



**Monroe Council Agenda
Regular Meeting of Council
October 10, 2023 – 6:30 PM
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

Roll Call

Approval of the Minutes

Council Minutes of September 23, 2023 and September 26, 2023

Visitors

Committee Reports

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

Old Business

Ordinance No. 2023-25. An Ordinance authorizing the issuance of not to exceed \$3,200,000 of real estate acquisition general obligation bond anticipation notes, by the City of Monroe, Ohio, in anticipation of the issuance of bonds. (Second Reading)

Ordinance No. 2023-26. An Ordinance authorizing the purchase of temporary and permanent right-of-way for the Todhunter Road Culvert Replacement Project from Thomas J. Lipinski and Teri L. Lipinski. (Second Reading)

New Business

Resolution No. 59-2023. A Resolution approving a Then-and-Now Certificate in the amount \$4,842.80 to Ken Herbert Plumbing.

Strategic Priority: Well maintained facilitiesWell Managed Services and Infrastructure

Background: The water heater at Station 62 stopped functioning. Due to the emergency nature of the situation, we contacted Ken Herbert Plumbing to come out and evaluate the problem. The unit was not repairable and we authorized the replacement of the unit to get the station back up and running. There is also a call out for some snaking that took place at the Main Street Station.



Resolution No. 60-2023. 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.

Strategic Priority: Good Governance

Background: The City is required to submit a proposed Tax Budget to Butler County by July 20th each year. The 2024 Tax Budget was approved by City Council on June 27, 2023. The County's Budget Commission reviews the budget and then certifies the review and provides an estimate to the City of the rate of each property tax necessary to be levied by the City. Then, City Council must review and formally authorize these rates. This Resolution is typically required to be sent back to the County by October 1st each year, however, Butler County requested an extension with the State this year, extending the acceptance date to November 1st. The Butler County Auditor's office provided the City with the attached amounts and rates on September 21, 2023.

Emergency Ordinance No. 2023-27. An Ordinance adopting current technical codes referred to in the Codified Ordinances and to provide for the automatic adoption of the newest revisions and editions of the technical codes described herein, and declaring an emergency.

Strategic Priority: Good Governance

Background: Section 7.14 of the Charter allows for Council to adopt standard codes prepared by the State or any standard code prepared and promulgated by a public or private organization, including, but not limited to, codes and regulations pertaining to fire, fire hazards, fire prevention, plumbing code, electrical code, building code, refrigeration, machinery code, piping code, heating code, air conditioning code, housing code, and such other matters as the Council may determine to be appropriate for adoption by reference.

Currently, the technical codes listed in the Codified Ordinances do not allow for the automatic adoption of the newest version. Allowing for the newest version of these technical codes will permit the City to remain current with the State and local regulations to avoid bringing legislation to Council during every update.

Consideration of Motion authorizing the expenditure of \$46,950.00 to Velecor for the purchase of three new network hosts for the City building.

Strategic Priority: Well Managed Services and Infrastructure

Background: Our current network hosts range from five to nine years old, with all of the hosts being out of warranty. Network hosts are recommended to be replaced every three to five years. If failure on any one of the existing hosts were to occur, it would be catastrophic and would result in at least partial systems outages requiring a redirect of host utilization for priority systems until the failed hosts(s) were replaced. Additionally, these new hosts are required in order for us to upgrade the server operating systems that are reaching their end of life. The lead time for the equipment is four to six weeks from the time of order approval. It is our recommendation that we replace the network hosts with the latest specifications required for the city servers and software. This replacement would also be part of the beginning steps in a city wide hardware refreshment schedule.



Consideration of Motion accepting the August 2023 Financial Reports as submitted.

Strategic Priority:

Background: The August 2023 Financial Report has been attached for review.

Administrative Reports

Budget Presentation - Special Revenue, Debt Service, Enterprise Funds

Zoning Code Update Presentation

Executive Session - Consider the purchase of property for public purposes.

Adjournment



**Monroe Council Minutes
Special Meeting of Council
September 23, 2023
601 South Main Street, Monroe, Ohio**

City Council met in special session at 8:12 a.m. at 601 South Main Street, Monroe, Ohio.

Present were: Keith Funk, Mayor; Christina McElfresh, Vice Mayor; Kelly Clark, Council Member; Jason Frentzel, Council Member; Michael Graves, Council Member; Ben Wagner, Council Member; William J. Brock, City Manager; Kacey L. Waggaman, Assistant City Manager; Jake Burton, Director of Finance; Tom Smith, Director of Development; Jennifer Patterson, Assistant to the City Manager/Economic Development; and Angela S. Wasson, Assistant to the City Manager/Clerk of Council.

Mr. Brock provided a brief explanation of how the meeting will run with Mr. Burton, Mr. Smith, and Mrs. Patterson giving presentations that impact the budget.

Presentation by Jake Burton, Director of Finance

Looking at all of the funds, the two items that Council approves are personnel and operating expenses. Within each of these there could be 10 to 60 individual line items for expenditures that are reviewed.

The General Fund revenue comes from:

- 78% Income Tax
- 7% Other Local Tax (property, hotel/motel, admissions)
- 3% State Shared Tax (LGF, liquor & beer, cigarette, homestead/rollback)
- 4% Intergovernmental (JEDD, federal/state grants)
- 2% Charges for Services (rent & leases, community room reservations)
- 4% Fees, Licenses, Permits (Building permits, cable franchise fees, other licenses/permits)
- 2% Other (fines & forfeitures, investment earnings, other revenue)

Coming down from the State level, Monroe's property tax value has increased by 41%. The Butler County Auditor's office is requesting local jurisdictions to forego the increase for one year by reducing the inside millage. If Council would like to do this, legislation must be adopted by October 1st. The Monroe Local School District is not going to forego the increase and Lemon Township has indicated they will follow the decision of the City. Any change made in Butler County must also be changed in Warren County.

Mayor Funk commented that if the City would forego the increase it would only save homeowners approximately \$50.00 to \$60.00 per year and it may be a disservice to the residents to forego this.



Mr. Burton reviewed the property tax revenue history and, in response to Mrs. McElfresh's question, Mr. Brock advised that previously Council did not re-evaluate the levies and did not want to put replacement levies on the ballot.

Mrs. Waggaman stated they previously compared the income tax rate versus the property tax rate and it was more advantageous to go with the increase in the income tax rate.

Mr. Burton pointed out that the City receives approximately 9% of the property tax distribution/allocation and the school receives 71%. The remainder goes to Butler County, Butler Tech, Midpointe Library, and Metro Parks. With the property tax increase of 41% the valuation increase will result in \$580 annually per property valuation and, of that, the City will receive \$16.54. If we take no action our property tax revenue would equal approximately \$250,000. If the millage is reduced in Butler County to forego the valuation increase, there will be a decrease in Warren County property tax general fund revenue of approximately \$27,000.

Mrs. Waggaman noted that the TIF and RID is another layer, but it doesn't cover everything in Warren County. It would also be impacted if the valuation was forgone.

Mr. Burton continued his presentation explaining the income tax revenue history. As of August 2023 we are up 2.8%; however, we are increasing at a much slower rate and budgeting a 2% increase in the 2024 budget.

New positions originally requested in the 2024 budget have been removed, which are fire inspector, three additional patrol officers, GIS Analyst, one additional operator/laborer, one additional public works superintendent, communications position, and vacant dispatcher position.

The top 10 employers account for an estimated 46% of the total City employment. These top 10 employers are not all the same and it is a steady growth in the amount of withholding payments. Monroe was fortunate during COVID because there was not a drop in employers in 2020 and 2021.

The General Fund Five-Year Forecast includes conservative revenues, and all known operating expenditures. This forecast estimates an unencumbered cash balance in 2023 of \$4,711,347 and \$3,894,860 in 2024.

In conclusion, Mr. Burton advised that finances are not bad, but they are not as good as they were from a revenue increase standpoint. We will have to make some decisions on how we get back to that and how we curb our expenditures to fit where we are at now.

Presentation by Jennifer Patterson, Assistant to the City Manager/Economic Development

Every community is different in how they approach economic development, but it all comes down to 1) recruiting – business attraction; 2) defending – business retention; and growing – entrepreneurship and business support. Not every project affects the City the same way and you need to look at talent; site readiness; local regulations and permitting; local infrastructure and



utilities; and community risk and innovation. We try to get what we can and block what we do not feel is a good fit. At this time, we don't have anything really solid coming in over the next decade.

Monroe's market has the following challenges:

Commercial Challenges

"Fly through" traffic
Demand realities
Muddled demographics
Limited sites (controlled by a few)

Industrial Challenges

Limited buildings
Stable sites and Greyfields
Limited sites (controlled by a few) that may not be site-ready
Sense of risk due to inconsistent incentives

As an expansion on "fly through" traffic it is traffic that is going through Monroe and not making any business or location in Monroe their specific destination.

A gap analysis was given of the different store types, including the following restaurants: Olive Garden requires a population of 100,000 in the trade area and traffic count of 20,000 average daily traffic. Cheddar's requires a population of 150,000 in the trade area and traffic count of 50,000 average daily traffic. Red Lobster requires a population of 125,000 in the trade area and a traffic count of 30,000 average daily traffic. The trade area for restaurants are different depending on the restaurant.

There are three industrial buildings that have been on the market for a long time. They are:

- 4355 Salzman Road. 21,000 square feet built in 2000. 17 months on the market
- 295 Edison Drive. 8,000 square feet built in 2003. 8 months on the market
- 201 American Way. 25,000 square feet built in 1989. 5 months on the market

Within a 30 minute drive time there is a lot of diversity; however, sometimes you can be too diverse.

Mrs. Patterson provided a breakdown of the different incentives and pointed out that Monroe has all different types and everything needs to go to Council. Since Monroe doesn't have a matrix it has led to hesitation on some companies because of the lack of consistency and unknown. Companies want to know how their project will fit in Monroe. As an example, Park North already had certain specifics in place and well received.



The Monroe Area Community Corporation (CIC) has the ability to create opportunities by creating connections; establishing a sense of place; strengthening partnerships; building through residents; developing talent; site readiness; learning from others; growing steadily and thoughtfully; and turning towards opportunities.

Mayor Funk asked Mrs. Patterson if it would make sense for her to come up with a draft matrix including what certain types of businesses would receive incentives.

Mrs. Patterson advised that the CIC is your multi-jurisdictional board and it would be good to get their feedback.

Presentation by Tom Smith, Director of Development

In 2018, the University of Cincinnati performed a housing study. The study reflected that

- Single family homes accounted for 88% of all housing units in the City.
- Stakeholders identified that housing stock was highly homogenous and failing to meet demand
- Renting-by-choice is a growing trend and appealing to high income buyers and empty nesters.

In October of 2021, City Council approved the Monroe 2040 Comprehensive Plan. It reflected that no new apartments have been constructed since 2008 and that this is a major obstacle to attracting desired retail and entertainment business residents are desiring. Community leaders and the public have indicated that housing is the top priority to be addressed in the Comprehensive Plan. Housing options are an important factor to future non-residential development. City has very few options for rental housing or apartments.

“Renting-by-choice” is becoming increasingly popular because of convenience, freedom from a long-term housing commitment, and protection from the negative financial impacts, and freedom from home maintenance responsibilities.

Most developers refrain from retain in open areas that have been undeveloped and they focus on infill areas. Build-to-rent is hereby to stay. Markets are targeting luxury workforce housing. I most cases the City has had to procure property and invest in infrastructure.

Most mixed-use is occupied by empty nesters and snowbirds. Multi-unit and mixed-use general .7 kids/unit versus 2.1 with single-family units. Communities are following the direction of their Comprehensive Plan. Multi-unit projects need to offer amenities, such as pools, gyms, and dog runs.

Council needs to think about what types of multi-unit development are acceptable, what density Council is comfortable with, and are incentives an option.



In conclusion, Mr. Smith gave an estimated timeline of the Planning and Zoning Code update of the final draft completed by October 12th, public hearing and Planning Commission review November 21st with the public hearing and City Council review December 12th.

Mr. Wagner moved to adjourn; seconded by Mr. Frentzel. Voice vote. Motion carried.

Respectfully submitted,

Angela S. Wasson, MMC
Clerk of Council



**Monroe Council Minutes
Regular Meeting of Council
September 26, 2023 – 6:30 p.m.
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

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

Roll Call

Council members present: Jason Frentzel, Keith Funk, Michael Graves, Christina McElfresh, and Ben Wagner.

Mrs. McElfresh moved to excuse Dr. Clark; seconded by Mr. Graves. Voice vote. Motion carried.

Approval of the Minutes

Mrs. McElfresh moved to approve the Council Minutes of September 12, 2023; seconded by Mr. Graves. Voice vote. Motion carried.

Visitors

None.

Committee Reports

Mrs. McElfresh moved to authorize the expenditure of \$2,500 for a band during the October 5, 2023, Food Truck Fair; seconded by Mr. Frentzel.

Discussion

Mrs. McElfresh reported that the Police Department requested assistance from the Public Involvement Committee for the band during the October 5, 2023, Food Truck Fair.

Chief Buchanan advised that this City event is heavily coordinated by the Community Resource Officer and rather than take it out of the budget set aside for the Community Resource Officer, we requested assistance from the Public Involvement Committee.

It was Mrs. McElfresh's understanding that moving forward the requests will continue to come through the Public Involvement Committee.

Roll call vote: five ayes. Motion carried.



Old Business

Ordinance No. 2023-20. An Ordinance authorizing the purchase of temporary and permanent right-of-way for the Todhunter Road Culvert Replacement Project from Rosemary Ramey. (Second Reading).

Mr. Morton reported this and the next ordinance are for the purchase of right-of-way related to the Todhunter Road Culvert Replacement Project.

The Clerk of Council read Ordinance No. 2023-20 by title only.

Mrs. McElfresh moved to adopt Ordinance No. 2023-20; seconded by Mr. Wagner. Roll call vote: five ayes. Motion carried.

Ordinance No. 2023-21. An Ordinance authorizing the purchase of temporary and permanent right-of-way for the Todhunter Road Culvert Replacement Project from Gail G. Alford. (Second Reading)

The Clerk of Council read Ordinance No. 2023-21 by title only.

Mrs. McElfresh moved to adopt Ordinance No. 2023-21; seconded by Mr. Graves. Roll call vote: five ayes. Motion carried.

New Business

Resolution No. 54-2023. A Resolution approving a Then-and-Now Certificate in the amount of \$44,474.65 to Majors Enterprises, Inc.

Mr. Morton stated this is for an emergency repair to a water main break on State Route 63 near the Kroger Distribution Center.

The Clerk of Council read Resolution No. 54-2023 by title only.

Mrs. McElfresh moved to adopt Resolution No. 54-2023; seconded by Mr. Frentzel. Roll call vote: five ayes. Motion carried.

Resolution No. 55-2023. A Resolution accepting the lowest and/or best bid submitted for the 2023 Brittany Heights Concrete Assessment Rehabilitation Project and authorize the City Manager to enter into a contract by and between the City of Monroe and R. A. Miller Construction for said project.

Mr. Morton reported this is for the 2023 Brittany Heights Concrete Assessment Rehabilitation Project. Mr. Morton noted there was a lower bid that was pulled immediately due to a math error.



