



**Monroe Council Agenda
Regular Meeting of Council
December 10, 2024 – 6:30 PM
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

Roll Call

Approval of the Minutes

Council Minutes of November 26, 2024

Visitors

Oath of Office Administered to Jack Hemenway as Law Director

Ceremonial Swearing in of Fire Lieutenant Phil Pieper

Committee Reports

Public Works Committee

Finance Committee

Administrative Liaison Committee

Technology Committee

Public Involvement Committee

Public Safety Committee

Old Business

Ordinance No. 2024-33. An Ordinance amending Ordinance No. 2024-20 to authorize a 3.5% cost of living to non union employees and establish the deferred compensation amount to executive level employees. (Second Reading)

Ordinance No. 2024-34. An Ordinance supplementing Section 1040.02(b) to require annexation into the City for any properties currently outside the City of Monroe corporate limits seeking extension of municipal utility services to said properties. (Second Reading)

New Business

Resolution No. 60-2024. A Resolution approving blanket purchase orders as recommended by the Director of Finance and the City Manager.

Sponsor: Jake Burton

Strategic Priority: Good Governance



Background: Pursuant to the City's Purchasing Policies and Procedures, Council is required to approve blanket purchase orders if an individual invoice charged against the purchase order is greater than \$15,000. This legislation is brought before Council at the last meeting of each year for approval for purchases to be made in the following year. In this case, the vendors and amounts being approved are for fiscal year 2025. The vendor, amount not to exceed, and the department affected are included in the attached documentation for review. All vendors included in this year's Resolution were also included in the 2024 Resolution, and amounts have been adjusted as necessary based upon contractual requirements, anticipated inflationary increases or estimated costs.

Resolution No. 61-2024. A Resolution accepting donations from various donors as described herein.

Sponsor: Jake Burton

Strategic Priority: Good Governance

Background: A Resolution formally recognizing and accepting donations is passed by City Council on an annual basis at the last Council meeting of each year. The donations in 2024 total \$11,407. The details of each donated amount and purpose are included for review.

Resolution No. 62-2024. A Resolution accepting the Ohio Emergency Management Agency Grant for the cost incurred related to the .gov domain transition and authorizing the City Manager to execute the related grant agreement.

Sponsor: Jake Burton

Strategic Priority: Well Managed Services and Infrastructure

Background: On September 16, 2022, the Department of Homeland Security (DHS) announced a first-of-its-kind cybersecurity grant program specifically for state, local, and territorial (SLT) governments across the country. Funding from the State and Local Cybersecurity Grant Program (SLCGP) helps eligible entities address cybersecurity risks and threats to information systems owned or operated by—or on behalf of—SLT governments.

On July 22, 2024, Governor DeWine announced The CyberOhio Local Government Grant Program to assist local government entities with purchasing cybersecurity software and services and migrating to the .gov domain to boost their preparedness and resilience.

The City of Monroe has been awarded \$5,793.00 through this grant program to assist with the city's efforts of transition from .org to the .gov domain.

Resolution No. 63-2024. A Resolution authorizing the Director of Finance to perform certain interfund transfers.

Sponsor: Jake Burton

Strategic Priority: Good Governance



Background: The appropriation ordinances for 2024 include interfund transfers necessary for operations of the City and to ensure all funds contain a positive fund balance as required by the Ohio Revised Code. During the course of the fiscal year 2023 audit, our independent public auditors recommended that the City Council pass an annual Resolution specifically confirming all transfers that are contained within the appropriation ordinances.

Exhibit A includes all transfers authorized within the 2024 budget. These transfers will be completed as necessary to maintain fund balances and operations throughout the City. This will be annual legislation that will be presented to City Council at the last regular meeting of each year.

Ordinance No. 2024-35. An Ordinance amending and supplementing Ordinance No. 2024-32, otherwise known as the permanent appropriations ordinance, to meet current expenses and other expenditures of the City of Monroe, for the fiscal year ending December 31, 2024.

Sponsor: Jake Burton

Strategic Priority: Good Governance

Background: This ordinance includes the final appropriation adjustments necessary to ensure all accounts and funds are in compliance with audit standards to close out the 2024 fiscal year. There are 3 adjustments included with this final 2024 appropriation ordinance.

On November 26, 2024, Council authorized Resolution 59-2024, an agreement with Frost Brown Todd L.L.P. for Law Director services. This agreement begins in December 2024 and therefore \$7,000 has been added to the City Council Legal Services line item for this payment as the previous Law Director was budgeted within the Personnel section of the City Council budget.

As discussed during the 2025 operating budget presentation, it is necessary to transfer funds from the General Fund to the Street Light Utility Fund and Cemetery Fund in 2024 to ensure both funds end the fiscal year with a positive fund balance as required. This includes transferring \$10,000 to the Cemetery Fund and \$15,000 to the Street Light Utility Fund.

Ordinance No. 2024-36. An Ordinance, otherwise known as the permanent appropriations ordinance, to meet current expenses and other expenditures of the City of Monroe, during fiscal year ending December 31, 2025.

Sponsor: Jake Burton

Strategic Priority: Good Governance

Background: The 2025 annual budget was discussed in detail at the 10/8 Council meeting and 11/26 Council meeting. The operating budget, including expenses and revenues for the General Fund, Special Revenue, Debt Service, Enterprise, and Trust & Agency Funds were discussed at the 10/8 meeting. Capital Budget funding and TIF/RID Funds were discussed at the 11/26 Council meeting. Copies of those presentations, an operating budget book and capital budget project templates have been provided to the Council for review as well. The operating budget book and capital budget



templates will be placed on the city's website for residents to review after approval.

All budgetary items presented at the 10/8 and 11/26 meetings have been included in the appropriation ordinance. Changes from what has previously been presented to Council include: \$38,240 overall increase in the General Fund, \$122,079 increase in Special Revenue Funds, \$12,174 increase in Enterprise Funds, all due to a 9% healthcare increase (impacts each personal services line item with employees carrying City provided health insurance). \$160,000 increase in Debt Service Funds to include interest payment for 2024 BANs. Changes within the General Fund appropriations that do not result in an overall increase from previous presentations also include budgeting \$84,000 in the City Council budget for Law Director services and adding \$66,000 to the City Manager's Office budget to cover any additional services with Frost Brown Todd. All TIF/RID and capital expenditures and transfers have been added to the appropriation ordinance as well, except for the Navigator Way PRV project being removed as the City received notification on 11/26 that this project did not receive funding through the OPWC Grant.

