AT TRAINING	BOSTON MARKET 0613	68025	05/10/2021	05/11/2021	06/11/2021	21.27
27454	MEAL WHILE AT TRAINING	6003 NEW PEKING HOUSE	68026	05/10/2021	05/11/2021	06/11/2021	5.50
27455	MEAL WHILE AT TRAINING	SUBWAY 50798	68027	05/11/2021	05/12/2021	06/11/2021	7.28
27456	MEAL WHILE AT TRAINING	BAKERSFIELD COLUMBUS	68028	05/11/2021	05/13/2021	06/11/2021	36.11
27457	MEAL WHILE AT TRAINING	WENDY'S #2138	68029	05/11/2021	05/13/2021	06/11/2021	6.47
27458	MEAL WHILE AT TRAINING	6003 NEW PEKING HOUSE	68030	05/12/2021	05/13/2021	06/11/2021	5.50
27459	MEAL WHILE AT TRAINING	DONATOS PIZZERIA #0065	68031	05/12/2021	05/14/2021	06/11/2021	26.71
27460	FOOD WHILE AT TRAINING	TIM HORTONS #915707	68032	05/12/2021	05/14/2021	06/11/2021	6.70
27461	MEAL WHILE AT TRAINING	WENDY'S #2138	68033	05/13/2021	05/17/2021	06/11/2021	9.04
27462	MEAL WHILE AT TRAINING	TACO BELL # 032345	68034	06/06/2021	06/08/2021	06/11/2021	8.04
27463	LODGING WHILE AT OTOA TRAINI	KALAHARI RESORT- OH - ECO	68035	06/06/2021	06/08/2021	06/11/2021	351.44
27464	MEAL WHILE AT TRAINING	CASA REAL	68036	06/07/2021	06/08/2021	06/11/2021	19.00
27465	MEAL WHILE AT TRAINING	BOSTON MARKET 0613	68037	06/06/2021	06/08/2021	06/11/2021	11.38
27466	MEAL WHILE AT TRAINING	FAZOLIS_5115	68038	06/07/2021	06/09/2021	06/11/2021	10.05
27467	MEAL WHILE AT TRAINING	BOSTON MARKET 0613	68039	06/09/2021	06/10/2021	06/11/2021	11.80
27468	MEAL WHILE AT TRAINING	BOSTON MARKET 0613	68040	06/08/2021	06/10/2021	06/11/2021	8.31
27469	MEAL WHILE AT TRAINING	BOSTON MARKET 0613	68041	06/09/2021	06/10/2021	06/11/2021	8.76

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
24125153	52343		PATROL LODGING - TRAIN		N	N	351.44
24125153	52414		PATROL FOOD/BEV - TRAIN		N	N	201.92

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4693	**9499	DAVE LEVERAGE	Z2703	JUNE2021	Converted	2021/06	18,028.27

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27470	INFLATABLE BOAT REPAIR	DINGHY CONCEPTS INC	68042	05/15/2021	05/17/2021	06/11/2021	389.89
27471	SEMIANNUAL SUBSCRIPTION FEE	ALADTEC, INC	68043	05/17/2021	05/18/2021	06/11/2021	1687.00
27472	JANITORIAL SUPPLIES 61 & 62	CINTAS CORP	68044	05/17/2021	05/18/2021	06/11/2021	96.30
27473	ANNUAL SERVICE MAINTENANCE A	STRYKER MEDICAL	68045	05/18/2021	05/19/2021	06/11/2021	9679.91
27474	ICE MAKER FOR 61	AMAZON.COM	68046	05/19/2021	05/20/2021	06/11/2021	1908.00
27475	CRADLEPOINT CONNECTION	AT&T*PREMIER EBIL	68047	05/21/2021	05/24/2021	06/11/2021	344.88
27476	AC LEVERAGE SHIRT EMBROIDERY	SQ *THE SPIRITWEAR STORE	68048	05/25/2021	05/26/2021	06/11/2021	30.00
27477	FIRST ARRIVING SET UP & ANNU	FIRST ARRIVING, LLC	68049	06/07/2021	06/08/2021	06/11/2021	3769.10
27478	JANITORIAL SUPPLIES 61 & 62	CINTAS CORP	68050	06/08/2021	06/09/2021	06/11/2021	123.19

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
23127000	52321		FD DUES/FEES/SUBSCRIPTIONS		N	N	5456.10
23127000	52411		FD TOOLS AND MINOR EQUIPMENT		N	N	1908.00
23127000	52413		FD OPERATING SUPPLIES/MATERIAL		N	N	219.49
23127000	52418		66 - SPECIAL OPERATIONS		N	N	389.89
23127100	52315		EMS CARDIAC MONITOR SVC AGRMT		N	N	9679.91
23127154	52413		EMS OP SUP/MAT - IT		N	N	344.88
23127300	52315		FD UNIFORM PURCHASING & MAINT		N	N	30.00

PURCHASE CARD STATEMENTS

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4694	**9689	WARREN BARNES	STR	JUNE2021	Converted	2021/06	7,070.81

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27479	CCR FOR WATER DEPARTMENT	PRINT SOLUTIONS, LLC	68051	05/11/2021	05/12/2021	06/11/2021	221.87
27480	DELBERT RETIREMENT PLAQUE	EASTERN LANES- OH	68052	05/13/2021	05/17/2021	06/11/2021	42.00
27481	10 TIRES TRUCK 359	BEST ONE TIRE AND SERVICE OF M	68053	05/18/2021	05/19/2021	06/11/2021	3864.98
27482	TIRE REPAIR. WATER DEPT. BAC	BEST ONE TIRE AND SERVICE OF M	68054	05/24/2021	05/26/2021	06/11/2021	365.00
27483	WATER DEPT. EXC. REPAIR	SOUTHEASTERN EQUIPMENT CO, INC	68055	05/28/2021	05/31/2021	06/11/2021	2576.96

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
22131000	52355		ST VEHICLE MAINTENCE & REPAIR		N	N	1932.49
61138000	52375		WTR EQUIPMENT REPAIR		N	N	2941.96
61138000	52382		WTR PRINTING SERVICES		N	N	221.87
61138000	52413		WTR OPERATING SUPPLIES/MATERIA		N	N	42.00
63139000	52355		STORM VEHICLE REPAIR		N	N	1932.49

Statement	Card Number	Name On Card	Dept	Code	Status	Year/Pr	Total
4695	**9884	REBECCA ROSENBALM	Z1503	JUNE2021	Converted	2021/06	536.20

GL Effective Date: 06/20/2021 Invoice Date: 06/10/2021

Transactn.	Description	Vendor	Document	Charged	Posted	Imported	Amount
27484	FILEBOUND STORAGE FEES FOR A	GBS CORP.	68056	05/19/2021	05/20/2021	06/11/2021	464.50
27485	INTERPRETING SERVICES FOR CO	VOCALINK INC	68057	06/04/2021	06/07/2021	06/11/2021	71.70

Org	Object	Proj	Account Description	PA Account	GL OVR?	PA OVR?	Amount
11115154	52315		INC TAX SVC AGRMT - IT		N	N	324.66
11116000	52314		MC OTHER PROF SVCS		N	N	71.70
25116054	52321		MC DUE/SUBS/FEE - IT		N	N	139.84

** END OF REPORT - Generated by Deborah Armitage **