Mr. Frentzel asked how the estimates compared with the actual bid. Mr. Morton replied that it came in significantly lower than what the original estimate was. Mr. Morton advised that certified letters were sent to all that had not pulled permits advising what the original estimate was and what the final cost would be. As of today, there have been eight residents reach out and ask that the City's contractor perform the work. In addition, Mr. Morton stated that any work not completed by October 12th will automatically be on the list for the City's contractor to complete the work.

Mrs. McElfresh asked if the deadline has been communicated to the residents. Mrs. Wasson explained that that the original letter notified the property owners they had 90 days from receipt of the letter to complete the work, which were all close to the October 12th date.

Mr. Graves asked if the number of properties included in the bid changes, will the bid amount change. Mr. Morton replied that the project was bid out so that the bidder knew that the amount of work could go down if people continue to pull permits.

The Clerk of Council read Resolution No. 55-2023 by title only.

Mrs. McElfresh moved to adopt Resolution No. 55-2023; seconded by Mr. Wagner. Roll call vote: five ayes. Motion carried.

Resolution No. 56-2023. A Resolution accepting the lowest and/or best bid submitted for the 2023 ADA Ramp Replacement Program and authorize the City Manager to enter into a contract by and between the City of Monroe and R.A. Miller Construction Co., Inc. for said project.

Mr. Morton stated this is for the ADA Ramp Replacement Program and there are 17 ramps that will be replaced.

The Clerk of Council read Resolution No. 56-2023 by title only.

Mrs. McElfresh moved to adopt Resolution No. 56-2023; seconded by Mr. Graves. Roll call vote: five ayes. Motion carried.

Resolution No. 57-2023. A Resolution to authorize the City Manager to enter into a Collective Bargaining Agreement by and between the City of Monroe and the Ohio Patrolmens Benevolent Association for the Police Sergeants.

Mrs. Waggaman reported that there have been no changes since the last discussion with Council.

The Clerk of Council read Resolution No. 57-2023 by title only.

Mrs. McElfresh moved to adopt Resolution No. 57-2023; seconded by Mr. Frentzel. Roll call vote: five ayes. Motion carried.



Resolution No. 58-2023. A Resolution authorizing the City Manager to enter into an intergovernmental agreement by and between the City of Monroe and the Warren County Transportation Improvement District to perform a traffic impact study of the intersection of State Route 63 and Union Road.

Mrs. Patterson reported this is an agreement with the City and the Warren County Transportation Improvement District to share in the cost of a study to improve the traffic flow in the area of State Route 63 and Union Road as a result of the increase in development near the racino.

The Clerk of Council read Resolution No. 58-2023 by title only.

Mr. Frentzel asked if when the signals were updated a few years ago was it determined that part of the existing infrastructure would be used. Mr. Brock explained that it would be difficult to put a stop light in the area and this would be looking at realigning Union Road with Gateway Boulevard. He noted the flashing light was State initiated and the City had no input.

Mrs. McElfresh moved to adopt Resolution No. 58-2023; seconded by Mr. Wagner. Roll call vote: five ayes. Motion carried.

Emergency Ordinance No. 2023-23. An Ordinance determining to adjust special assessments levied for the purpose of constructing certain improvements and declaring an emergency.

Mr. Burton informed Council in 2018 special assessments were levied against benefited properties in cooperation with the Warren County Port Authority. These assessments must be updated annually based on the report of a third-party, Argus. Mr. Burton pointed out this Ordinance is for 17AC East of Senate and the next Ordinance is for VH Monroe.

The Clerk of Council read Emergency Ordinance No. 2023-23 by title only.

Mrs. McElfresh moved to suspend the rule requiring the reading of Emergency Ordinance No. 2023-23 on two separate days and authorize its adoption on the first reading; seconded by Mr. Graves. Voice vote. Motion carried.

Mrs. McElfresh moved to adopt Ordinance No. 2023-23; seconded by Mr. Frentzel. Roll call vote: five ayes. Motion carried.

Emergency Ordinance No. 2023-24. An Ordinance determining to adjust special assessments levied for the purpose of constructing certain improvements and declaring an emergency.

The Clerk of Council read Emergency Ordinance No. 2023-24 by title only.

Mrs. McElfresh moved to suspend the rule requiring the reading of Emergency Ordinance No. 2023-24 on two separate days and authorize its adoption on the first reading; seconded by Mr. Graves. Voice vote. Motion carried.



Mrs. McElfresh moved to adopt Emergency Ordinance No. 2023-24; seconded by Mr. Wagner. Roll call vote: five ayes. Motion carried.

Ordinance No. 2023-25. An Ordinance authorizing the issuance of not to exceed \$3,200,000 of real estate acquisition general obligation bond anticipation notes, by the City of Monroe, Ohio, in anticipation of the issuance of bonds.

Mr. Burton reported this Ordinance is for the purchase of 113 acres for a public works facility and, as previously authorized by Council, bond anticipation notes will allow for the reimbursement to the General Fund the amount of \$3,143,233.75. The City will have long-term debt issuance for the public works facility itself in the future. The excess land that will be part of a future development investment will require separate note financing.

The Clerk of Council read Ordinance No. 2023-25 by title only.

Mayor Funk announced Ordinance No. 2023-25 will be on the next agenda for a second reading.

Ordinance No. 2023-26. An Ordinance authorizing the purchase of temporary and permanent right-of-way for the Todhunter Road Culvert Replacement Project from Thomas J. Lipinski and Teri L. Lipinski.

Mr. Morton advised this is the final right-of-way purchase related to the Todhunter Road Culvert Replacement Project.

The Clerk of Council read Ordinance No. 2023-26 by title only.

Mayor Funk announced Ordinance No. 2023-26 will be on the next agenda for a second reading.

Consideration of Motion accepting the June and July 2023 Finance Reports as submitted.

Mrs. McElfresh moved to accept the June and July 2023 Finance Reports as submitted; seconded by Mr. Graves. Voice vote. Motion carried.

Consideration of Motion requesting a hearing on the transfer of a D5A and D6 Liquor Permit from S & G 4 LLC to JSK Hospitality Inc.

No action taken.

Administrative Reports

Mayor Funk presented a proclamation to William J. Brock, City Manager, on his retirement from the City of Monroe.



Executive Session – Consideration of the appointment of a public official.

Mr. Frentzel moved to adjourn into executive session to consider the appointment of a public official; seconded by Mrs. McElfresh. Roll call vote: five ayes. Motion carried.

Council adjourned into executive session at 7:08 p.m.

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

Council reconvened into regular session at 9:11 p.m.

Mrs. McElfresh moved to appoint John Centers to fill the unexpired term ending December 31, 2025; seconded by Mr. Wagner. Roll call vote: five ayes. Motion carried.

Mrs. McElfresh reported she was able to attend the 200th birthday celebration of the Monroe United Methodist Church and present and read their proclamation to the congregation.

Adjournment

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

The regular meeting of Council adjourned at 9:13 p.m.

Respectfully submitted,

Angela S. Wasson, MMC
Clerk of Council

ORDINANCE NO. 2023-25

AN ORDINANCE AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$3,200,000 OF REAL ESTATE ACQUISITION GENERAL OBLIGATION BOND ANTICIPATION NOTES, BY THE CITY OF MONROE, OHIO, IN ANTICIPATION OF THE ISSUANCE OF BONDS.

WHEREAS, the fiscal officer of the City has estimated the life or period of usefulness of the improvements as at least five (5) years, and certified the maximum maturity of the bonds to be issued to finance the same as thirty (30) years, and of notes issued in anticipation thereof as twenty (20) years.

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

SECTION 1. That it is hereby declared necessary to issue bonds of the City of Monroe, Counties of Butler and Warren, Ohio, in the principal amount of not to exceed \$3,200,000 bearing interest estimated at seven per centum (7%) per annum and maturing over a period of not more than thirty (30) years, for the purpose of acquiring real property to construct a public works building.

SECTION 2. That it is hereby determined that notes (hereinafter called the “Notes”) in the principal amount of not to exceed \$3,200,000 shall be issued in anticipation of the issuance of said bonds.

SECTION 3. That the Notes shall be dated their date of issuance, shall bear interest at the rate not to exceed seven percent (7%) per annum, payable at maturity, shall mature not later than one year from the date of issuance, and shall be of the denomination or denominations as may be requested by the purchaser or purchasers thereof all as determined by the Finance Director or the City Manager without further action by this Council, except that the denominations shall be \$100,000 or any integral multiple of \$5,000 in excess of \$100,000. The terms of such Notes, which shall be in compliance with Chapter 133 of the Ohio Revised Code, shall be set forth in the certificate of award (“Certificate of Award”), which is hereby authorized and which shall be executed by the City Manager or the Finance Director without further action by this Council.

SECTION 4. That the Notes shall be executed by the City Manager and the Finance Director and may but shall not be required to bear the seal of the corporation. The Notes shall be designated “Real Estate Acquisition General Obligation Limited Tax Bond Anticipation Notes, Series 2023,” and shall be payable at the office of the Finance Director or such bank or trust company as is designated by the Finance Director or City Manager and the purchaser, and shall express upon their face the purpose for which they are issued and that they are issued in pursuance of this Ordinance.

SECTION 5. That the Notes shall be sold at public or private sale by the Finance Director at not less than ninety-seven percent of the par value of such Notes together with interest thereon, if any. The proceeds from such sale, except accrued interest thereon, shall be paid into the proper funds and used for the purpose aforesaid and for no other purpose. Accrued interest,

if any, received on sale of said Notes shall be transferred to the bond retirement fund to be applied to the payment of principal of and interest on said Notes in the manner provided by law.

Notwithstanding the above, the Council and the Finance Director are hereby directed to withhold delivery of the notes, and to refuse to accept payment therefor, unless and until the Original Purchaser delivers to the City a certificate acknowledging that the Original Purchaser will sell the notes to no more than 35 persons, each of whom the Original Purchaser reasonably believes (i) has such knowledge and experience in financial and business matters that it is capable of evaluating the merits and risks of the prospective investment and (ii) is not purchasing for more than one account or with a view to distributing the notes.

The City Manager or the Finance Director is hereby directed to report to this Council as soon after the sale and award of such notes as is reasonably feasible, the interest rate for such notes.

SECTION 6. That the Notes shall be the full general obligations of the City, and the full faith, credit and revenue of the City are hereby pledged for the prompt payment of the same.

SECTION 7. That during the period while the Notes run there shall be levied upon all of the taxable property in the City, within applicable limitations, in addition to all other taxes, a direct tax annually, not less than that which would have been levied if bonds had been issued without the prior issue of the Notes; said tax shall be and is hereby ordered computed, certified, levied and extended upon the tax duplicate and collected by the same officers in the same manner and at the same time that taxes for general purposes for each of said years are certified, extended and collected. Said tax shall be placed before and in preference to all other items and for the full amount thereof.

The funds derived from said tax levy hereby required shall be placed in a separate and distinct fund and, together with interest collected on the same, shall be irrevocably pledged for the payment of the principal and interest of the Notes, or the bonds in anticipation of which they are issued, when and as the same fall due; provided, however, to the extent other City revenues are available for such purpose said tax shall not be levied therefor.

SECTION 8. That this Council, for and on behalf of the City, hereby covenants that it will restrict the use of the Notes hereby authorized in such manner and to such extent, if any, and take such other action as may be necessary, after taking into account reasonable expectations at the time the debt is incurred, so that they will not constitute obligations the interest on which is subject to federal income taxation or "arbitrage bonds" under Sections 103(b)(2) and 148 of the Internal Revenue Code of 1986, as amended (the "Code") and the regulations prescribed thereunder. The Finance Director or any other officer having responsibility with respect to the issuance of said Notes is authorized and directed to give an appropriate certificate on behalf of the City, on the date of delivery of said Notes for inclusion in the transcript of proceedings, setting forth the facts, estimates and circumstances and reasonable expectations pertaining to the use of the proceeds thereof and the provisions of said Sections 103(b)(2) and 148 and regulations thereunder.

These Notes are hereby designated “tax-exempt obligations” for the purposes set forth in Section 265(b)(3) of the Code. The City does not anticipate issuing more than \$10,000,000 of “qualified tax-exempt obligations” during the calendar year of original issue.

SECTION 9. That this Council hereby authorizes and directs the Finance Director or the City Manager to take any and all actions which may be necessary to issue the notes in book-entry-only form or in such form as will render the notes eligible for the services of the Depository Trust Company, New York, New York without further action by this Council, including execution of all documents necessary therefore.

SECTION 10. All appropriate officers of the City are further authorized to make, execute, acknowledge and deliver such agreements, financing statements, closing certificates and other instruments or documents as are, in the opinion of bond counsel, necessary to carry out the purposes of this ordinance, including a note purchase agreement between the City and the purchaser of the Notes, if so requested by the purchaser.

SECTION 11. That this Council hereby authorizes the City to participate in the Ohio Market Access Program – Note Wrap - offered by the Treasurer of the State of Ohio (the “Program”), provided that (a) participation in the Program is in the best interests of the City and (b) the City Manager or the Finance Director affirmatively elects to participate in the Program in the Certificate of Award.

SECTION 12. That the Standby Note Purchase Agreement (the “Standby Purchase Agreement”) required as part of the Program is hereby authorized in the form presented to this Council with such changes not materially adverse to the City as may be approved by the authorized signatories of the City executing the Standby Purchase Agreement, as provided in this ordinance. The City acknowledges the agreement of the Treasurer of State in the Standby Purchase Agreement that, in the event the City is unable to repay the principal amount and accrued and unpaid interest of the Notes at maturity, whether through its own funds or through the issuance of other obligations of the City, the Treasurer of State agrees (a) to purchase the Notes from the holders or beneficial owners thereof upon their presentation to the Treasurer of State for such purchase at a price of par plus accrued interest to maturity or (b) to purchase renewal notes of the City in a principal amount not greater than the principal amount of the Notes plus interest due at maturity, with such renewal notes bearing interest at a rate of the lower of the maximum interest rate provided by law or the 1-year MMD (Municipal Market Data) Index for “AAA”-rated obligations plus 400 basis points (or such other rate methodology in effect as part of the Program), maturing not more than one year after the date of their issuance, and being prepayable at any time with 30 days' notice, provided that in connection with the Treasurer of State's purchase of such renewal notes the City shall deliver to the Treasurer of State an unqualified opinion of nationally recognized bond counsel that (i) such renewal notes are the legal, valid, and binding general obligations of the City, and the principal of and interest on such renewal notes, unless paid from other sources, are to be paid from the proceeds of the levy of ad valorem taxes levied within the ten-mill limitation imposed by law on all property subject to ad valorem taxes levied by the City and (ii) interest on the renewal notes is excludible from gross income for

federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended to the same extent that interest on the notes is so excluded.

In addition, the City acknowledges that the Treasurer of State will establish an "After Maturity Interest Rate," as generally provided for as part of the Program and as specifically provided for within the Standby Purchase Agreement.

The City Manager and the Finance Director, as the officers signing the Notes, are authorized to take all actions that may in their judgment reasonably be necessary to provide for such Standby Purchase Agreement, including but not limited to the inclusion of a notation on the form of the Notes providing notice to the holders or beneficial owners of the existence of such Standby Purchase Agreement and providing instructions to such holders or beneficial owners regarding the presentation of the Notes for purchase by the Treasurer of State at stated maturity.

This Council hereby authorizes further representations, warranties, and/or covenants to be made regarding the City's participation in the Program by virtue of the Certificate of Award and/or other Program documents, subject to review and approval by legal counsel to the City.