Ordinance No. 2024-37. An Ordinance approving a final plat for John Scott Road.

Sponsor: Tom Smith

Strategic Priority: Strategic Growth and Development

Background: Final Plat approval is an action of council. Final plat approval is a formal dedication of infrastructure to the City and provides for the recording and sale of lots.

Public Hearing: Ordinance No. 2024-38. An Ordinance amending and supplementing various sections of the Planning and Zoning Code.

Ordinance No. 2024-38. An Ordinance amending and supplement various sections of the Planning and Zoning Code.

Sponsor: Tom Smith

Strategic Priority: Strategic Growth and Development

Background:

- The Development Department has submitted a list of amendments to various sections of the Planning and Zoning Code.
- The City adopted a new Planning and Zoning Code in April this year at the end of a comprehensive update process.
- Since implementing the code, Staff has kept track of minor errors, inconsistencies, and other minor changes to be refined in a future update.
- It is the intent that minor updates such as these will be performed annually to address needed changes.



Planning Commission Recommendation

- At their November 19, 2024 meeting, by a vote of 5-0, Planning Commission recommended to approve the drafted amendments as submitted by Staff, citing the relevant review criteria found in Table 1207.07-1 and 1207.22 of the Planning and Zoning Code.

Consideration of Motion authorizing the expenditure of \$20,290.50 to Rossman Enterprises Inc. (Magnequip) for the upgrade of the vehicle exhaust system at Station 61 and 62.

Sponsor: Chief David Leverage

Strategic Priority: Well Managed Services and Infrastructure

Background: This purchase order is for the upgrade of the vehicle exhaust systems at both Station 61 and 62 to bring both systems up to the industry's best standards for the capture of vehicle exhaust. This is a known cancer causing agent and upgrading the system will bring it in line with our current prevention methods as well as prevent any damage the vehicle exhaust will do to the apparatus bay area.

Consideration of Motion authorizing the expenditure in the amount of \$68,334.01 to Stryker for the purchase of an electric cot and loading system for the new medic unit in production and to be delivered in the fall of 2025.

Sponsor: Chief David Leverage

Strategic Priority: Well Managed Services and Infrastructure

Background: This purchase order is for the purchase of an electric cot and loading system that will be installed in the medic unit that council approved in October of 2023. The medic unit is currently in production and the cot and load system will be delivered and installed in this unit as it is being built. This was planned for and budgeted in the 2024 Capital Budget plan.

Consideration of Motion to authorize the expenditure of \$57,663.20 to purchase water meters and endpoints.

Sponsor: Brian Perkins

Strategic Priority: Well Managed Services and Infrastructure

Background: This is for the purchase of bulk water meters and cellular endpoints. This is budgeted out of the funds collected through the monthly fee assessed to each water account for meter replacement. The total cost of this purchase is \$57,663.20



Consideration of Motion to cancel the December 24, 2024, regular meeting of Council.

Administrative Reports

Executive Session - to consider the employment of public employees and compensation of public employees and public officials.

Adjournment



**Monroe Council Minutes
Regular Meeting of Council
November 26, 2024 – 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: John Centers, Kelly Clark, Keith Funk, Michael Graves, Tom Hagedorn, Christina McElfresh, and Ben Wagner.

Approval of the Minutes

Mrs. McElfresh moved to approve the Council Minutes of November 12, 2024; seconded by Dr. Clark. Voice vote. Motion carried.

Visitors

None.

Committee Reports

Dr. Clark reported that the Christmas on the Plaza event will be held on December 7th with Santa lighting the tree at 6:00 p.m. She further reported that additional activities have been added this year such as a petting zoo, pony rides, a trackless train ride, games, and lots of give aways.

Old Business

Ordinance No. 2024-27. An Ordinance amending and supplementing Section 1050.01 of Chapter 1050 of the Codified Ordinances to establish a maintenance fee for City-owned street lights. (Second Reading)

The Clerk of Council read the title of Ordinance No. 2024-27.

Mrs. McElfresh moved to adopt Ordinance No. 2024-27; seconded by Mr. Centers. Roll call vote: six ayes; one nay (Hagedorn). Motion carried.



Ordinance No. 2024-28. An Ordinance accepting real property from Hutsenpiller Contractors, Inc. containing 0.7867 acres, more or less, for public right-of-way purposes. (Second Reading)

The Clerk of Council read the title of Ordinance No. 2024-28.

Mrs. McElfresh moved to adopt Ordinance No. 2024-28; seconded by Dr. Clark. Roll call vote: seven ayes. Motion carried.

Ordinance No. 2024-29. An Ordinance supplementing Title Two of the Business Regulation Code of the Codified Ordinances to establish regulations for cannabis facilities and operators. (Second Reading)

The Clerk of Council read the title of Ordinance No. 2024-29.

Mrs. McElfresh moved to adopt Ordinance No. 2024-29; seconded by Dr. Clark. Roll call vote: seven ayes. Motion carried.

Ordinance No. 2024-30. An Ordinance supplementing Section 1203.02, 1203.05(H) and (I), and 1209.03 of the Planning and Zoning Code to provide for regulations of cannabis facilities. (Second Reading)

The Clerk of Council read the title of Ordinance No. 2024-30.

Mrs. McElfresh moved to adopt Ordinance No. 2024-30; seconded by Mr. Wagner. Roll call vote: seven ayes. Motion carried.

New Business

Resolution No. 56-2024. A Resolution approving a Then-and-Now Certificate in the amount of \$7,000.00 to Public Safety Consultants for the Fire Lieutenant promotional assessment.

The Clerk of Council read the title of Resolution No. 56-2024.

Mrs. McElfresh moved to adopt Resolution No. 56-2024; seconded by Mr. Centers. Roll call vote: seven ayes. Motion carried.

Resolution No. 57-2024. A Resolution amending Resolution No. 06-2024 to increase the blanket purchase order amount authorized for Bricker Graydon LLP and approve a blanket purchase order for Pradco.

The Clerk of Council read the title of Resolution No. 57-2024.

Mrs. McElfresh moved to adopt Resolution No. 57-2024; seconded by Mr. Graves. Roll call vote: six ayes; one nay (Hagedorn). Motion carried.



Resolution No. 58-2024. A Resolution authorizing the expenditure of not to exceed \$1,388,162.98 from the American Rescue Plan Act Fund for the purpose of police and fire personnel costs.