SECTION 13. That the firm of Dinsmore & Shohl LLP, is hereby engaged as the City's "bond counsel" and that the City Manager is hereby authorized and directed to execute and deliver the engagement letter in the form on file with the City.

SECTION 14. The City Manager or the Finance Director is hereby authorized to apply, if he deems it appropriate, for a rating on the Notes from either Standard & Poor's Corporation or Moody's Investors Service, and to pay the fee or premium for said rating to the extent authorized by law and approved by bond counsel.

SECTION 15. That the Finance Director is hereby directed to forward a certified copy of this Ordinance to the County Auditor.

SECTION 16. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements.

SECTION 17. 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: _____



Schedule Of Events



City of Monroe, Ohio

Land Acquisition Bond Anticipation Notes, Series 2023

Pricing: 11/15/2023

Dated: 11/29/2023

Maturity: 11/27/2024

Version: September 12, 2023

SEPTEMBER						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

OCTOBER						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

NOVEMBER						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

Holidays: Sept 4, Oct 9, Nov 10 & 23

Responsible Parties:	Issuer:	City of Monroe	CM
	Bond Counsel:	Dinsmore & Shohl	DS
	Municipal Advisor:	Bradley Payne Advisors	BPA
	Lender:	KeyBanc Capital Markets	UW

<u>Date</u>	<u>Description</u>	<u>Responsibility</u>
September 18	Legal Documents sent to the City	DS
September 18 - 28	Gather Documents for OMAP Application	CM & BPA
September 19	Request OMAC Report	BPA
September 26	City Council Meeting - 1st Reading	CM
September 29	Submit OMAP Application to State Treasurer	BPA
October 10	City Council Meeting - 2nd Reading	CM
October 20	Receive Treasurer Of State OMAP Approval	BPA
November 3	Receive S&P OMAP Approval (S&P Release Rating)	BPA
week of November 5	Due Diligence Call	All
November 8	Send Documents to Investors	UW
November 9	Legislation Effective	CM
November 14	Pre-Pricing Call (afternoon)	All
November 15	Price Notes - Sign Note Purchase Agreement	UW & CM
November 15 - 29	Closing Documents Prepared & Distributed	DS
November 29	Close Bonds (Wire Proceeds)	ALL

ORDINANCE NO. 2023-26

AN ORDINANCE AUTHORIZING THE PURCHASE OF TEMPORARY AND PERMANENT RIGHT-OF-WAY FOR THE TODHUNTER ROAD CULVERT REPLACEMENT PROJECT FROM THOMAS J. LIPINSKI AND TERI L. LIPINSKI.

WHEREAS, the purchase of the within described right-of-way will allow the roadway to be widened making it safety without requiring guardrails.

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

SECTION 1: Council hereby authorizes the purchase of temporary and permanent right-of-way for the Todhunter Road Culvert Replacement Project from Thomas J. Lipinski and Teri L. Lipinski in the amount of \$31,000 as set forth on Exhibit "1 attached hereto and made a part hereof.

SECTION 2: This measure shall take effect and be in full force from and after the earliest period allowed by law.

PASSED:_____

ATTEST:

APPROVED:

Clerk of Council

Mayor

First Reading:_____

LPA RE 807
Rev. 10/2017

TE
LPA

TEMPORARY EASEMENT

Thomas J. Lipinski and Teri L. Lipinski, Husband and Wife, the Grantor(s), in consideration of the sum of \$283.00, to be paid by the City of Monroe, Ohio, the Grantee, do grant to Grantee the temporary easement(s) to exclusively occupy and use for the purposes mentioned in Exhibit A the following described real estate:

PARCEL(S): 4-T

CITY OF MONROE-TODHUNTER ROAD

SEE EXHIBIT A ATTACHED

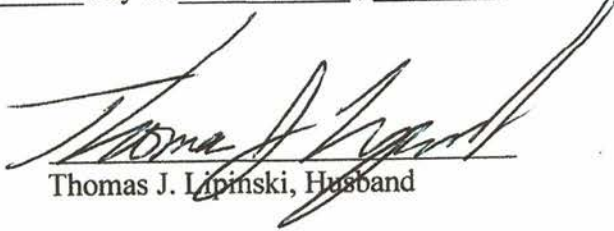
Butler County Current Tax Parcel No. C1800005000090
Prior Instrument Reference: Bk. 8709 Pg. 907, Bk.8709 Pg. 909, Bk. 8709 Pg. 911, Butler County Recorder's Office.

To have and to hold the temporary easement(s), for the aforesaid purposes and for the anticipated period of time described below, unto the Grantee, its successors and assigns.

The duration of the temporary easement(s) granted to the Grantee is 18 months immediately following the date on which the work described above is first commenced by the Grantee, or its duly authorized employees, agents, and contractors.

The temporary easement(s) interest granted is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

IN WITNESS WHEREOF Thomas J. Lipinski And Teri L. Lipinski, Husband and Wife
have hereunto set their hands on the 15 day of Sept, 2023.


Thomas J. Lipinski, Husband

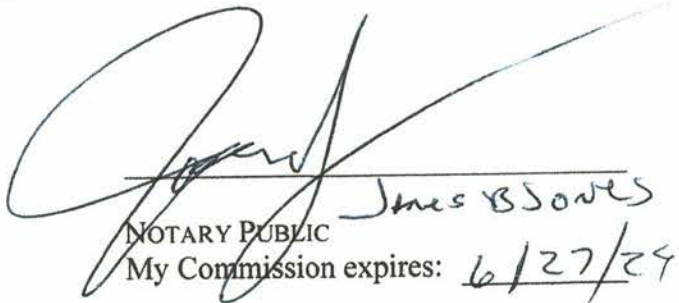

Teri L. Lipinski, Wife

STATE OF OHIO, COUNTY OF BUTLER. SS:

BE IT REMEMBERED, that on the 15th day of September, 2023, before me
the subscriber, a Notary Public in and for said state and county, personally came the above
named Thomas J. Lipinski And Teri L. Lipinski who acknowledged the foregoing instrument to
be their voluntary acts and deeds. No oath or affirmation was administered to Thomas J.
Lipinski And Teri L. Lipinski 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.




James B. Jones
NOTARY PUBLIC
My Commission expires: 6/27/24

This document was prepared by: City of Monroe, Ohio

EXHIBIT A

Page 1 of 2

LPA RX 887 T

Rev. 07/09

Ver. 03/28/2023

PID C1800005000090

**PARCEL C1800005000090-T1
TODHUNTER ROAD - SECTION 18 - TOWN 3 - RANGE 3
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT ROADWAY IMPROVEMENTS
FOR 18 MONTHS FROM DATE OF ENTRY BY THE
CITY OF MONROE, BUTLER COUNTY, OHIO**

[Surveyor's description of the premises follows]

SITUATE in the State of Ohio, County of Butler, City of Monroe, Section 18, Town 3, Range 3, located in the original Ohio subdivision "Between the Miamis", and being part of a 19.178 acre tract conveyed to Thomas J. & Teri L. Lipinski in **O.R. Volume 8709, Pg. 907** of the Official Records of Butler County, Ohio, being more particularly described as follows:

COMMENCE at the northwest corner of said tract, said point being on the centerline of Todhunter Road and also on the north line of Section 18; thence leaving said centerline and along the west line of said tract **S 6°08'33" W** a distance of 40.00 feet to a point on the proposed south right of way line for Todhunter Road, said being also being the TRUE POINT OF BEGINNING of the herein described easement:

1. Thence leaving said west line and along said proposed right of way line **S 84°36'46" E** a distance of **142.78 feet** to a point;
2. Thence leaving said proposed right of way line **S 5°23'14" W** a distance of **10.00 feet** to a point;
3. Thence along a line bearing **N 84°36'46" W** a distance of **142.91 feet** to a point on the west line of said tract;
4. Thence along said west line **N 6°08'33" E** a distance of **10.00 feet** to a point; and returning to the POINT OF BEGINNING.

Containing 1,428.45 square feet (**0.0328 acres**), more or less, and being subject to all easements, conditions, restrictions and legal highways of record pertaining to the parent tract.

The above description is the result of a survey completed in December 2021 under the supervision of Samuel J. Lewis of JWCI Jones Warner Consultants, Incorporated, Ohio Registered Surveyor No. S-8471.

EXHIBIT A

LPA RX 887 T

Page 2 of 2

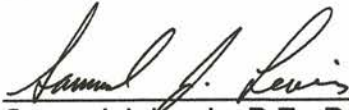
Rev. 07/09

This description being the same boundary as graphically depicted on the attached Exhibit "B".

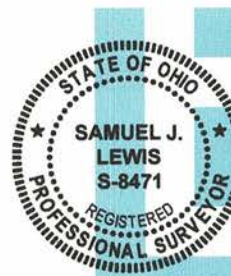
The parent tract is currently identified as Parcel ID C1800005000090 by the Butler County Auditor and is more commonly known as 461 Todhunter Road.

The basis of bearings for this description is the Ohio State Plane Coordinate System, South Zone, NAD83 (ft).

JONES WARNER CONSULTANTS, INC.



Samuel J. Lewis, P.E., P.S.
Ohio Registered Land Surveyor No. 8471



Digitally signed by
Samuel J. Lewis,
P.E., P.S., LEED GA
Location: Franklin,
OH
Reason: I am the
author of this
document
Contact Info: (937)
704-9868
Date: 2023.03.29
09:36:15-04'00'

EASEMENT LEGEND

E_ = EX. ROW
 SH_ = PR. STD. HIGHWAY
 CH_ = PR. CHANNEL
 T_ = PR. TEMP

EXHIBIT "B"

NORTH BASED ON STATE
 PLANE COORDINATES
 OHIO SOUTH ZONE US FT

THIS IS NOT A
 BOUNDARY SURVEY

PID: C1800002340014
 GLENN FIELDS
 468 TODHUNTER RD

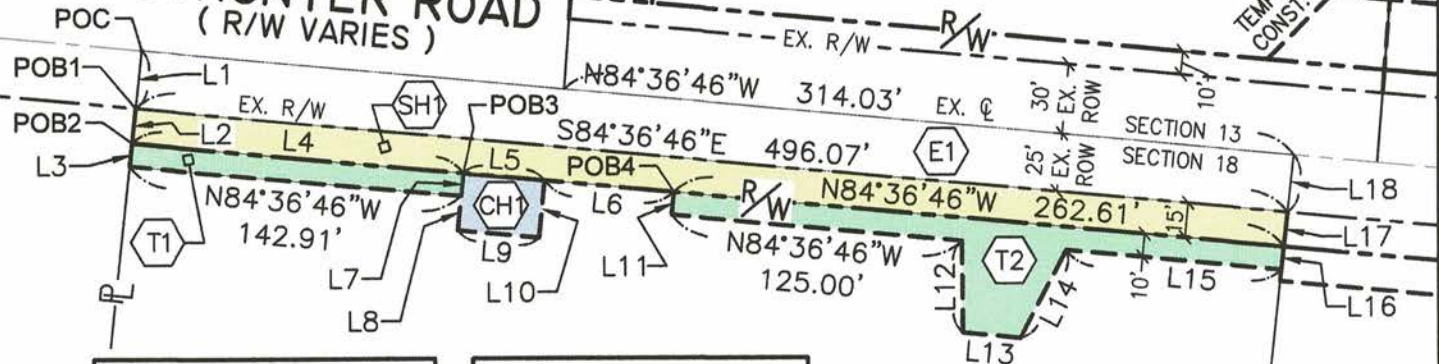
PID: C1800002340015
 CLINTON B & JACLYN
 M LUKEN
 462 TODHUNTER RD

PID: C1800002000006
 GAIL G. ALFORD
 450 TODHUNTER RD
 5.035 ACRES

PERM.
 DRAINAGE
 ESMT.

TEMP.
 CONST. ESMT.

TODHUNTER ROAD
 (R/W VARIES)

**LINE TABLE**

Line #	Length	Direction
L1	25.00'	S06°08'33"W
L2	15.00'	N06°08'33"E
L3	10.00'	N06°08'33"E
L4	142.78'	N84°36'46"W
L5	35.00'	N84°36'46"W
L6	55.66'	N84°36'46"W
L7	10.00'	N05°23'14"E
L8	15.00'	N05°23'14"E
L9	35.00'	N84°36'46"W
L10	25.00'	S05°23'14"W

LINE TABLE

Line #	Length	Direction
L11	10.00'	N05°23'14"E
L12	39.64'	N00°19'07"W
L13	25.00'	N84°21'48"W
L14	42.67'	S27°25'42"W
L15	92.52'	N84°36'46"W
L16	10.00'	S06°13'08"W
L17	15.00'	S06°13'08"W
L18	25.00'	N06°13'08"E

PID: C18000050000090
 THOMAS J & TERI L LIPINSKI
 461 TODHUNTER RD
 19.178 ACRES

PARCEL AREAS

PARCEL ID	AREA (SF)	AREA (AC)
C18000050000090-CH1	875.00	0.0201
C18000050000090-E1	12,402.15	0.2847
C18000050000090-SH1	7,440.89	0.1708
C18000050000090-T1	1,428.45	0.0328
C18000050000090-T2	4,007.10	0.0920

DATE: 3/28/2023

SCALE: 1"=80'

Seal:

PROPOSED EASEMENTS**PID: C18000050000090****THOMAS J. & TERI L. LIPINSKI**

PROJECT LOCATION

PREPARED FOR

TODHUNTER ROAD
 CITY OF MONROE
 BUTLER COUNTY, OHIO

CITY OF MONROE, OHIO
 233 SOUTH MAIN STREET
 MONROE, OH 45050-0330



JWCI
 Jones Warner Consultants, Inc.

www.joneswarner.com
 Voice: (855) 704-5924
 Fax: (937) 704-9949
 jwci@joneswarner.com

EXHIBIT "B"

EXHIBIT A

Page 1 of 2

LPA RX 887 T

Rev. 07/09

Ver. 03/28/2023

PID C1800005000090

**PARCEL C1800005000090-T2
TODHUNTER ROAD - SECTION 18 - TOWN 3 - RANGE 3
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT ROADWAY IMPROVEMENTS
FOR 18 MONTHS FROM DATE OF ENTRY BY THE
CITY OF MONROE, BUTLER COUNTY, OHIO**

[Surveyor's description of the premises follows]

SITUATE in the State of Ohio, County of Butler, City of Monroe, Section 18, Town 3, Range 3, located in the original Ohio subdivision "Between the Miamis", and being part of a 19.178 acre tract conveyed to Thomas J. & Teri L. Lipinski in **O.R. Volume 8709, Pg. 907** of the Official Records of Butler County, Ohio, being more particularly described as follows:

COMMENCE at the northwest corner of said tract, said point being on the centerline of Todhunter Road and also on the north line of Section 18; thence leaving said centerline and along the west line of said tract S 6°08'33" W a distance of 40.00 feet to a point on the proposed south right of way line for Todhunter Road; thence leaving said west line and along said proposed right of way line S 84°36'46" E a distance of 233.44 feet to a point, said being also being the TRUE POINT OF BEGINNING of the herein described easement:

1. Thence continuing along said proposed right of way line S 84°36'46" E a distance of **262.61 feet** to a point on the east line of said tract;
2. Thence leaving said proposed right of way line and along said east line S 6°13'08" W a distance of **15.00 feet** to a point;
3. Thence leaving said east line N 84°36'46" W a distance of **92.52 feet** to a point;
4. Thence along a line bearing S 27°25'42" W a distance of **42.67 feet** to a point;
5. Thence along a line bearing N 84°21'48" W a distance of **25.00 feet** to a point;
6. Thence along a line bearing N 0°19'07" W a distance of **39.64 feet** to a point;
7. Thence along a line bearing N 84°36'46" W a distance of **125.00 feet** to a point;
8. Thence along a line bearing N 5°23'14" E a distance of **10.00 feet** to a point and returning to the POINT OF BEGINNING.