The Clerk of Council read the title of Resolution No. 58-2024.

Mrs. McElfresh moved to adopt Resolution No. 58-2024; seconded by Dr. Clark. Roll call vote: seven ayes. Motion carried.

Resolution No. 59-2024. A Resolution appointing Jack B. Hemenway II as Law Director for the City of Monroe and authorizing the Mayor to enter into an agreement by and between the City of Monroe and Frost Brown Todd L.L.P. for legal services up to and including the positions of Law Director, prosecuting attorney, and qualified assistants to act on behalf of the City of Monroe in civil matters.

The Clerk of Council read the title of Resolution No. 59-2024.

Mrs. McElfresh moved to adopt Resolution No. 59-2024; seconded by Mr. Hagedorn. Roll call vote: seven ayes. Motion carried.

Emergency Ordinance No. 2024-31. An Ordinance providing for the termination of a Tax Increment Financing Exemption previously authorized by this Council by amending Ordinance No. 2024-26 approved on August 10, 2004, under the authority of Ohio Revised Code Section 5709.40; declaring certain parcels of real property to be nonperforming parcels pursuant to Ohio Revised Code Section 5709.40(A)(9); approving related matters; and declaring an emergency.

Mrs. McElfresh moved to suspend the rule requiring the reading of Emergency Ordinance No. 2024-31 on two separate days and authorize its adoption on the first reading; seconded by Mr. Hagedorn. Voice vote. Motion carried.

The Clerk of Council read the title of Emergency Ordinance No. 2024-31.

Mrs. McElfresh moved to adopt Emergency Ordinance No. 2024-31; seconded by Mr. Graves. Roll call vote: seven ayes. Motion carried.

Ordinance No. 2024-32. An Ordinance amending and supplementing Ordinance No. 2024-23, otherwise known as the permanent appropriations ordinance, to meet current expenses and other expenditures of the City of Monroe, for the fiscal year ending December 31, 2024.

Mrs. McElfresh moved to adopt Ordinance No. 2024-32; seconded by Mr. Centers. Roll call vote: seven ayes. Motion carried.



Ordinance No. 2024-33. An Ordinance amending Ordinance No. 2024-20 to authorize the 3.5% cost of living to non union employees and establish the deferred compensation amount to executive level employees.

The Clerk of Council read the title of Ordinance No. 2024-33.

Mayor Funk stated Ordinance No. 2024-33 will appear on the agenda at the next Council meeting for a second reading.

Ordinance No. 2024-34. An Ordinance supplementing Section 1040.02(b) to require annexation into the City for any properties currently outside the City of Monroe corporate limits seeking extension of municipal utility services to said properties.

The Clerk of Council read the title of Ordinance No. 2024-34.

Mayor Funk stated Ordinance No. 2024-34 will appear on the agenda at the next Council meeting for a second reading.

Administrative Reports

Director of Finance Jake Burton gave a presentation of the Capital Budget.

Referencing the Capital Improvement Projects, Mrs. McElfresh asked if the City could afford all of the items listed in the distributed packet for 2025. Mr. Burton replied that all of the items listed, the City can afford. He noted that staff would seek Council's assistance on prioritization if the City could not afford everything presented.

Mayor Funk referred to the traffic/security cameras project and asked if it is connected to the Flock cameras recently approved for purchase. Mr. Burton explained that the traffic cameras are not used for any enforcement they are used for traffic crash data. Mr. Lester added that the traffic cameras detect cars and triggers light changes and signal coordination.

Mayor Funk asked if the City is satisfying our needs with the repaving of our streets or are we still trying to get to that point. Mr. Lester replied that staff is working towards completing a schedule based on pavement ratings over the next five years.

Mrs. McElfresh expressed concern about the purchase of equipment and not having a place for storage to avoid deterioration. She requested information on where the larger pieces of equipment will be stored until the new facility is completed.

Mr. Hagedorn asked if an additional truck would be needed for the dump cart purchase for the cemeteries. Mr. Burton's understanding is that Public Works has vehicles for this; however, this would need to be confirmed.



Mr. Wagner asked if the City could reapply for grant funding on the Navigator Way water project. Mr. Burton replied that the City can reapply and they will look into why the application that was denied, did not score well.

Adjournment

Mrs. McElfresh moved to adjourn the regular meeting of Council; seconded by Mr. Wagner. Voice vote. Motion carried.

The regular meeting of Council adjourned at 7:22 p.m.

Respectfully submitted,

Angela S. Wasson, MMC
Clerk of Council

ORDINANCE NO. 2024-33

AN ORDINANCE AMENDING ORDINANCE NO. 2024-20 TO AUTHORIZE A 3.5% COST OF LIVING TO NON UNION EMPLOYEES AND ESTABLISH THE DEFERRED COMPENSATION AMOUNT TO EXECUTIVE LEVEL EMPLOYEES.

WHEREAS, Council desires to authorize a 3.5% cost of living adjustment for all non-union employees; and

WHEREAS, Council desires to establish the deferred compensation amount to executive level employees pursuant to Personnel Policy 2-2(a)5.

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

SECTION 1: Ordinance No. 2024-20 is hereby amended as set forth on Exhibit “1” attached hereto and made a part hereof.

SECTION 2: There shall be no reduction in pay for those employees with a current rate of pay above the maximum rate of pay grade established for their position. Employees with a rate of pay above the maximum rate of pay grade established for their position shall receive the same cost of living increase on their base pay as all non union employees.

SECTION 3: Pursuant to Personnel Policy 2-2(a)5, the executive level employees as defined in the Employee Handbook is established at \$5,000 for the 2025 yearly contribution into a qualified deferred compensation plan.

SECTION 4: This measure shall take effect and be in full force retroactive to January 1, 2025.