Containing 4007.10 square feet (**0.0920 acres**), more or less, and being subject to all easements, conditions, restrictions and legal highways of record pertaining to the parent tract.

EXHIBIT A

LPA RX 887 T

Page 2 of 2

Rev. 07/09

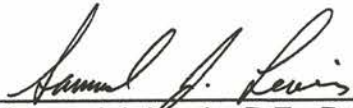
The above description is the result of a survey completed in December 2021 under the supervision of Samuel J. Lewis of JWCI Jones Warner Consultants, Incorporated, Ohio Registered Surveyor No. S-8471.

This description being the same boundary as graphically depicted on the attached Exhibit "B".

The parent tract is currently identified as Parcel ID C1800005000090 by the Butler County Auditor and is more commonly known as 461 Todhunter Road.

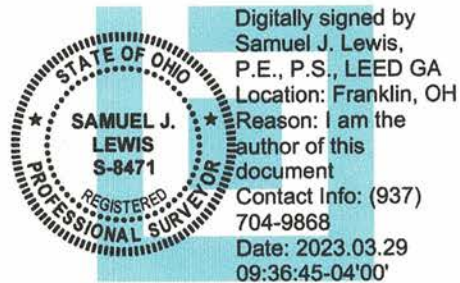
The basis of bearings for this description is the Ohio State Plane Coordinate System, South Zone, NAD83 (ft).

JONES WARNER CONSULTANTS, INC.



Samuel J. Lewis, P.E., P.S.

Ohio Registered Land Surveyor No. 8471



EASEMENT LEGEND

E_ = EX. ROW
 SH_ = PR. STD. HIGHWAY
 CH_ = PR. CHANNEL
 T_ = PR. TEMP

EXHIBIT "B"

NORTH BASED ON STATE
 PLANE COORDINATES
 OHIO SOUTH ZONE US FT

THIS IS NOT A
 BOUNDARY SURVEY

PID: C1800002340014
 GLENN FIELDS
 468 TODHUNTER RD

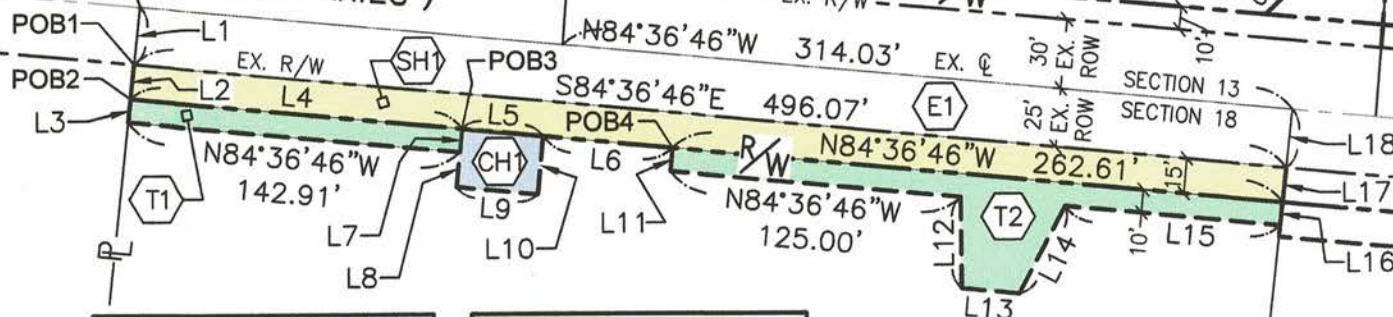
PID: C1800002340015
 CLINTON B & JACLYN
 M LUKEN
 462 TODHUNTER RD

PID: C1800002000006
 GAIL G. ALFORD
 450 TODHUNTER RD
 5.035 ACRES

PERM.
 DRAINAGE
 ESMT.

TEMP.
 CONST. ESMT.

TODHUNTER ROAD
 (R/W VARIES)

**LINE TABLE**

Line #	Length	Direction
L1	25.00'	S06°08'33"W
L2	15.00'	N06°08'33"E
L3	10.00'	N06°08'33"E
L4	142.78'	N84°36'46"W
L5	35.00'	N84°36'46"W
L6	55.66'	N84°36'46"W
L7	10.00'	N05°23'14"E
L8	15.00'	N05°23'14"E
L9	35.00'	N84°36'46"W
L10	25.00'	S05°23'14"W

LINE TABLE

Line #	Length	Direction
L11	10.00'	N05°23'14"E
L12	39.64'	N00°19'07"W
L13	25.00'	N84°21'48"W
L14	42.67'	S27°25'42"W
L15	92.52'	N84°36'46"W
L16	10.00'	S06°13'08"W
L17	15.00'	S06°13'08"W
L18	25.00'	N06°13'08"E

PID: C18000050000090
 THOMAS J & TERI L LIPINSKI
 461 TODHUNTER RD
 19.178 ACRES

PARCEL AREAS

PARCEL ID	AREA (SF)	AREA (AC)
C18000050000090-CH1	875.00	0.0201
C18000050000090-E1	12,402.15	0.2847
C18000050000090-SH1	7,440.89	0.1708
C18000050000090-T1	1,428.45	0.0328
C18000050000090-T2	4,007.10	0.0920

DATE: 3/28/2023

SCALE: 1"=80'

Seal:

PROPOSED EASEMENTS**PID: C18000050000090****THOMAS J. & TERI L. LIPINSKI**

PROJECT LOCATION

PREPARED FOR

TODHUNTER ROAD
 CITY OF MONROE
 BUTLER COUNTY, OHIO

CITY OF MONROE, OHIO
 233 SOUTH MAIN STREET
 MONROE, OH 45050-0330



JWCI
 Jones Warner Consultants, Inc.

www.joneswarner.com
 Voice: (855) 704-5924
 Fax: (937) 704-9949
 jwci@joneswarner.com

EXHIBIT "B"

EASEMENT

Thomas J. Lipinski and Teri L. Lipinski, Husband and Wife, the Grantor(s), in consideration of the sum of \$18,402.00, to be paid by the City of Monroe, Ohio, the Grantee, do convey(s) to Grantee, its successors and assigns, an easement, which is more particularly described in Exhibit A attached, the following described real estate:

PARCEL(S): 4-CH, SH

CITY OF MONROE - TODHUNTER ROAD

SEE EXHIBIT A ATTACHED

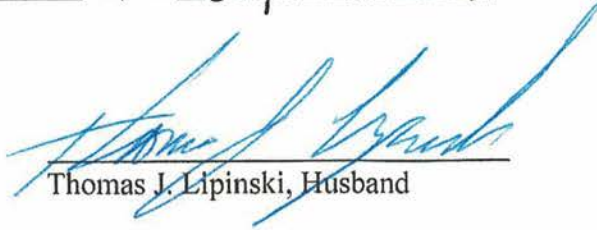
Butler County Current Tax Parcel No. C1800005000090

Prior Instrument Reference: Bk. 8709 Pg. 907, Bk.8709 Pg. 909, Bk. 8709 Pg. 911, Butler County Recorder's Office.

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

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

IN WITNESS WHEREOF Thomas J. Lipinski And Teri L. Lipinski, Husband and Wife
have hereunto set their hands on the 8th day of Sept, 2023.


Thomas J. Lipinski, Husband


Teri L. Lipinski, Wife

STATE OF OHIO, COUNTY OF BUTLER. SS:

BE IT REMEMBERED, that on the 8th day of Sept, 2023, before me
the subscriber, a Notary Public in and for said state and county, personally came the above
named Thomas J. Lipinski And Teri L. Lipinski who acknowledged the foregoing instrument to
be their voluntary acts and deeds. No oath or affirmation was administered to Thomas J.
Lipinski And Teri L. Lipinski 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.



GENIA BUCHANAN
Notary Public
State of Ohio
My Comm. Expires
May 30, 2027


Genia L. Buchanan
NOTARY PUBLIC
My Commission expires: 5/30/27.

This document was prepared by: City of Monroe, Ohio

EXHIBIT A

LPA RX 871 SH

Page 1 of 2

Rev. 06/09

Ver. 03/28/2023

PID C1800005000090

**PARCEL C1800005000090-SH1
TODHUNTER ROAD - SECTION 18 - TOWN 3 - RANGE 3
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 the State of Ohio, County of Butler, City of Monroe, Section 18, Town 3, Range 3, located in the original Ohio subdivision "Between the Miamis", and being part of a 19.178 acre tract conveyed to Thomas J. & Teri L. Lipinski in **O.R. Volume 8709, Pg. 907** of the Official Records of Butler County, Ohio, being more particularly described as follows:

COMMENCE at the northwest corner of said tract, said point being on the centerline of Todhunter Road and also on the north line of Section 18; thence leaving said centerline and along the west line of said tract S 6°08'33" W a distance of 25.00 feet to a point on the original south right of way line for Todhunter Road, said being also being the TRUE POINT OF BEGINNING of the herein described easement:

1. Thence leaving said west line and along said original right of way line **S 84°36'46" E** a distance of **496.07 feet** to a point on the east line of said tract;
2. Thence leaving said original right of way line and along said east line **S 6°13'08" W** a distance of **15.00 feet** to a point on the proposed south right of way line for Todhunter Road;
3. Thence leaving said east line and along said proposed right of way line **N 84°36'46" W** a distance of **496.05 feet** to a point on the west line of said tract;

EXHIBIT A

LPA RX 871 SH

Page 2 of 2

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4. Thence leaving said proposed right of way line and along said west line **N 6°08'33" E** a distance of **15.00 feet** to a point and returning to the POINT OF BEGINNING.

Containing 7,440.89 square feet (**0.1708 acres**), more or less, and being subject to all easements, conditions, restrictions and legal highways of record pertaining to the parent tract.

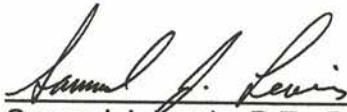
The above description is the result of a survey completed in December 2021 under the supervision of Samuel J. Lewis of JWCI Jones Warner Consultants, Incorporated, Ohio Registered Surveyor No. S-8471.

This description being the same boundary as graphically depicted on the attached Exhibit "B".

The parent tract is currently identified as Parcel ID C1800005000090 by the Butler County Auditor and is more commonly known as 461 Todhunter Road.

The basis of bearings for this description is the Ohio State Plane Coordinate System, South Zone, NAD83 (ft).

JONES WARNER CONSULTANTS, INC.



Samuel J. Lewis, P.E., P.S.

Ohio Registered Land Surveyor No. 8471



Digitally signed by
Samuel J. Lewis,
P.E., P.S., LEED GA
Location: Franklin,
OH
Reason: I am the
author of this
document
Contact Info: (937)
704-9868
Date: 2023.03.28
18:01:09-04'00'

EASEMENT LEGEND

E_ = EX. ROW
 SH_ = PR. STD. HIGHWAY
 CH_ = PR. CHANNEL
 T_ = PR. TEMP

EXHIBIT "B"

NORTH BASED ON STATE
 PLANE COORDINATES
 OHIO SOUTH ZONE US FT

THIS IS NOT A
 BOUNDARY SURVEY

PID: C1800002340014
 GLENN FIELDS
 468 TODHUNTER RD

PID: C1800002340015
 CLINTON B & JACLYN
 M LUKEN
 462 TODHUNTER RD

PID: C1800002000006
 GAIL G. ALFORD
 450 TODHUNTER RD
 5.035 ACRES

PERM.
 DRAINAGE
 ESMT.

TEMP.
 CONST. ESMT.

TODHUNTER ROAD
 (R/W VARIES)

POC

POB1

POB2

L3

N84°36'46"W
 142.91'

T1

L7

L8

POB3

L5

S84°36'46"E 496.07'

POB4

L6

N84°36'46"W 125.00'

L9

L10

L11

L12

L13

L14

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EXHIBIT A

LPA RX 879 CH

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Rev. 06/09

Ver. 03/28/2023

PID C1800005000090

**PARCEL C1800005000090-CH1
TODHUNTER ROAD - SECTION 18 - TOWN 3 - RANGE 3
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A CHANNEL
IN THE NAME AND FOR THE USE OF THE
CITY OF MONROE, BUTLER COUNTY, OHIO**

A perpetual easement for the construction and maintenance of a perpetual watercourse, ditch, channel or other drainage facility upon the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (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 the State of Ohio, County of Butler, City of Monroe, Section 18, Town 3, Range 3, located in the original Ohio subdivision "Between the Miamis", and being part of a 19.178 acre tract conveyed to Thomas J. & Teri L. Lipinski in **O.R. Volume 8709, Pg. 907** of the Official Records of Butler County, Ohio, being more particularly described as follows:

COMMENCE at the northwest corner of said tract, said point being on the centerline of Todhunter Road and also on the north line of Section 18; thence leaving said centerline and along the west line of said tract S 6°08'33" W a distance of 40.00 feet to a point on the proposed south right of way line for Todhunter Road; thence leaving said west line and along said proposed right of way S 84°36'46" E a distance of 142.78 feet to a point, said being also being the TRUE POINT OF BEGINNING of the herein described easement:

1. Thence continuing along said proposed right of way **S 84°36'46" E** a distance of **35.00 feet** to a point;
2. Thence leaving said proposed right of way line **S 5°23'14" W** a distance of **25.00 feet** to a point;
3. Thence along a line bearing **N 84°36'46" W** a distance of **35.00 feet** to a point;
4. Thence along a line bearing **N 5°23'14" E** a distance of **25.00 feet** to a point and returning to the POINT OF BEGINNING.

EXHIBIT A

LPA RX 879 CH

Page 2 of 2

Rev. 06/09

Containing 875.00 square feet (**0.0201 acres**), more or less, and being subject to all easements, conditions, restrictions and legal highways of record pertaining to the parent tract.

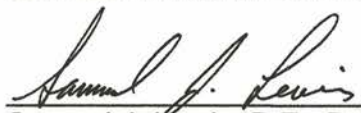
The above description is the result of a survey completed in December 2021 under the supervision of Samuel J. Lewis of JWCI Jones Warner Consultants, Incorporated, Ohio Registered Surveyor No. S-8471.

This description being the same boundary as graphically depicted on the attached Exhibit "B".

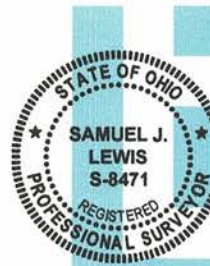
The parent tract is currently identified as Parcel ID C1800005000090 by the Butler County Auditor and is more commonly known as 461 Todhunter Road.

The basis of bearings for this description is the Ohio State Plane Coordinate System, South Zone, NAD83 (ft).

JONES WARNER CONSULTANTS, INC.



Samuel J. Lewis, P.E., P.S.
Ohio Registered Land Surveyor No. 8471



Digitally signed by
Samuel J. Lewis,
P.E., P.S., LEED GA
Location: Franklin,
OH
Reason: I am the
author of this
document
Contact Info: (937)
704-9868
Date: 2023.03.28
18:01:49-04'00'

EASEMENT LEGEND

E_ = EX. ROW
 SH_ = PR. STD. HIGHWAY
 CH_ = PR. CHANNEL
 T_ = PR. TEMP

EXHIBIT "B"

NORTH BASED ON STATE
 PLANE COORDINATES
 OHIO SOUTH ZONE US FT

THIS IS NOT A
 BOUNDARY SURVEY

PID: C1800002340014
 GLENN FIELDS
 468 TODHUNTER RD

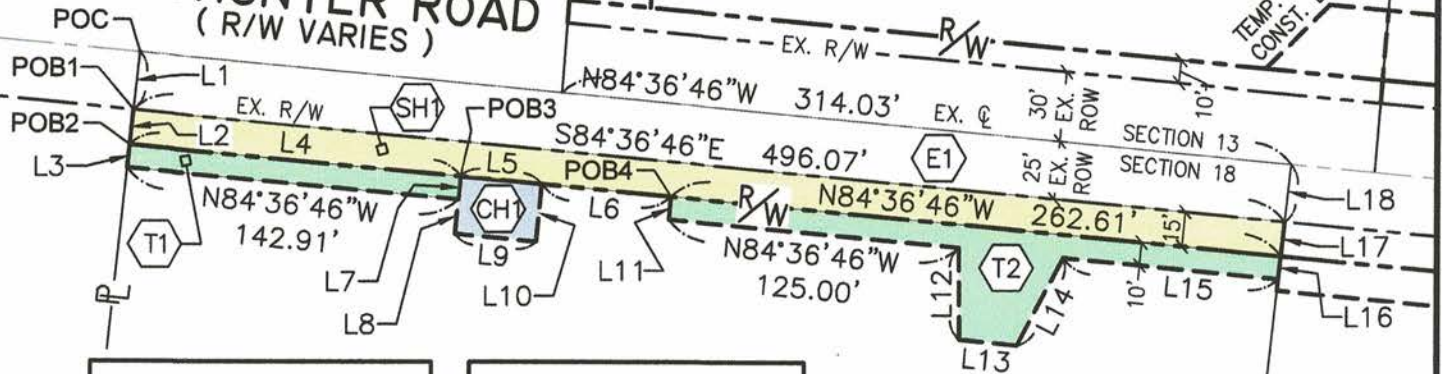
PID: C1800002340015
 CLINTON B & JACLYN
 M LUKEN
 462 TODHUNTER RD

PID: C1800002000006
 GAIL G. ALFORD
 450 TODHUNTER RD
 5.035 ACRES

PERM.
 DRAINAGE
 ESMT.

TEMP.
 CONST. ESMT.

EX. R/W -
TODHUNTER ROAD
 (R/W VARIES)

**LINE TABLE**

Line #	Length	Direction
L1	25.00'	S06°08'33"W
L2	15.00'	N06°08'33"E
L3	10.00'	N06°08'33"E
L4	142.78'	N84°36'46"W
L5	35.00'	N84°36'46"W
L6	55.66'	N84°36'46"W
L7	10.00'	N05°23'14"E
L8	15.00'	N05°23'14"E
L9	35.00'	N84°36'46"W
L10	25.00'	S05°23'14"W

LINE TABLE

Line #	Length	Direction
L11	10.00'	N05°23'14"E
L12	39.64'	N00°19'07"W
L13	25.00'	N84°21'48"W
L14	42.67'	S27°25'42"W
L15	92.52'	N84°36'46"W
L16	10.00'	S06°13'08"W
L17	15.00'	S06°13'08"W
L18	25.00'	N06°13'08"E

PID: C18000050000090
 THOMAS J & TERI L LIPINSKI
 461 TODHUNTER RD
 19.178 ACRES

PARCEL AREAS

PARCEL ID	AREA (SF)	AREA (AC)
C18000050000090-CH1	875.00	0.0201
C18000050000090-E1	12,402.15	0.2847
C18000050000090-SH1	7,440.89	0.1708
C18000050000090-T1	1,428.45	0.0328
C18000050000090-T2	4,007.10	0.0920

DATE: 3/28/2023

SCALE: 1"=80'

Seal:

PROPOSED EASEMENTS
PID: C18000050000090
THOMAS J. & TERI L. LIPINSKI

PROJECT LOCATION

TODHUNTER ROAD
 CITY OF MONROE
 BUTLER COUNTY, OHIO

PREPARED FOR

CITY OF MONROE, OHIO
 233 SOUTH MAIN STREET
 MONROE, OH 45050-0330



www.joneswarner.com
 Voice: (855) 704-5924
 Fax: (937) 704-9949
 jwci@joneswarner.com

EXHIBIT "B"

LPA RE 807
Rev. 10/2017

TE
LPA

TEMPORARY EASEMENT

Thomas J. Lipinski and Teri L. Lipinski, Husband and Wife, the Grantor(s), in consideration of the sum of \$327.00, to be paid by the City of Monroe, Ohio, the Grantee, do grant to Grantee the temporary easement(s) to exclusively occupy and use for the purposes mentioned in Exhibit A the following described real estate:

PARCEL(S): 5-T

CITY OF MONROE-TODHUNTER ROAD

SEE EXHIBIT A ATTACHED

Butler County Current Tax Parcel No. C1800005000033

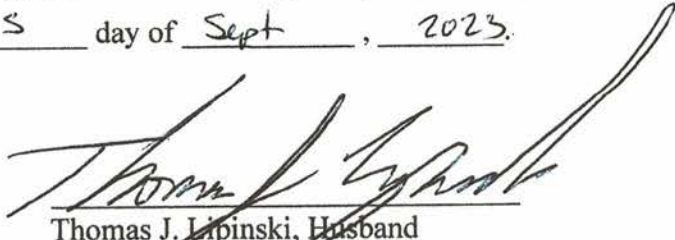
Prior Instrument Reference: Bk. 8709 Pg. 907, Bk.8709 Pg. 909, Bk. 8709 Pg. 911, Butler County Recorder's Office.

To have and to hold the temporary easement(s), for the aforesaid purposes and for the anticipated period of time described below, unto the Grantee, its successors and assigns.

The duration of the temporary easement(s) granted to the Grantee is 18 months immediately following the date on which the work described above is first commenced by the Grantee, or its duly authorized employees, agents, and contractors.

The temporary easement(s) interest granted is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

IN WITNESS WHEREOF Thomas J. Lipinski And Teri L. Lipinski, Husband and Wife
have hereunto set their hands on the 15 day of Sept, 2023.


Thomas J. Lipinski, Husband

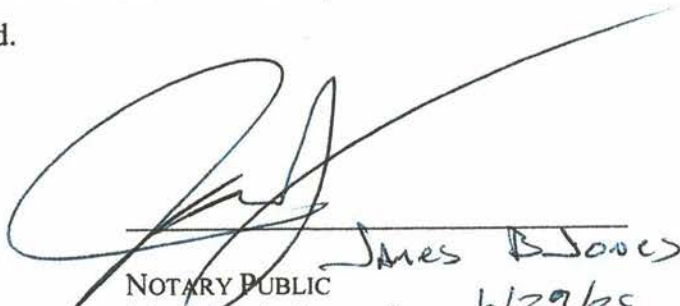

Teri L. Lipinski, Wife

STATE OF OHIO, COUNTY OF BUTLER. SS:

BE IT REMEMBERED, that on the 15 day of September, 2023 before me
the subscriber, a Notary Public in and for said state and county, personally came the above
named Thomas J. Lipinski And Teri L. Lipinski who acknowledged the foregoing instrument to
be their voluntary acts and deeds. No oath or affirmation was administered to Thomas J.
Lipinski And Teri L. Lipinski 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.




James B. Jones
NOTARY PUBLIC
My Commission expires: 6/29/29

This document was prepared by: City of Monroe, Ohio

EXHIBIT A

Page 1 of 2

LPA RX 887 T

Rev. 07/09

Ver. 03/28/2023

PID C1800005000033

**PARCEL C1800005000033-T1
TODHUNTER ROAD - SECTION 18 - TOWN 3 - RANGE 3
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT ROADWAY IMPROVEMENTS
FOR 18 MONTHS FROM DATE OF ENTRY BY THE
CITY OF MONROE, BUTLER COUNTY, OHIO**

[Surveyor's description of the premises follows]

SITUATE in the State of Ohio, County of Butler, City of Monroe, Section 18, Town 3, Range 3, located in the original Ohio subdivision "Between the Miamis", and being part of a 7.188 acre tract conveyed to Thomas J. & Teri L. Lipinski in **O.R. Volume 8709, Pg. 907** of the Official Records of Butler County, Ohio, being more particularly described as follows:

COMMENCE at the northwest corner of said tract, said point being on the centerline of Todhunter Road and the north line of Section 18; thence leaving said centerline and along the west line of said tract **S 6°13'08" W** a distance of 40.00 feet to a point on the proposed south right of way line previously described for Todhunter Road, said point also being the TRUE POINT OF BEGINNING of the herein described easement:

1. Thence leaving said west line and along said proposed right of way line **S 84°36'46" E** a distance of **300.00 feet** to a point;
2. Thence leaving said proposed right of way line **S 6°13'08" W** a distance of **15.00 feet** to a point;
3. Thence along a line bearing **N 84°36'46" W** a distance of **300.00 feet** to a point on the west line of said tract;
4. Thence along said west line **N 6°13'08" E** a distance of **15.00 feet** to a point and returning to the POINT OF BEGINNING.

Containing 4,500 square feet (**0.1033 acres**), more or less, and being subject to all easements, conditions, restrictions and legal highways of record pertaining to the parent tract.

The above description is the result of a survey completed in December 2021 under the supervision of Samuel J. Lewis of JWCI Jones Warner Consultants, Incorporated, Ohio Registered Surveyor No. S-8471.

EXHIBIT A

LPA RX 887 T

Page 2 of 2

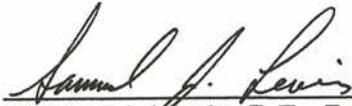
Rev. 07/09

This description being the same boundary as graphically depicted on the attached Exhibit "B".

The parent tract is currently identified as Parcel ID number C1800005000033 by the Butler County Auditor and is currently vacant land.

The basis of bearings for this description is the Ohio State Plane Coordinate System, South Zone, NAD83 (ft).

JONES WARNER CONSULTANTS, INC.



Samuel J. Lewis, P.E., P.S.
Ohio Registered Land Surveyor No. 8471



Digitally signed by
Samuel J. Lewis, P.E.,
P.S., LEED GA
Location: Franklin, OH
Reason: I am the
author of this document
Contact Info: (937)
704-9868
Date: 2023.03.29
09:37:14-04'00'

EXHIBIT "B"

NORTH BASED ON STATE
PLANE COORDINATES
OHIO SOUTH ZONE US FT

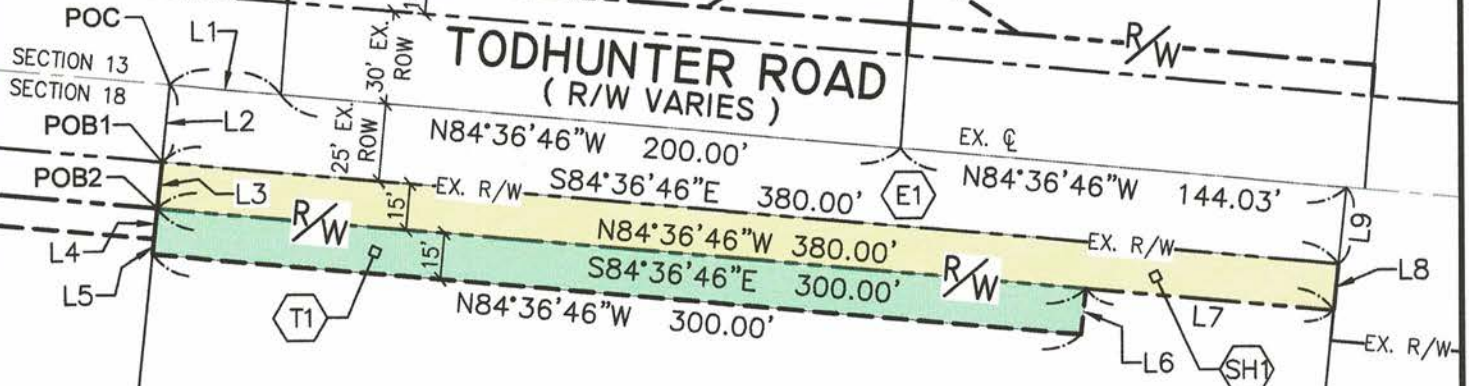
TEMP. CONST.
ESMT.

PID: C1800002000007
ROSEMARY RAMEY
440 TODHUNTER RD
5.036 ACRES

PID: C1800002000009
ROSEMARY RAMEY
440 TODHUNTER RD
1.89 ACRES

THIS IS NOT A
BOUNDARY SURVEY

TEMP. CONST.
ESMT.

**LINE TABLE**

Line #	Length	Direction
L1	35.97'	N84°36'46"W
L2	25.00'	S06°13'08"W
L3	15.00'	N06°13'08"E
L4	10.00'	N06°13'08"E
L5	5.00'	N06°13'08"E
L6	15.00'	S06°13'08"W
L7	80.00'	N84°36'46"W
L8	15.00'	S06°13'08"W
L9	25.00'	S06°13'08"W

PID: C1800005000033
THOMAS J & TERI L LIPINSKI
TODHUNTER RD
7.188 ACRES

EASEMENT LEGEND

E_ = EX. ROW
SH_ = PR. STD. HIGHWAY
CH_ = PR. CHANNEL
T_ = PR. TEMP

PARCEL AREAS

PARCEL ID	AREA (SF)	AREA (AC)
C1800005000033-E1	9,500.00	0.2181
C1800005000033-SH1	5,700.00	0.1309
C1800005000033-T1	4,500.00	0.1033

DATE: 3/28/2023

SCALE: 1"=60'

Seal:

PROPOSED EASEMENTS**PID: C1800005000033****THOMAS J. & TERI L. LIPINSKI**

PROJECT LOCATION

PREPARED FOR

TODHUNTER ROAD
CITY OF MONROE
BUTLER COUNTY, OHIO

CITY OF MONROE, OHIO
233 SOUTH MAIN STREET
MONROE, OH 45050-0330



JWCI
Jones Warner Consultants, Inc.

www.joneswarner.com
Voice: (855) 704-5924
Fax: (937) 704-9949
jwci@joneswarner.com

EXHIBIT "B"

EASEMENT

Thomas J. Lipinski and Teri L. Lipinski, Husband and Wife, the Grantor(s), in consideration of the sum of \$11,988.00, to be paid by the City of Monroe, Ohio, the Grantee, do convey(s) to Grantee, its successors and assigns, an easement, which is more particularly described in Exhibit A attached, the following described real estate:

PARCEL(S): 5-SH

CITY OF MONROE - TODHUNTER ROAD

SEE EXHIBIT A ATTACHED

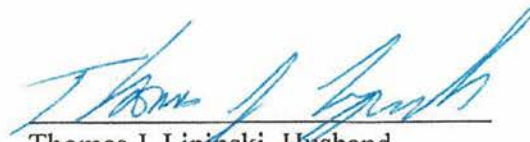
Butler County Current Tax Parcel No. C1800005000033

Prior Instrument Reference: Bk. 8709 Pg. 907, Bk.8709 Pg. 909, Bk. 8709 Pg. 911, Butler County Recorder's Office.