PASSED: _____

ATTEST:

APPROVED:

Clerk of Council

Mayor

First Reading: _____

Exhibit “1” Ord No. 2024-23

TITLE	CLASS	POSITIONS	PAY GRADE
COUNCIL			
CLERK OF COURTS	C	1	3
CITY MANAGER'S OFFICE			
ASSISTANT CITY MANAGER	UC	1	10
HUMAN RESOURCES MANAGER	UC	1	7
TECHNOLOGY SERVICES MANAGER	UC	1	7
IT OPERATIONS MANAGER	UC	1	7
HUMAN RESOURCES SPECIALIST	UC	1	5
ECONOMIC DEVELOPMENT MANAGER	UC	1	7
TECHNOLOGY SUPPORT SPECIALIST	UC	1	3
COMMUNICATIONS AND MANAGEMENT ASSISTANT	UC	1	4
INTERN/SEASONAL STAFF	UC	1	1
DEVELOPMENT			
DEVELOPMENT DIRECTOR	UC	1	9
ASSISTANT DEVELOPMENT DIRECTOR	UC	1	8
PLANNER	UC	1	5
PROPERTY MAINTENANCE INSPECTOR	UC	1	4
PLANNING & ZONING SPECIALIST	UC	1	3
FINANCE			
FINANCE DIRECTOR	UC	1	9
FINANCE ADMINISTRATOR	UC	1	7
FINANCIAL SERVICES MANAGER	UC	1	7
INCOME TAX ADMINISTRATOR	UC	1	7
FINANCE SPECIALIST (Payroll & Accounts Payable)	UC	2	3
INCOME TAX AUDITOR	UC	2	3
COMMUNITY SERVICES SPECIALIST	UC	3	2
UTILITY BILLING SPECIALIST	UC	2	2
ADMINISTRATIVE SUPPORT CLERK	UC	1	1
INTERN/SEASONAL STAFF	UC	1	1

FIRE			
FIRE CHIEF	UC	1	9
ASSISTANT FIRE CHIEF	UC	2	8A
FIRE CAPTAIN	C	1	UNION SCALE
EMS COORDINATOR	C	1	UNION SCALE
BATTALION CHIEF	C	3	UNION SCALE
FIRE ADMINISTRATIVE ASSISTANT	UC	1	2
FIRE LIEUTENANT	C	6	UNION SCALE
FIREFIGHTER/PARAMEDIC/EMT	C	34	UNION SCALE
POLICE			
POLICE CHIEF	UC	1	9
POLICE CAPTAIN	UC	2	8A
POLICE LIEUTENANT	C	3	UNION SCALE
COMMUNICATIONS SUPERVISOR	UC	1	5
DISPATCHER	C	8	3
RECORDS SUPERVISOR	UC	1	5
POLICE ADMINISTRATIVE ASSISTANT	UC	1	2
POLICE SERGEANT	C	4	UNION SCALE
PATROL OFFICER	C	29	UNION SCALE
PUBLIC WORKS			
PUBLIC WORKS DIRECTOR	UC	1	9
CIVIL ENGINEER	UC	1	7
ASSISTANT PUBLIC WORKS DIRECTOR	UC	2	8
PUBLIC WORKS SUPERINTENDENT	UC	3	6
GIS ANALYST	UC	1	6
PROJECT MANAGER/INSPECTOR	UC	1	5
PUBLIC WORKS ADMINISTRATIVE ASSISTANT	UC	2	2
INTERN/SEASONAL STAFF	UC	4	1
PUBLIC WORKS CREW LEADER	C	6	UNION SCALE

SERVICE WORKER II & III	C	20	UNION SCALE
SERVICE WORKER I	UC		UNION SCALE

CLASS: C= CLASSIFIED UC= UNCLASSIFIED

Pay Grade	Pay Ranges			
	Minimum Annual	Maximum Annual	Minimum Hourly	Maximum Hourly
10	\$ 110,999.17	\$ 158,808.05	\$53.36	\$76.35
9	\$ 103,599.22	\$ 148,280.15	\$49.81	\$71.29
8A	\$ 98,325.00	\$ 134,800.15	\$47.27	\$64.81
8	\$ 96,690.96	\$ 126,610.34	\$46.49	\$60.87
7	\$ 78,670.50	\$ 110,507.47	\$37.82	\$53.13
6	\$ 71,024.73	\$ 99,434.60	\$34.15	\$47.81
5	\$ 61,461.33	\$ 86,045.86	\$29.55	\$41.37
4	\$ 56,544.43	\$ 79,162.20	\$27.18	\$38.06
3	\$ 51,627.52	\$ 72,278.53	\$24.82	\$34.75
2	\$ 49,267.40	\$ 68,974.37	\$23.69	\$33.16
1	\$ 38,750.40	\$ 49,169.07	\$18.63	\$23.64

ORDINANCE NO. 2024-34

AN ORDINANCE SUPPLEMENTING SECTION 1040.02(B) TO REQUIRE ANNEXATION INTO THE CITY FOR ANY PROPERTIES CURRENTLY OUTSIDE THE CITY OF MONROE CORPORATE LIMITS SEEKING EXTENSION OF MUNICIPAL UTILITY SERVICES TO SAID PROPERTIES.

WHEREAS, City Council has determined that it is in the best interest of the City to require annexation into the City for any properties currently outside the City of Monroe corporate limits seeking extension of municipal utility services to said properties.

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

SECTION 1: Section 1040.02(b) is hereby supplemented to read as follows:

- (2) Council determines that it is in the best interests of the Municipality and its inhabitants to require territories receiving extension of utilities, including but not limited to sewer and water, to be annexed within the corporate limits of the Municipality as a condition of the extension of said services; excepting instances which Council in its sole discretion determines to excuse annexation as a requirement for services, including, but not limited to, health related emergencies and unusual hardship, federal restrictions or regulations which may apply or other special circumstances. Council determines said annexation requirement in exchange for further extension of municipal utility services outside the municipal boundaries is in the best interest for the City and its inhabitants for future extensions but shall not apply retroactively to areas outside the corporate limits already served by the extension of utilities.

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:_____

Vendor	Purpose	Amount	Departments Affected
Public Entities Pool	Property and Liability Coverage	\$ 160,000.00	All Departments
Tyler Technologies	Support/Update Licensing/Disaster Recovery	\$ 90,000.00	Finance
Enterprise FM Trust	Fleet Leases	\$ 335,000.00	All Departments
Hurst Kelly	2024 Annual Comprehensive Financial Report	\$ 37,500.00	Finance
Treasurer of State	2024 Audit Services	\$ 33,000.00	Finance
Bricker Graydon LLP	2025 Economic Development Legal Services	\$ 50,000.00	CMO/Economic Development
DSD Advisors LLC	2025 Legislative Services	\$ 30,000.00	CMO/Economic Development
Velecor	IT Service Agreement	\$ 85,000.00	All Departments
National Inspection Corporation	Building Services for 2025	\$ 400,000.00	Development
PRADCO	Pre-Employment Testing	\$ 25,000.00	City Manager's Office

RESOLUTION NO. 60-2024

A RESOLUTION APPROVING BLANKET PURCHASE ORDERS AS RECOMMENDED BY THE DIRECTOR OF FINANCE AND THE CITY MANAGER.