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

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

IN WITNESS WHEREOF Thomas J. Lipinski And Teri L. Lipinski, Husband and Wife
have hereunto set their hands on the 8th day of Sept, 2023


Thomas J. Lipinski, Husband


Teri L. Lipinski, Wife

STATE OF OHIO, COUNTY OF BUTLER. SS:

BE IT REMEMBERED, that on the 8th day of Sept, 2023, before me
the subscriber, a Notary Public in and for said state and county, personally came the above
named Thomas J. Lipinski And Teri L. Lipinski who acknowledged the foregoing instrument to
be their voluntary acts and deeds. No oath or affirmation was administered to Thomas J.
Lipinski And Teri L. Lipinski 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.



GENIA BUCHANAN
Notary Public
State of Ohio
My Comm. Expires
May 30, 2027


Genia L. Buchanan
NOTARY PUBLIC
My Commission expires: 5/30/27

This document was prepared by: City of Monroe, Ohio

EXHIBIT A

LPA RX 871 SH

Page 1 of 2

Rev. 06/09

Ver. 03/28/2023

PID C1800005000033

**PARCEL C1800005000033-SH1
TODHUNTER ROAD - SECTION 18 - TOWN 3 - RANGE 3
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 the State of Ohio, County of Butler, City of Monroe, Section 18, Town 3, Range 3, located in the original Ohio subdivision "Between the Miamis", and being part of a 7.188 acre tract conveyed to Thomas J. & Teri L. Lipinski in **O.R. Volume 8709, Pg. 907** of the Official Records of Butler County, Ohio, being more particularly described as follows:

COMMENCE at the northwest corner of said tract, said point being on the centerline of Todhunter Road and the north line of Section 18; thence leaving said centerline and along the west line of said tract **S 6°13'08" W** a distance of 25.00 feet to a point on the original south right of way line for Todhunter Road, said being also being the **TRUE POINT OF BEGINNING** of the herein described easement:

1. Thence leaving said west line and along said original right of way line **S 84°36'46" E** a distance of **380.00 feet** to a point on the east line of said tract;
2. Thence leaving said original right of way line and along said east line **S 6°13'08" W** a distance of **15.00 feet** to a point on the proposed south right of way line for Todhunter Road;
3. Thence leaving said east line and along said proposed right of way line **N 84°36'46" W** a distance of **380.00 feet** to a point on the west line of said tract;

EXHIBIT A

LPA RX 871 SH

Page 2 of 2

Rev. 06/09

4. Thence leaving said proposed right of way line and along said west line **N 6°13'08" E** a distance of **15.00 feet** to a point and returning to the POINT OF BEGINNING.

Containing 5,700 square feet (**0.1309 acres**), more or less, and being subject to all easements, conditions, restrictions and legal highways of record pertaining to the parent tract.

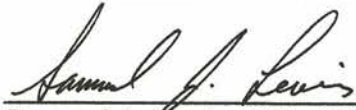
The above description is the result of a survey completed in December 2021 under the supervision of Samuel J. Lewis of JWCI Jones Warner Consultants, Incorporated, Ohio Registered Surveyor No. S-8471.

This description being the same boundary as graphically depicted on the attached Exhibit "B".

The parent tract is currently identified as Parcel ID number C1800005000033 by the Butler County Auditor and is currently vacant land.

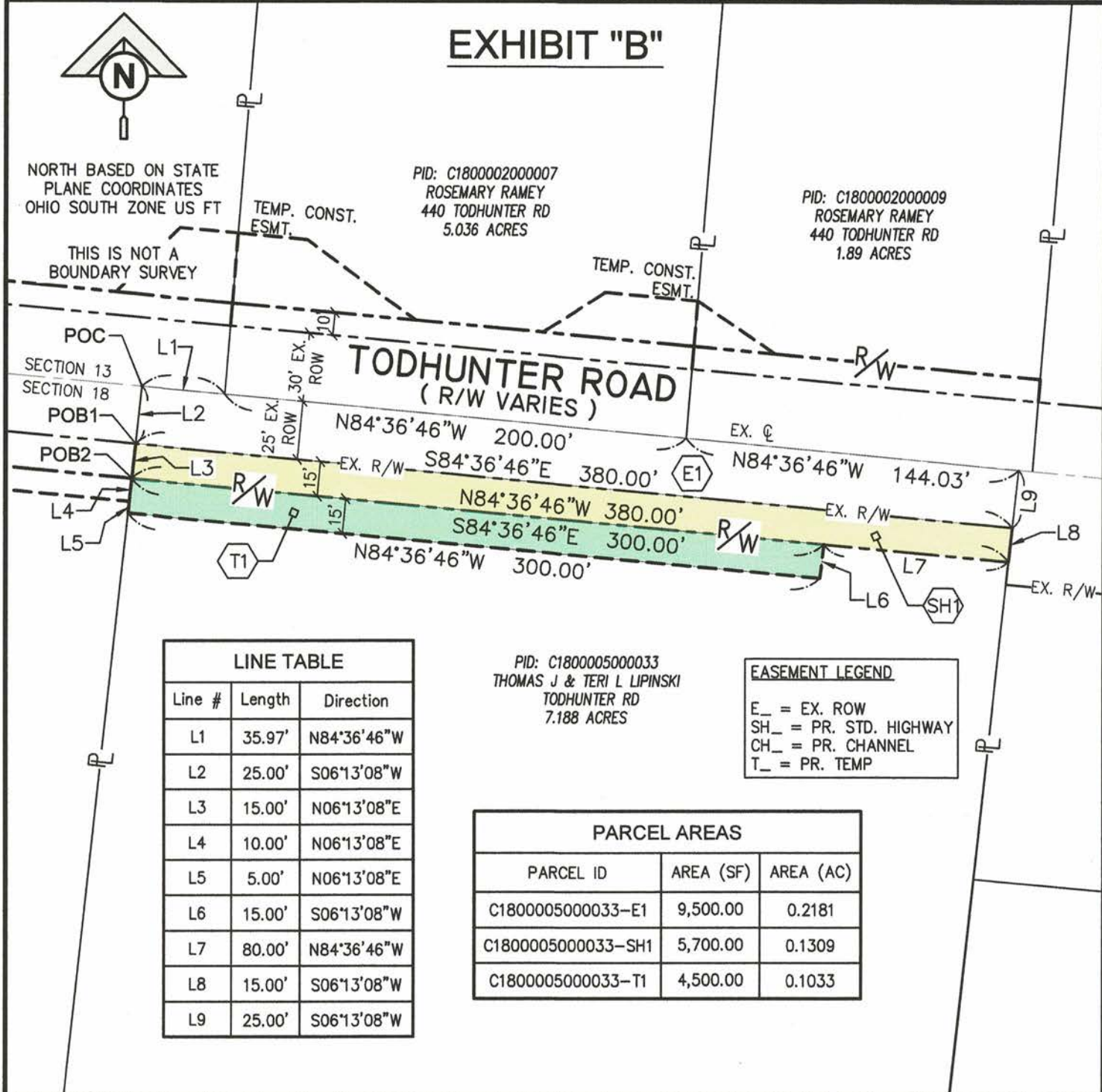
The basis of bearings for this description is the Ohio State Plane Coordinate System, South Zone, NAD83 (ft).

JONES WARNER CONSULTANTS, INC.



Samuel J. Lewis, P.E., P.S.
Ohio Registered Land Surveyor No. 8471

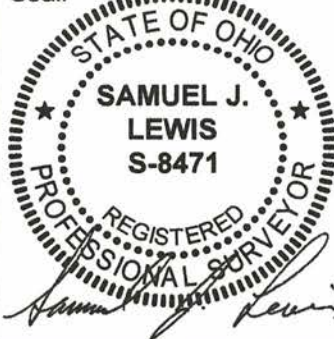


EXHIBIT "B"

DATE: 3/28/2023

SCALE: 1"=60'

Seal:



JWCI
 Jones Warner Consultants, Inc.

www.joneswarner.com
 Voice: (855) 704-5924
 Fax: (937) 704-9949
 jwci@joneswarner.com

EXHIBIT "B"

RESOLUTION NO. 59-2023

A RESOLUTION APPROVING A THEN-AND-NOW CERTIFICATE IN THE AMOUNT OF \$4,842.80 TO KEN HERBERT PLUMBING.

WHEREAS, an emergency replacement of a hot water heater at Fire Station 62 and repair of a drain at Fire Station 61 was necessary; and

WHEREAS, due to the emergency repairs and replacement needed a purchase order was unable to be requested prior to the services provided.

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

SECTION 1: A Then-and-Now Certificate in the amount of \$4,842.80 to Ken Herbert Plumbing is hereby approved.

SECTION 2: This measure shall take effect immediately upon passage pursuant to Section 7.08 (C) of the Charter.

PASSED: _____

ATTEST:

APPROVED:

Clerk of Council

Mayor



Ken Herbert Plumbing, LLC
7811 Cheviot Rd.
Unit B
Cincinnati, OH 45247

Phone: (513) 383-2974
office@kenherbertplumbing.com
kenherbertplumbing.com

Bill to
Scott Clasgens
3 South Main St
Lebanon, OH 45050

Ship to
Scott Clasgens
Monroe Fire Dept
3 South Main St
Lebanon, OH 45050

Work Order #: 8013

Transaction Date: 7/12/2023

Terms: Due on receipt

Invoice #: i8342

Item	Description	Quantity	Price	Amount
T40260-0	Water Closet Stop w/Auger in men's private restroom located in the side hallway beside the paramedics off. This was the only toilet that was backing up. The women's restroom to the left was working good. The restrooms in the mens and women's locker rooms were all working good.	1	\$317.50	\$317.50
30-A40280-0	The men's shower in locker room was draining slow. There was lots of debris in the drain and on the cast iron pipe. Cleaned out the p trap and the debris from the sides of the pipe. Flushed out the drain several times by filling up the shower pan and letting it drain. The shower is draining good.	1	\$266.70	\$266.70

Subtotal: \$584.20

Total: \$584.20

Payments: \$0.00

Balance Due: \$584.20



Ken Herbert Plumbing, LLC
7811 Cheviot Rd.
Unit B
Cincinnati, OH 45247

Phone: (513) 383-2974
office@kenherbertplumbing.com
kenherbertplumbing.com

Authorization

I hereby authorize Ken Herbert Plumbing, LLC to complete the proposed service, repair, or replacement and agree to pay the invoiced amount upon completion. If conditions and/or circumstances are encountered at the job site, which are (1) concealed physical conditions, or (2) unknown physical conditions of an unusual nature, which differ materially from that which is visually ascertained; CUSTOMER agrees to accept responsibility for such conditions and those circumstances are outside of the control of Ken Herbert Plumbing. CUSTOMER further agrees to pay for any labor and/or materials, including repair to damaged equipment of Ken Herbert Plumbing and other building plumbing caused by such conditions and/or circumstances. I understand and acknowledge the unique health risks posed by the COVID-19 pandemic, including, but not limited to, the possibility of contracting COVID-19, sickness, forced isolation, and possibly even death but nevertheless desire to complete the proposed plumbing service(s) on the property. I therefore assume all risks, known and unknown, related to COVID-19 and the work performed by Ken Herbert Plumbing, LLC. I waive and release Ken Herbert Plumbing, LLC and its shareholders, directors, officers, and employees from and against any and all present or future claims related to COVID-19 and the work performed, and I agree to indemnify and hold harmless Ken Herbert Plumbing, LLC and its shareholders, directors, officers, and employees from and against any and all present or future claims regarding the same. I additionally certify that I have the authority to authorize this work, waive claims, and commit to payment.

Acceptance

I accept the services performed by Ken Herbert Plumbing, LLC are to my satisfaction.

Thank you for your business!



Ken Herbert Plumbing AND Reading
Heating & Air
16 W. Benson St
Cincinnati, OH 45215

KEN HERBERT PLUMBING
Phone: (513) 383-2974

READING HEATING & AIR
513-821-1633

office@kenherbertplumbing.com
kenherbertplumbing.com
readingheating.com

Bill to
Scott Clasgens
3 South Main St
Lebanon, OH 45050

Ship to
Scott Clasgens
Monroe Fire Dept
3 South Main St
Lebanon, OH 45050

Work Order #: 8327

Transaction Date: 9/12/2023

Terms: Due on receipt

Invoice #: i8617

Item	Description	Quantity	Price	Amount
T42560-0	Premier 75 Gal Gas Water Heater INCLUDES: Remove existing 75 gallon gas water heater. Install a new 75 gallon gas water heater, with standard 6 year warranty, in a new pan. Disconnect and reconnect the gas supply line. Install new flu piping. Install a new ball valve and new copper piping on the heater. Install a new, code required, thermal expansion tank. Will dispose of the old, existing water heater.	1	\$4,258.60	\$4,258.60

Subtotal: \$4,258.60

Total: \$4,258.60

Payments: \$0.00

Balance Due: \$4,258.60



Ken Herbert Plumbing AND Reading
Heating & Air
16 W. Benson St
Cincinnati, OH 45215

KEN HERBERT PLUMBING
Phone: (513) 383-2974

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Authorization

I hereby authorize Ken Herbert Plumbing, LLC to complete the proposed service, repair, or replacement and agree to pay the invoiced amount upon completion. If conditions and/or circumstances are encountered at the job site, which are (1) concealed physical conditions, or (2) unknown physical conditions of an unusual nature, which differ materially from that which is visually ascertained; CUSTOMER agrees to accept responsibility for such conditions and those circumstances are outside of the control of Ken Herbert Plumbing. CUSTOMER further agrees to pay for any labor and/or materials, including repair to damaged equipment of Ken Herbert Plumbing and other building plumbing caused by such conditions and/or circumstances. I understand and acknowledge the unique health risks posed by the COVID-19 pandemic, including, but not limited to, the possibility of contracting COVID-19, sickness, forced isolation, and possibly even death but nevertheless desire to complete the proposed plumbing service(s) on the property. I therefore assume all risks, known and unknown, related to COVID-19 and the work performed by Ken Herbert Plumbing, LLC. I waive and release Ken Herbert Plumbing, LLC and its shareholders, directors, officers, and employees from and against any and all present or future claims related to COVID-19 and the work performed, and I agree to indemnify and hold harmless Ken Herbert Plumbing, LLC and its shareholders, directors, officers, and employees from and against any and all present or future claims regarding the same. I additionally certify that I have the authority to authorize this work, waive claims, and commit to payment.

Acceptance

I accept the services performed by Ken Herbert Plumbing, LLC are to my satisfaction.

Thank you for your business!

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
(CITY COUNCIL)

Rev. Code, Secs. 5705.34, 5705.35

The Council of the **CITY OF MONROE**, Butler County, Ohio, met in

regular session on the 10th day of October, 20²³, at the
(regular or special)

office of Monroe City Council with the following members present:

Kelly Clark

Jason Frentzel

Keith Funk

Michael Graves

Christina McElfresh

Ben Wagner

_____ moved the adoption of the following Resolution:

WHEREAS, This Council in accordance with the provisions of law has previously adopted a Tax
Budget for the next succeeding fiscal year commencing January 1, 2024; and

WHEREAS, the Budget Commission of Butler County, Ohio has certified its action thereon to this
Council together with an estimate by the County Auditor of the rate of each tax necessary to be
levied by this Council, and what part thereof is without, and what part within the ten mill tax
limitation; therefore be it

RESOLVED, By the Council of the **CITY OF MONROE**, Butler County, Ohio, that the
amounts and rates, as determined by the Budget Commission in its certification, be and the same are
hereby accepted; and be it further

RESOLVED, That there be and is hereby levied on the tax duplicate of said Village the rate of
each tax necessary to be levied within and without the ten mill limitation as follows:

SCHEDULE A

SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY BUDGET COMMISSIC
AND COUNTY AUDITOR'S ESTIMATED TAX RATES

FUND	AMOUNT APPROVED BY BUDGET COMMISSION INSIDE 10 MILL LIMITATION	AMOUNT TO BE DERIVED FROM LEVIES OUTSIDE 10 MILL LIMITATION	COUNTY AUDITOR'S ESTIMATE OF TAX RATE TO BE LEVIED	
			INSIDE 10 MILL LIMIT	OUTSIDE 10 MILL LIMIT
GENERAL FUND	1,300,000.00		2.32	
GENERAL BOND RETIREMENT FUND				
PARK FUND				
RECREATION FUND				
POLICE		635,000.00		2.50
FIRE		1,335,000.00		4.50
TOTAL	1,300,000.00	1,970,000.00	2.32	7.00

SCHEDULE B

LEVIES OUTSIDE 10 MILL LIMITATION, EXCLUSIVE OF DEBT LEVIES

FUND	COUNTY AUDITOR'S ESTIMATE OF YIELD OF LEVY (Carry to Schedule A)	MAXIMUM RATE AUTHORIZED TO BE LEVIED
GENERAL FUND:		
Current expense levy authorized by voters on not to exceed years.	,20	
Current expense levy authorized by voters on not to exceed years.	,20	
Current expense levy authorized by voters on not to exceed years.	,20	
Current expense levy authorized by voters on not to exceed years.	,20	
TOTAL GENERAL FUND OUTSIDE 10 MILL LIMITATION	0.00	0.00
SPECIAL LEVY FUNDS:		
Levy authorized by voters on 20 not to exceed years.		0.00
Levy authorized by voters on 11/07 ,1989 not to exceed IND years. 89-N (POLICE)	635,000.00	2.50
Levy authorized by voters on 11/00 ,1983 not to exceed IND years. 83-N (FIRE)		
Levy authorized by voters on 11/07 ,1989 not to exceed IND years. 89-N (FIRE)	635,000.00	2.50
Levy authorized by voters on 05/03, 2005 not to exceed IND years. 2005-N (FIRE)	700,000.00	2.00
Levy authorized by voters on 20 not to exceed years.		
Levy authorized by voters on 20 not to exceed years.		
Levy authorized by voters on 20 not to exceed years.		
Levy authorized by voters on 20 not to exceed years.		
Levy authorized by voters on 20 not to exceed years.		

and be it further

RESOLVED, That the Clerk of this Council be, and he/she is hereby directed to certify a copy of this Resolution to the County Auditor of said County.

_____ seconded the Resolution and the roll being called upon its adoption the vote resulted as follows:

_____, _____
_____, _____
_____, _____
_____, _____
_____, _____
_____, _____
_____, _____

Adopted the _____ day of _____, 20____.

Mayor

CLERK OF COUNCIL

=====

CERTIFICATE OF COPY

ORIGINAL ON FILE

The State of Ohio, Butler County, ss.

I, _____, Clerk of the Council of the City of _____,
within and for said County, and in whose custody the Files and Records of said Council are required
by the Laws of the State of Ohio to be kept, do hereby certify that the foregoing is taken and
copied from the original _____

now on file, that the foregoing has been compared by me with said original document, and that the
the same is a true and correct copy thereof.

WITNESS my signature, this _____ day of _____, 20____

CLERK OF COUNCIL

NOTE: A copy of this Resolution must be certified to the County Auditor before the first day of
October in each year, or at such later date as may be approved by the Board of Tax appeals.

=====

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. (CITY COUNCIL)

ADOPTED _____, 20____ FILED _____, 20____

CLERK OF COUNCIL

COUNTY AUDITOR

DEPUTY AUDITOR

=====

EMERGENCY ORDINANCE NO. 2023-27

AN ORDINANCE ADOPTING CURRENT TECHNICAL CODES REFERRED TO IN THE CODIFIED ORDINANCES AND TO PROVIDE FOR THE AUTOMATIC ADOPTION OF THE NEWEST REVISIONS AND EDITIONS OF THE TECHNICAL CODES DESCRIBED HEREIN, AND DECLARING AN EMERGENCY.

WHEREAS, Section 7.14 of the Charter provides for the adoption of technical codes by reference; and

WHEREAS, the Ohio Fire Code, International Fire Code, Ohio Building Code, Residential Code, and International Property Maintenance Code referenced in the Codified Ordinances are outdated; and

WHEREAS, it is in the best interest of the City of Monroe that the most current editions and revisions of these technical codes be adopted.

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

SECTION 1: Section 1410.01 of the Codified Ordinances is hereby amended to read as follows:

“Pursuant to Section 7.14 of the City Charter, there is hereby adopted by and for the City the National Electric Code, being particularly the 2022 edition and all subsequent revisions and editions as adopted by the Ohio Board of Building Standards.”

SECTION 2: Section 1412.01 of the Codified Ordinances is hereby amended to read as follows:

“Pursuant to Section 7.14 of the City Charter, there is hereby adopted by and for the City the Residential Code, being particularly the 2022 edition and all subsequent revisions and editions as adopted by the Ohio Board of Building Standards.”

SECTION 3: Section 1414.01 of the Codified Ordinances is hereby amended to read as follows:

“Pursuant to Section 7.14 of the City Charter, there is hereby adopted by and for the City the International Property Maintenance Code, being particularly the 2021 edition and all subsequent revisions and editions as adopted by the International Code Council.”

SECTION 4: Section 1610.01 of the Codified Ordinances is hereby amended to read as follows:

“Pursuant to Section 7.14 of the City Charter, there is hereby adopted by and for the City the Ohio Fire Code, being particularly the 2017 edition and all subsequent revisions and editions as adopted by the International Code Council.”

SECTION 5: Section 1610.02 is hereby amended to read as follows:

“Exceptions 1 and 2 of Section 507.5.1 of Rule 5 of the Ohio Fire Code shall not be included in the adoption referenced in Section 1610.01.

Appendix A and Appendix M of the International Fire Code as found in the Ohio Fire Code shall not be included in the adoption referenced in Section 1610.01.’

SECTION 6: Section 1610.03 is hereby repealed in its entirety.

SECTION 7: 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 operate from the most current technical codes. Therefore, this measure shall take effect and be in full force from and after its passage.

PASSED: _____

ATTEST:

APPROVED:

Clerk of Council

Mayor



We have prepared a quote for you

Server for SAN

Quote # 001043
Version 1

Prepared for:
City of Monroe

Bill Brock
brockb@monroeohio.org

Prepared by:
Velecor Services

Michael Brady
michael.brady@velecor.com

Hardware

Description	Price	Qty	Ext. Price
PowerEdge R650 - [AMER_R650_14796] PowerEdge R650 Server 8x2.5 Front Storage SAS/SATA Backplane No Rear Storage Trusted Platform Module 2.0 V3 2.5" Chassis with up to 8 Hard Drives (SAS/SATA), 3 PCIe Slots, 2CPU Intel Xeon Gold 6354 3G, 18C/36T, 11.2GT/s, 39M Cache, Turbo, HT(205W) DDR4-3200 Intel Xeon Gold 6354 3G, 18C/36T, 11.2GT/s, 39M Cache, Turbo, HT(205W) DDR4-3200 338-CBBW-1 -Additional Processor Selected Heatsink for 2 CPU configuration (CPU more than 165W) Performance Optimized 3200MT/s RDIMMs RAID 1 PERC H355 Controller Front Front PERC Mechanical Parts, front load Performance BIOS Settings UEFI BIOS Boot Mode with GPT Partition 4 High Performance Fans for 2 CPU Dual, Hot-plug, Power Supply Redundant (1+1), 800W, Mixed Mode,NAF Riser Config 0, 2CPU, Half Length, Low Profile, 3 x16 Slots, SW GPUCapable PowerEdge R650 Motherboard with Broadcom 5720 Dual Port 1GbOn-Board LOM iDRAC9, Enterprise 15G Broadcom 57412 Dual Port 10GbE SFP+, OCP NIC 3.0 LCD Bezel Luggage Tray x8 and x10 Chassis, R650 BOSS controller card + with 2 M.2 Sticks 240G (RAID 1),LP BOSS Blank Quick Sync 2 (At-the-box mgmt) iDRAC,Factory Generated Password iDRAC Group Manager, Disabled VMware ESXi 8.0 Embedded Image (License Not Included) No Media Required ReadyRails Sliding Rails Without Cable Management Arm or StrainRelief Bar No Systems Documentation, No OpenManage DVD Kit PowerEdge R650 Shipping R650 Ship 8x2.5 R650 Dell/EMC label (BIS) for 2.5" Chassis PowerEdge R650 CCC Marking, No CE Marking Custom Configuration Dell Hardware Limited Warranty Plus Onsite Service ProSupport Next Business Day Onsite Service After ProblemDiagnosis 3 Years ProSupport 7x24 Technical Support and Assistance 3 Years Thank you choosing Dell ProSupport. For tech support,	\$15,650.00	3	\$46,950.00

Hardware

Description	Price	Qty	Ext. Price
visit/www.dell.com/support or call 1-800- 945-3355 On-Site Installation Declined 64GB RDIMM, 3200MT/s, Dual Rank, 16Gb 480GB SSD SATA Read Intensive 6Gbps 512 2.5in Hot-plug AGDrive, 1 DWPD Power Cord - C13, 3M, 125V, 15A (North America, Guam, NorthMarianas, Philippines, Samoa, Vietnam) Intel X710 Dual Port 10GbE SFP+ Adapter, PCIe Low Profile Dell Networking, Cable, SFP+ to SFP+, 10GbE, Copper TwinaxDirect Attach Cable, 3 Meter			

Subtotal: \$46,950.00

Server for SAN

Quote Information:

Quote #: 001043

Version: 1

Delivery Date: 09/14/2023

Expiration Date: 10/12/2023

Prepared for:

City of Monroe

233 S Main Street

P. O. Box 330

Monroe, OH 45050

Bill Brock

(513) 360-2200

brockb@monroehio.org

Prepared by:

Velecor Services

Michael Brady

(513) 984-3900

michael.brady@velecor.com



Quote Summary

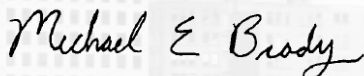
Description	Amount
Hardware	\$46,950.00
Total:	\$46,950.00

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

Velecor Services

City of Monroe

Signature:



Name:

Michael Brady

Title:

President

Date:

09/14/2023

Signature:

Name:

Bill Brock

Date:

CITY OF MONROE

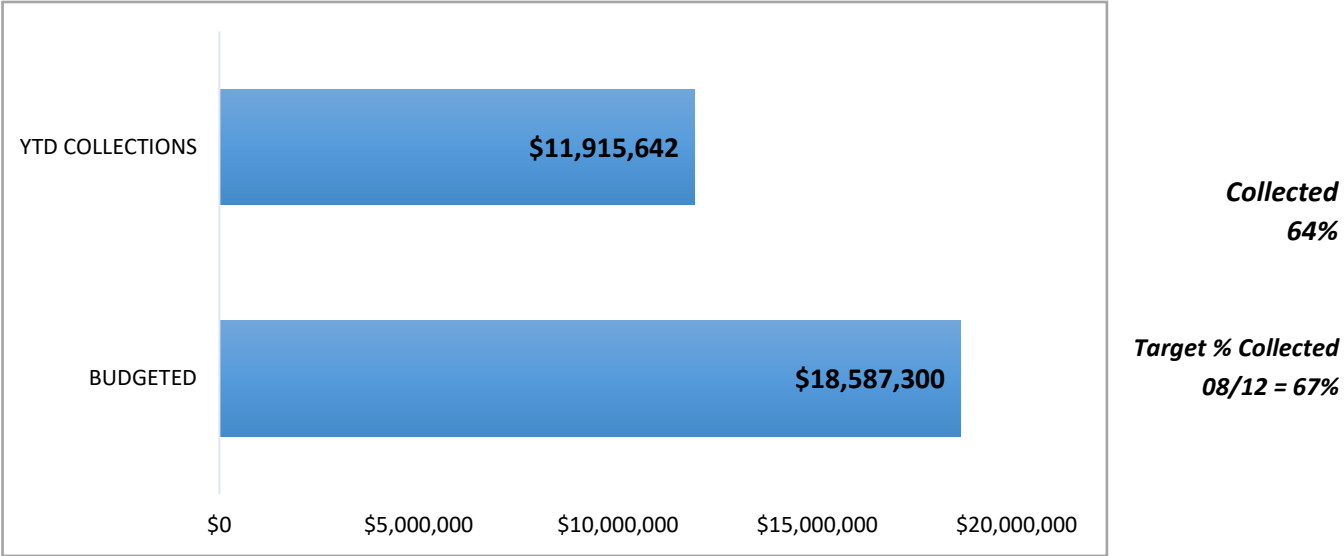
FINANCIAL REPORTS

FOR THE PERIOD ENDING

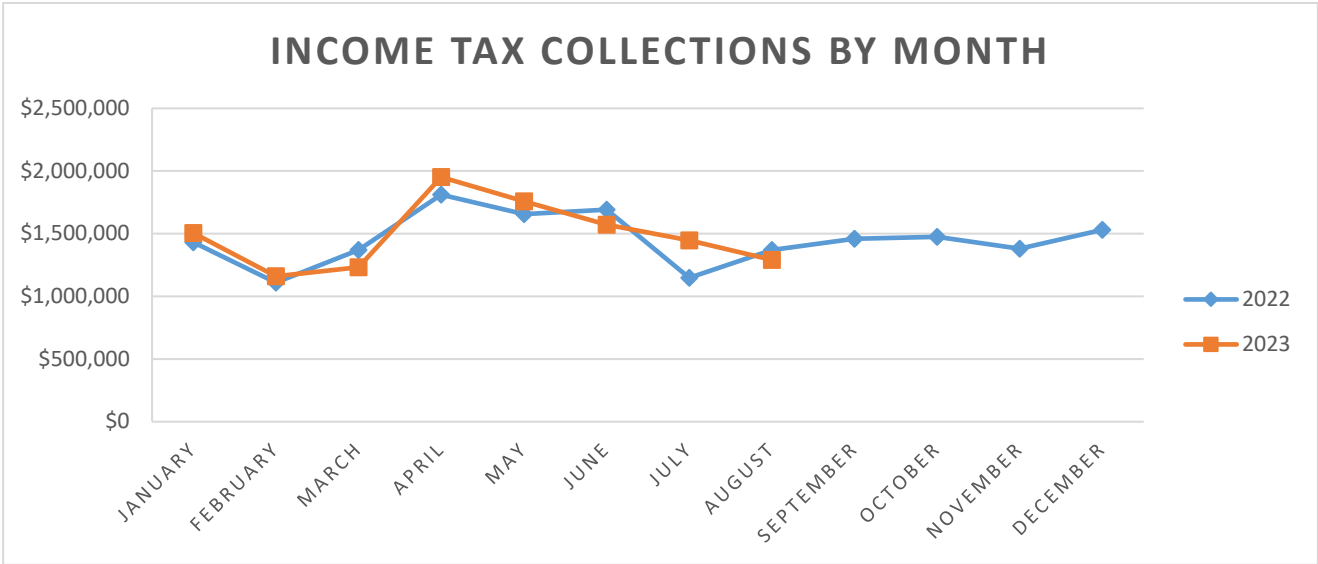
August 31, 2023

MUNICIPAL INCOME TAX MONTHLY REPORT AUGUST 2023

As of the end of August, we have collected (YTD) \$11,915,642 in income tax dollars.
This equals to approximately 64% of the budget estimate.