WHEREAS, pursuant to the City's Purchasing Policies and Procedures, Council is required to approve blanket purchase orders.

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

SECTION 1: Council hereby approves the following blanket purchase orders for 2025:

Vendor	Amount Not to Exceed	Departments Affected
Public Entities Pool	\$160,000.00	All Departments
Tyler Technologies	\$ 90,000.00	Finance
Enterprise FM Trust	\$335,000.00	All Departments
Hurst Kelly	\$ 37,500.00	Finance
Treasurer of State	\$ 33,000.00	Finance
Bricker Graydon LLP	\$ 50,000.00	CMO/Economic Development
DSD Advisors LLC	\$ 30,000.00	CMO/Economic Development
Velecor	\$ 85,000.00	All Departments
National Inspection Corporation	\$400,000.00	Development
PRADCO	\$ 25,000.00	City Manager's Office (CMO)

SECTION 2: This measure shall take effect and be in full force from and after its passage pursuant to Section 7.08 (C) of the Charter.

PASSED: _____

ATTEST:

APPROVED:

Clerk of Council

Mayor

ORG	OBJ	FUND	ACCOUNT DESC	EFF DATE	COMMENT	VENDOR CODE	PURPOSE	AMOUNT
11110045	41281	GENERAL	GRANTS (NON-FED & NON-STATE)	05/03/2024	MCF GRANT- LIGHT UP SKY	MIDDLETOWN COMMUNITY FOUNDATION	FOURTH OF JULY FIREWORKS	4,000.00
11100040	41701	GENERAL	CONTRIBUTIONS AND DONATIONS	03/11/2024	BARNET/MIDD COMM GRANT	MIDDLETOWN COMMUNITY FOUNDATION	VETERAN'S MEMORIAL PARK	1,969.00
11100040	41701	GENERAL	DONATION-MAYOR'S WEDDING SVCS	01/31/2024	WEDDING DONATION	ANONYMOUS	MAYOR'S DONATION FUND	100.00
23127040	41701	FIRE	CONTRIBUTIONS AND DONATIONS	01/05/2023	DONATION TO FIRE DEPARTMENT	ROGER & JEANNINE WILLIAMS	GENERAL FIRE OPERATIONS	200.00
23127040	41701	FIRE	CONTRIBUTIONS AND DONATIONS	01/05/2023	DONATION TO FIRE DEPARTMENT	ROGER & JEANNINE WILLIAMS	GENERAL FIRE OPERATIONS	200.00
23127040	41701	FIRE	CONTRIBUTIONS AND DONATIONS	03/14/2024	BARNET/MIDD COMM GRANT	MIDDLETOWN COMMUNITY FOUNDATION	GENERAL FIRE OPERATIONS	1,969.00
23127040	41701	FIRE	CONTRIBUTIONS AND DONATIONS	09/23/2024	COMM. OUTREACH DONATION	ENTERPRISE TE PRODUCTS PIPELINE CO, LLC	FIRE COMMUNITY OUTREACH	1,000.00
24125040	41701	POLICE	CONTRIBUTIONS AND DONATIONS	03/14/2024	BARNET/MIDD COMM GRANT	MIDDLETOWN COMMUNITY FOUNDATION	GENERAL POLICE OPERATIONS	<u>1,969.00</u>
								11,407.00

Amount	Purpose
\$4,000.00	Fourth of July Fireworks
\$2,369.00	General Fire Operations
\$1,000.00	Fire Community Outreach
\$100.00	Mayor's Donation Fund
\$1,969.00	Veteran's Memorial Park
\$1,969.00	General Police Operations

RESOLUTION NO. 61-2024

A RESOLUTION ACCEPTING DONATIONS FROM VARIOUS DONORS AS DESCRIBED HEREIN.

WHEREAS, the City has received donations in 2024 and Council desires to recognize and accept the donations as further described herein.

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

SECTION 1: Council hereby accepts the following donations to be used exclusively for the purpose for which they were donated:

<u>Amount</u>	<u>Purpose</u>
\$4,000.00	Fourth of July Fireworks
\$2,369.00	General Fire Operations
\$1,000.00	Fire Community Outreach
\$ 100.00	Mayor's Donation Fund
\$1,969.00	Veterans Memorial Park
\$1,969.00	General Police Operations

SECTION 2: This measure shall take effect and be in full force from and after its passage pursuant to Section 7.08 (C) of the Charter.

PASSED: _____

ATTEST:

APPROVED:

Clerk of Council

Mayor

RESOLUTION NO. 62-2024

A RESOLUTION ACCEPTING THE OHIO EMERGENCY MANAGEMENT AGENCY GRANT FOR THE COST INCURRED RELATED TO THE .GOV DOMAIN TRANSITION AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE RELATED GRANT AGREEMENT.

WHEREAS, the City received grant funding from the Ohio Emergency Management Agency to assist with the transition from the .org to the .gov domain.

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

SECTION 1: Council hereby accepts the Ohio Emergency Management Agency grant in the amount of \$5,793.00 to assist with the transition from the .org to the .gov domain.

SECTION 2: The City Manager is hereby authorized to execute the grant agreement the terms and conditions of which are marked Exhibit "A" attached hereto and made a part hereof.

SECTION 3: This measure shall take effect and be in full force from and after its passage pursuant to Section 7.08 (C) of the Charter.

PASSED: _____

ATTEST:

APPROVED:

Clerk of Council

Mayor

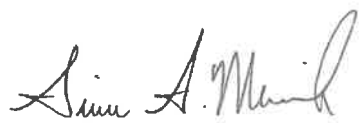
OHIO EMERGENCY MANAGEMENT AGENCY GRANT AGREEMENT											
Subrecipient Grant Agreement #		Subrecipient Vendor ID #		Federal Pass-Thru #		AL #		State Fund #		State Grant #	
SLCGP-009		54553		EMW-2022-CY-00001		97.137		3370		DPSFE281	
FY2022 State & Local Cybersecurity Grant Program (SLCGP)				Total Award				Performance Period			
City of Monroe, Ohio				\$5,793.00				12/01/2022 – 11/30/2026			
Subrecipient Signatory Office/Address						Recipient Signatory Office/Address					
Name/Title		Larry Lester, City Manager				Name/Title		Sima S. Merick, Executive Director			
Agency		City of Monroe, Ohio				Agency		Ohio Emergency Management Agency			
Address		233 South Main St.				Address		2855 W. Dublin-Granville Road			
City, Zip		Monroe		OH 45050-0330		City, Zip		Columbus		OH 43235-2206	
Grant Award Requirements											
General Requirements:											
1. The following forms must be filled out, signed and returned with authorized signature to the Ohio EMA Grants Branch, via email to EMA_Grants@dps.ohio.gov within sixty (60) days after receipt of this Award:											
a. Grant Agreement											
b. Assurances & Disclosure of Lobbying Agreement											
c. Other Required Forms											
2. Signatory of this Agreement must have authority to obligate the Subrecipient.											
Federal Requirements											
1. This grant program requires a 10% local match on all grant expenditures.											
2. When applicable, the Subrecipient shall provide proof of competitive procurement in accordance with applicable federal, state and local procurement laws and regulations through either submission of three quotes and/or bid package (i.e., request for quotes, advertisement of bid, bid specs, bid proposals, tabulations, etc.) or submission of pre-approved non-competitive procurement form.											
3. Ohio EMA reserves the right to request additional documentation and/or information prior to reimbursement and may deny reimbursement if it is determined that the goods or services purchased or that the procurement method used does not comply with state or federal grant requirements.											
4. Subrecipient affirms that funds will be disbursed within ten (10) days of receipt.											
5. Subrecipient agrees that it cannot undertake any project having potential impact on Environmental and Historical Preservation (EHP) resources without the prior approval of DHS-FEMA. Subrecipient must comply with all conditions placed on a project as a result of the EHP review. A change in scope of work will require EHP re-evaluation.											
6. Subrecipient agrees to comply with the grant requirements found in the most recent version of Title 2 Code of Federal Regulations (CFR) and the Federal Acquisition Regulations Part 31.2 as applicable and as amended.											
a. Subrecipient shall have and use a procurement procedure which reflects applicable State and local laws and regulations, and conforms to Federal laws and the standards identified in 2 CFR 200 , in the expenditure, management and accounting of these funds for any procurement using these funds. Inclusive of the federal requirements is the need to utilize one of the approved procurement methods outlined in 2 CFR 200 .											
b. Subrecipient shall only use funds in accordance with the FY2022 SLCGP Federal and State guidance and the rules, regulations and requirements contained within.											
c. Subrecipient affirms these funds will not be used as a match for other federal programs and that funds will supplement, and not supplant, local, state or federal funds.											

- d. Subrecipient affirms reimbursed funds through this grant have not been reimbursed through any other grant - federal or otherwise.
 - e. Subrecipient agrees to update and finalize the Biannual Strategy Implementation Report (BSIR) within the time frames provided by and as directed by Ohio EMA.
 - f. In accordance with 2CFR200.313 Equipment, the subrecipient agrees to maintain a current inventory listing (Master Asset Listing) of grant-funded equipment funded by this grant (wholly or in part) and any relevant certifications to be submitted upon request. A physical inventory (wholly or in part) will be conducted at least every two years. A current Master Asset Listing along with a yearly inventory certification must be submitted to Ohio EMA within 30 days after December 31 of each year for grant funded assets from the current and any previous awards.
 - g. Subrecipient shall submit policies and procedures annually as guided by the Ohio EMA Grants Branch.
 - h. Any amendment or modification of this Grant Agreement shall be pre-coordinated and made in writing, signed by both parties, and shall specify the changes and justification.
 - i. If applicable, Subrecipient shall not utilize Federal funds as a match for this grant.
7. Subrecipient agrees to be responsible for compliance with all applicable federal, state, and local laws and regulations, including but not limited to, equal employment opportunity, conflict of interest, ethics (ORC Chapter 102) and elections (ORC Chapter 3517).
 8. *Domestic preferences for procurement (2 CFR 200.322)* encourages the Subrecipient, to the extent permitted by law, to maximize use of goods, products, and materials produced in the United States when procuring goods and services under Federal awards. This Part will apply to procurements under a grant or cooperative agreement. **This section includes the requirement that such term be flowed down to all contracts and purchase orders.**
 9. *Contracting with small and minority businesses, women's business enterprises, and labor surplus area firms (2 CFR 200.321)* requires the Subrecipient to take all necessary affirmative steps to assure that minority businesses, women's business enterprises, and labor surplus area firms are used when possible.
 10. Subrecipient shall maintain all accounting records and supporting documents, papers and other evidence of this project in a separate location. Records of different federal fiscal periods and grants shall be separately identified and maintained. Subrecipient shall maintain all accounting records and supporting documents, papers and other evidence of this project and shall make such materials available at all reasonable times during normal business hours for inspection by any authorized representative of the State, the federal granting agency, or the United States Comptroller General for a period of at least three years after the federal closeout date (not three years from end of the performance period set forth in the Agreement.)
 11. Subrecipient is prohibited from transferring grant funds between various federal programs or awards.
 12. Subrecipient shall provide such information as may be requested by U.S. DHS to ensure compliance with any applicable environmental laws and regulations.
 13. Subrecipient agrees to cooperate with any assessments, national evaluation efforts, or information or data collection requests, including, but not limited to, the provision of any information required for the assessment or evaluation of any activities within this grant program.
 14. Subrecipient understands and agrees that it cannot use any federal funds, either directly or indirectly, in support of the enactment, repeal, modification or adoption of any law, regulation or policy, at any level of government, without the express prior written approval of Ohio EMA and U.S. DHS.
 15. Per DHS special conditions of the **FY2022 SLCGP**, the Subrecipient and Subrecipient's employees may not engage in trafficking of persons, procurement of commercial sex acts and/or use of forced labor in the performance of this award or during the duration that this award is in place.
 16. Subrecipient shall ensure that all applicable and appropriate guidance, rules, regulations and terms of this agreement are included in any sub-award or contract funded by these funds.
 17. Subrecipient agrees to abide by all applicable DHS Standard Terms and Conditions which are hereinafter incorporated as part of this Grant Agreement and attached in the **FY2022 SLCGP** Guidance Document.

State Requirements:

1. Subrecipient agrees that program funds are not available to be drawn until Ohio EMA accepts and approves all the submitted application forms and the executed signed Grant Agreement has been returned to Ohio EMA.
2. Subrecipient agrees to submit any proposed revision to their pre-approved budget via EM Grants System, with justification for review and approval by Ohio EMA prior to obligating funds for any such revision.
3. All procurements of \$10,000 and above must be pre-approved by Ohio EMA, prior to obligation of funds, via EM Grants System. Retro-active approval will not be granted and expenditures will not be reimbursed without pre-approval.