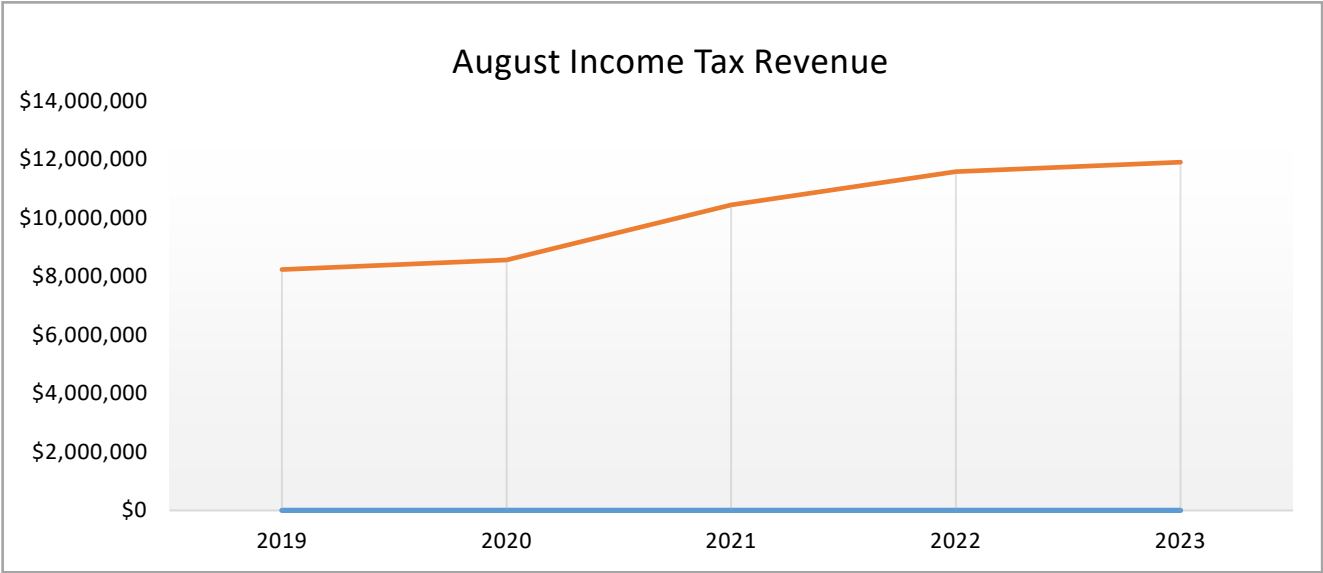


August income tax collections were **6% lower** in 2023 than at the same time last year. Overall, the City has collected a **difference of \$325,091** in 2023 than at the same time last year.



HISTORICAL COLLECTION OF TAX REVENUE OVER 5 YEARS

Over the last five years, income tax revenue in August has steadily increased.



City of Monroe
Statement of Cash Position
As of 8/2023

Fund	Fund Description	Beg Balance	YTD Receipts	YTD Expenses	Unexpended Balance
1110	GENERAL FUND	6,724,180.11	11,181,963.90	15,050,116.79	2,856,027.22
2101	INCOME TAX - PUBLIC SAFETY	757,961.88	2,082,017.25	813,000.00	2,026,979.13
2210	STREET FUND	1,676,779.93	859,846.92	1,521,296.06	1,015,330.79
2220	STATE HIGHWAY FUND	230,563.10	65,528.86	98,836.02	197,255.94
2230	MOTOR VEHICLE LICENSE TAX FUND	170,636.28	0.00	124,355.45	46,280.83
2310	FIRE - 1989 LEVY FUND	892,073.73	3,990,139.40	4,696,287.99	185,925.14
2320	FIRE - 2005 LEVY FUND	1,010.27	0.00	0.00	1,010.27
2330	FEMA FUND	8,615.41	766.38	5,000.00	4,381.79
2360	AMERICAN RESCUE PLAN ACT FUND	1,473,947.04	0.00	26,900.45	1,447,046.59
2370	ONEOHIO OPIOID SETTLEMENT FUND	10,357.03	43,640.23	0.00	53,997.26
2410	POLICE LAW ENFORCEMENT FUND	444,105.53	3,182,165.44	3,517,816.32	108,454.65
2420	DARE GRANT FUND	7,554.15	4,470.57	0.00	12,024.72
2430	ENFORCEMENT AND EDUCATION FUND	4,973.34	154.38	0.00	5,127.72
2440	FEDERAL ASSET FORFEITURE FUND	13,735.42	0.00	0.00	13,735.42
2450	OHIO PEACE OFFICER TRAINING	38,628.96	0.00	0.00	38,628.96
2510	COURT TECHNOLOGY IMPROVEMENT	3,724.52	8,516.00	6,058.18	6,182.34
2621	MONROE CROSSINGS (C1)	731.44	1,273.93	861.01	1,144.36
2622	PARK 63/SUMMIT (C2)	186,677.09	112,876.54	76,289.85	223,263.78
2623	MONROE COMMERCE CENTER (C3)	885,704.99	572,702.16	387,072.13	1,071,335.02
2626	MIAMI VALLEY INDUSTRIAL (C6)	156,428.99	121,857.25	118,735.82	159,550.42
2627	YANKEE ROAD (C7)	7,395.58	12,881.18	8,706.00	11,570.76
2628	BERNS/DOUGLAS (C8)	18,053.75	10,795.92	7,293.10	21,556.57
2629	FRICK GREENTREE (C9)	159.15	281.81	190.37	250.59
2630	OSBOURNE (C10)	65.57	107.82	72.84	100.55
2631	SATELLITE FARMS (C11)	76,937.14	65,026.27	43,928.00	98,035.41
2632	CORRIDOR 75/MILLEN (C12)	0.00	54.50	36.84	17.66
2633	CORRIDOR 75 #1 (C13)	644,287.20	511,226.25	511,226.25	644,287.20
2634	CORRIDOR 75 #2 (C14)	1,307.00	63,241.28	62,225.60	2,322.68
2721	ARBOR ACRES (R1)	0.00	51,206.15	36,648.68	14,557.47
2722	HERITAGE GREEN (R2)	92,945.73	162,171.33	116,158.92	138,958.14
2723	WYANDOT WOODS (R3)	823,606.16	481,021.07	451,082.10	853,545.13
2724	GILMAR MEADOWS (R4)	31,698.67	67,100.35	48,042.73	50,756.29
2725	MT PLEASANT (R5)	30,805.43	60,524.22	43,317.70	48,011.95
2726	BRITTONY WOODS (R6)	278,184.48	309,338.48	221,605.01	365,917.95
2727	TODD'S GLEN RESERVE (R7)	38,875.73	80,501.10	57,615.33	61,761.50
2728	MAJESTIC OAKS (R8)	529.70	1,066.25	763.13	832.82
2729	TRIMBLE FARM (R9)	22,967.83	47,264.89	33,827.89	36,404.83
2732	MONROE CROSSINGS #1 (R12)	576,905.90	428,701.76	306,825.51	698,782.15
2733	MONROE CROSSINGS #2 (R13)	423,920.58	264,557.50	192,259.00	496,219.08
2734	MONROE CROSSINGS #3 (R14)	417,221.68	235,416.74	165,659.25	486,979.17

Fund	Fund Description	Beg Balance	YTD Receipts	YTD Expenses	Unexpended Balance
2735	RESERVES OF MONROE XINGS (R15)	206,734.69	202,765.00	145,120.64	264,379.05
3101	INCOME TAX - CAPITAL PROJECTS	1,912,831.78	892,293.09	32,097.95	2,773,026.92
3110	PARK IMPROVEMENT FUND	727,442.93	17,969.75	378,330.24	367,082.44
3120	CAPITAL IMPROVEMENT FUND	3,216,943.34	102,773.06	452,581.15	2,867,135.25
3620	CPO TIF - CAPITAL FUND	24,880.23	0.00	0.00	24,880.23
4110	G.O. BOND RETIREMENT FUND	354,506.30	0.00	79,018.40	275,487.90
4210	WATER BOND RETIREMENT FUND	240,658.69	0.00	21,384.00	219,274.69
4310	S.A. BOND RETIREMENT FUND	614.68	667,143.37	667,143.37	614.68
4410	INCOME TAX BOND RETIREMENT FUN	339,606.68	0.00	186,931.25	152,675.43
4610	CORRIDOR 75 PARK LTD TIF FUND	126,651.27	0.00	0.00	126,651.27
5110	S.A. STREET LIGHTING FUND	6,177.00	2.75	3,468.58	2,711.17
6110	WATER FUND	1,130,835.00	2,304,068.31	2,084,627.32	1,350,275.99
6115	WATER GUARANTEE DEPOSIT	46,775.00	6,125.00	0.00	52,900.00
6120	WATER CAPITAL IMPROVEMENTS	639,755.76	548,490.93	1,182,556.57	5,690.12
6125	WATER METER& READ SYSTEM REPL	444,963.00	153,184.09	42,798.51	555,348.58
6210	SEWER FUND	37,985.94	831,566.23	866,639.99	2,912.18
6310	STORM WATER FUND	678,414.70	238,185.83	620,491.25	296,109.28
6315	STORMWATER DEPOSIT FUND	553,925.75	-4,832.57	0.00	549,093.18
6410	GARBAGE FUND	206,296.61	827,429.56	760,759.34	272,966.83
6510	CEMETERY FUND	136,445.88	38,053.81	76,352.18	98,147.51
6610	STREET LIGHTING UTILITY	77,812.87	66,872.38	101,478.19	43,207.06
7100	CEMETERY MAINTENANCE TRUST	67,623.09	1,984.15	0.00	69,607.24
7110	MOUND CEMETERY TRUST FUND	70,637.27	2,247.36	0.00	72,884.63
7120	LONG STREET TRUST FUND	2,546.78	2,127.28	0.00	4,674.06
7310	FIRE HISTORIC PRESERVATION FUN	1,470.54	0.00	0.00	1,470.54
7320	FIRE LOSS SECURITY FUND	21,371.33	0.00	0.00	21,371.33
7410	DRUG LAW ENFORCEMENT TRUST	87,308.74	18,098.39	9,940.76	95,466.37
		28,535,472.34	31,996,951.85	36,461,830.01	24,070,594.18

YTD BUDGET REPORT - REVENUE AUGUST 2023

FUND	ACCOUNT DESCRIPTION	ORIGINAL ESTIM REV	REVISED ESTIM REV	ACTUAL YTD REVENUE	REMAINING REVENUE
1110	1110 GENERAL FUND	17,558,041	17,558,041	11,181,963.90	6,376,077
2101	2101 INCOME TAX - PUBLIC SAFETY	3,180,000	3,180,000	2,082,017.25	1,097,983
2210	2210 STREET FUND	2,282,750	2,282,750	859,846.92	1,422,903
2310	2310 FIRE - 1989 LEVY FUND	4,803,169	4,803,169	3,990,139.40	813,030
2370	2370 ONEOHIO OPIOID SETTLEMENT	10,564	10,564	43,640.23	-33,076
2410	2410 POLICE LAW ENFORCEMENT FUND	3,652,872	3,652,872	3,182,165.44	470,707
2600	2600 TIF FUNDS	3,593,065	3,593,065	1,472,325	2,120,740
2700	2700 RID FUNDS	4,187,576	4,187,576	2,391,635	1,795,941
6110	6110 WATER FUND	2,795,514	2,795,514	2,304,268.31	491,246
6120	6120 WATER CAPITAL IMPROVEMENT	711,576	711,576	548,490.93	163,085
6210	6210 SEWER FUND	1,085,930	1,085,930	831,566.23	254,364
6310	6310 STORM WATER FUND	1,044,027	1,044,027	238,185.83	805,841
6410	6410 GARBAGE FUND	1,174,065	1,174,065	827,429.56	346,635
TOTALS		46,079,149	46,079,149	29,953,674	16,125,475

YTD BUDGET REPORT - EXPENSE AUGUST 2023

FUND	ACCOUNT DESCRIPTION	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET
1110	1110 GENERAL FUND	18,986,643	19,042,361	14,299,627.23	739,570.68	4,003,163
2101	2101 INCOME TAX - PUBLIC SAFETY	2,748,700	3,037,700	813,000.00	0.00	2,224,700
2210	2210 STREET FUND	3,109,492	3,115,790	1,329,000.91	91,823.54	1,694,966
2310	2310 FIRE - 1989 LEVY FUND	6,098,551	6,150,551	4,510,782.49	151,256.20	1,488,512
2360	2360 AMERICAN RESCUE PLAN ACT	855,000	855,000	26,900.45	745.00	827,355
2410	2410 POLICE LAW ENFORCEMENT FUND	4,513,517	4,802,517	3,360,437.42	173,039.98	1,269,040
2600	2600 TIF FUNDS	3,364,860	3,364,860	1,180,523	0	2,184,337
2700	2700 RID FUNDS	5,405,032	5,405,032	1,712,145	0	3,692,887
6110	6110 WATER FUND	3,541,118	3,541,118	2,075,407.46	53,048.23	1,412,662
6120	6120 WATER CAPITAL IMPROVEMENT	1,392,538	1,392,538	892,067.05	155,845.45	344,626
6210	6210 SEWER FUND	1,306,181	1,306,181	875,715.51	0.00	430,465
6310	6310 STORM WATER FUND	1,337,732	1,337,732	169,912.88	555,357.89	612,461
6410	6410 GARBAGE FUND	1,203,457	1,203,457	767,636.30	0.00	435,821
TOTALS		53,862,821	54,554,837	32,013,155	1,920,687	20,620,995

Checks over \$15,000 August 2023

NAME	INVOICE NET	INVOICE DESCRIPTION
JILL CLARISSA ASTON	15,000.00	ANNUAL MEDICAL DIRECTOR FEE
BUTLER COUNTY WATER & SEWER DEPT	147,464.79	ACCT # 3048687-2055515
BUTLER COUNTY WATER & SEWER DEPT	102,785.40	JULY 2023 WASTE WATER
FISHBECK, THOMPSON, CARR & HUBER, INC.	41,371.20	BICENTENNIAL COMMONS HYDROLOGY STUDY
JOHN R JURGENSEN COMPANY	26,955.75	2022 ASPHALT RESURFACING PROGRAM
KENDALL ELECTRIC INC.	28,432.41	SOUTH MAIN STREET LIGHTING
KENDIG KEAST COLLABORATIVE	22,141.87	PLANNING AND ZONING CODE UPDATE
OAKLEY BLACKTOP INC.	31,840.00	PAVING OF REAR PARKING LOT - POLICE STATION
RUMPKE OF OHIO, INC	88,543.74	CUSTOMER # 6300108176
JOSEPH B SCHWARZ	27,600.00	BOND RELEASE FOR XINGS 5 BLOCK A SWP3
WEX INC	22,649.76	FUEL FOR JUNE 2023