4. Any requests for inadequate competition or single source procurement must be pre-approved by Ohio EMA, prior to obligation of funds, via the procurement review process in EM Grants. Retro-active approval will not be granted and expenditures will not be reimbursed without pre-approval.
5. Subrecipient will draw down funds through submission of a "Reimbursement Request" via EM Grants to include proof of cost documentation **AND** proof of competitive procurement in accordance with applicable federal and state procurement laws and regulations through either submission of three quotes and/or bid package (i.e., request for quotes, advertisement of bid, bid specs, bid proposals, tabulations, etc.) and submission of pre-approved Procurement Review (for procurements of \$10,000 and above).
6. Ohio EMA reserves the right to request additional documentation and/or information prior to reimbursement and may deny reimbursement if it is determined that the goods or services purchased or that procurement method used does not comply with state or federal grant requirements.
7. Failure to demonstrate progress or report progress on a quarterly basis will result in de-obligation of grant funding.
8. This Grant Agreement, all rights, duties and/or obligations described herein may not be assigned or sub-contracted by the Subrecipient without prior consent of Ohio EMA.
9. Authorized Program Expenditures include approved budget line items in accordance with the **FY2022 SLCGP** Guidance Document.
10. Unauthorized Program Expenditures include: Any other costs without the prior approval of Ohio EMA as the State Administrative Agency (SAA).
11. Subrecipient agrees, to the extent permissible by applicable law, to be responsible for any and all liabilities or claims caused by or resulting from the Subrecipient's completion of the Project under this Grant Agreement. Nothing in this Grant Agreement shall be construed as an assumption of liability by Ohio EMA, Ohio Department of Public Safety, or U.S. Department of Homeland Security.
12. This Grant Agreement and documents referred to herein constitute the complete understanding of the parties with respect to this award. Whenever possible, each provision of this Grant Agreement shall be interpreted in such a manner as to be effective and valid under both Ohio and federal law. To the extent any provision is determined to be invalid the remainder of the Grant Agreement will not be invalid.
13. In the event the Subrecipient fails to follow proper procurement procedures or utilize these funds for the purposes set forth and in accordance with guidance, applicable laws and regulations, the Subrecipient shall be in default. In such event, Ohio EMA may: a) withhold further payment of funds to Subrecipient, b) require Subrecipient to reimburse all or any portion of funds, and/or (c) terminate the Grant Agreement. Before taking action, Ohio EMA will provide Subrecipient reasonable notice of intent to impose measures and will make efforts to resolve the problem informally. In the event that US DHS-FEMA or the State of Ohio determines that funds are not appropriated or otherwise available to support continuation of this sub-grant, this award shall be canceled. A determination of unavailability of funds shall be final and conclusive.
14. Subrecipient may request review of any decision made under this grant program to the Executive Director of Ohio EMA. Decisions of the Executive Director will be final.
15. Subrecipient is prohibited from modifying funded projects without prior written approval from Ohio EMA Grants Branch.
16. Funds not expended and reimbursed within the period of performance listed in this grant or as otherwise amended will be de-obligated.
17. Subrecipient agrees to reimburse State Administrative Agency for all costs and expenses incurred if an audit, monitoring visit or investigation determines the Subrecipient was in violation of the terms of this Grant Agreement (including local, state, and federal requirements). Reimbursement for such costs and expenses may be withheld from any amounts due to the Subrecipient pursuant the payment terms of this Grant Agreement.
18. Subrecipient agrees to review and abide by the applicable portions of DPS policy 501.39, and shall report to Ohio EMA any complaints alleging discrimination from clients, customers, program participants, or consumers of DPS or DPS grant recipients related to Subrecipient's actions under this Grant Agreement.

Subrecipient Signatory Official	Date	Grantee Signatory Official	Date
	11/19/24		11/12/2024
Larry Lester, City Manager City of Monroe, Ohio, Subrecipient		Sima S. Merick, Executive Director Ohio Emergency Management Agency, State Administrative Agency	

RESOLUTION NO. 63-2024

A RESOLUTION AUTHORIZING THE DIRECTOR OF FINANCE TO PERFORM CERTAIN INTERFUND TRANSFERS.

WHEREAS, the City of Monroe has adopted Ordinance No. 2023-35, and subsequent amendments throughout calendar year 2024, appropriating funds for the fiscal year ending December 31, 2024; and

WHEREAS, said Ordinances require the transfer of certain funds;

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

SECTION 1: In order to provide for the continued operation of the City, the interfund transfers by the Director of Finance, as proposed and set forth in “Exhibit A” attached hereto and incorporated herein, are approved and authorized.

SECTION 2: This measure shall take effect and be in full force from and after its passage pursuant to Section 7.08 (C) of the Charter.

PASSED: _____

ATTEST:

APPROVED:

Clerk of Council

Mayor

Exhibit "A" Res No. 63-2024

CITY OF MONROE, OHIO

INTERFUND TRANSFERS 2024

<u>FROM</u>		<u>TO</u>	
<u>FUND</u>	<u>AMOUNT</u>	<u>FUND</u>	<u>AMOUNT</u>
1110 - GENERAL FUND	(2,975,000)	2410 - POLICE LAW ENFORCEMENT FUND	2,975,000
1110 - GENERAL FUND	(3,475,000)	2310 - FIRE LEVY FUND	3,475,000
1110 - GENERAL FUND	(1,100,000)	2210 - STREET FUND	1,100,000
1110 - GENERAL FUND	(500,000)	3120 - CAPITAL IMPROVEMENT FUND	500,000
1110 - GENERAL FUND	(810,000)	4110 - G.O. BOND RETIREMENT FUND	810,000
1110 - GENERAL FUND	(10,000)	6510 - CEMETERY FUND	10,000
1110 - GENERAL FUND	<u>(15,000)</u>	6610 - STREET LIGHTING UTILITY FUND	<u>15,000</u>
<i>1110 - GENERAL FUND TOTAL</i>	<i>(8,885,000)</i>		<i>8,885,000</i>
2623 - MONROE COMMERCE CENTER (C3)	(100,000)	3110 - PARK IMPROVEMENT FUND	100,000
2631 - SATELLITE FARMS (C11)	<u>(100,000)</u>	3120 - CAPITAL IMPROVEMENT FUND	<u>100,000</u>
<i>2600 - 2004 TIFS TOTAL</i>	<i>(200,000)</i>		<i>200,000</i>
2723 - WYANDOT WOODS (R3)	(26,000)	4110 - G.O. BOND RETIREMENT FUND	26,000
2723 - WYANDOT WOODS (R3)	(310,000)	3120 - CAPITAL IMPROVEMENT FUND	310,000
2726 - BRITTONY WOODS (R6)	(210,000)	3120 - CAPITAL IMPROVEMENT FUND	210,000
2727 - TODD'S GLEN RESERVE (R7)	(75,000)	3120 - CAPITAL IMPROVEMENT FUND	75,000
2732 - MONROE CROSSINGS # 1 (R12)	(130,000)	3110 - PARK IMPROVEMENT FUND	130,000
2732 - MONROE CROSSINGS # 1 (R12)	<u>(300,000)</u>	3120 - CAPITAL IMPROVEMENT FUND	<u>300,000</u>
<i>2700 - 2004 RIDS TOTAL</i>	<i>(1,051,000)</i>		<i>1,051,000</i>
3101 - INCOME TAX - CAPITAL PROJECTS	(434,300)	4410 - INCOME TAX BOND RETIREMENT FUND	434,300
6110 - WATER FUND	(650,000)	6120 - WATER CAPITAL IMPROVEMENTS FUND	650,000
6110 - WATER FUND	<u>(300,000)</u>	4210 - WATER BOND RETIREMENT FUND	<u>300,000</u>
<i>6110 - WATER FUND TOTAL</i>	<i>(950,000)</i>		<i>950,000</i>
<i>ALL FUNDS TOTAL</i>	<i>(11,520,300)</i>		<i>11,520,300</i>

ORDINANCE NO. 2024-35

AN ORDINANCE AMENDING AND SUPPLEMENTING ORDINANCE NO. 2024-32, OTHERWISE KNOWN AS THE PERMANENT APPROPRIATIONS ORDINANCE, TO MEET CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF MONROE, DURING FISCAL YEAR ENDING DECEMBER 31, 2024.

SECTION 1: To provide for current expenses of the City of Monroe, this Appropriations Ordinance is hereby repealed, amended, and supplemented so it sets aside and appropriates from the various funds of the City the amounts set forth in the following sections.

SECTION 2: There be appropriated from the GENERAL FUND:

1110	GENERAL GOVERNMENT		
	000	<i>FUND EXPENSES</i>	
		OPERATING EXPENSES	51,500
		OTHER	-
		<i>TOTAL</i>	<u>51,500</u>
	110	<i>CITY COUNCIL</i>	
		PERSONAL SERVICES	127,841
		OPERATING EXPENSES	106,700
		<i>TOTAL</i>	<u>234,541</u>
	120	<i>CITY MANAGER'S OFFICE</i>	
		PERSONAL SERVICES	638,395
		OPERATING EXPENSES	460,634
		<i>TOTAL</i>	<u>1,099,029</u>
	125	<i>INFORMATION TECHNOLOGY</i>	
		PERSONAL SERVICES	354,742
		OPERATING EXPENSES	240,000
		<i>TOTAL</i>	<u>594,742</u>
	130	<i>HUMAN RESOURCES</i>	
		PERSONAL SERVICES	497,218
		OPERATING EXPENSES	341,250
		<i>TOTAL</i>	<u>838,468</u>
	135	<i>ECONOMIC DEVELOPMENT</i>	
		PERSONAL SERVICES	222,867
		OPERATING EXPENSES	1,058,300
		<i>TOTAL</i>	<u>1,281,167</u>
	140	<i>DEVELOPMENT</i>	
		PERSONAL SERVICES	540,152
		OPERATING EXPENSES	546,900

	OTHER EXPENSES	4,000	
	CAPITAL EXPENSES	3,200,000	
	<i>TOTAL</i>	<u>4,291,052</u>	
145	ENGINEERING		
	PERSONAL SERVICES	465,090	
	OPERATING EXPENSES	527,750	
	<i>TOTAL</i>	<u>992,840</u>	
150	FINANCE		
	PERSONAL SERVICES	1,042,584	
	OPERATING EXPENSES	437,340	
	OTHER EXPENSES	1,250,000	
	<i>TOTAL</i>	<u>2,729,924</u>	
160	MAYOR'S COURT		
	PERSONAL SERVICES	122,125	
	OPERATING EXPENSES	23,300	
	<i>TOTAL</i>	<u>145,425</u>	
TOTAL GENERAL GOVERNMENT			12,258,688
PUBLIC SAFETY			
220	PUBLIC SAFETY COMMUNICATIONS		
	PERSONAL SERVICES	762,497	
	OPERATING EXPENSES	123,550	
	<i>TOTAL</i>	<u>886,047</u>	
250	POLICE		
	OTHER EXPENSES	2,975,000	
	<i>TOTAL</i>	<u>2,975,000</u>	
270	FIRE		
	OTHER EXPENSES	3,475,000	
	<i>TOTAL</i>	<u>3,475,000</u>	
TOTAL PUBLIC SAFETY			7,336,047
PUBLIC WORKS			
310	STREET		
	OTHER EXPENSES	1,100,000	
	<i>TOTAL</i>	<u>1,100,000</u>	
330	BUILDINGS AND GROUNDS		

	OPERATING EXPENSES		674,000	
		TOTAL	674,000	
340	CEMETERY			
	OTHER EXPENSES		10,000	
		TOTAL	10,000	
903	STREET LIGHTING			
	OTHER EXPENSES		15,000	
		TOTAL	15,000	
TOTAL PUBLIC WORKS				1,799,000
PARKS AND RECREATION				
410	PARK OPERATION AND MAINTENANCE			
	PERSONAL SERVICES		388,359	
	OPERATING EXPENSES		359,500	
		TOTAL	747,859	
TOTAL PARKS AND RECREATION				747,859
OTHER FINANCING USES				
710	CAPITAL IMPROVEMENTS			
	OTHER EXPENSES		500,000	
		TOTAL	500,000	
810	DEBT SERVICE			
	OTHER EXPENSES		810,000	
		TOTAL	810,000	
TOTAL OTHER FINANCING USES				1,310,000
TOTAL GENERAL FUND				23,451,594
GRAND TOTAL GENERAL FUND				23,451,594

SECTION 3: There be appropriated from the following SPECIAL REVENUE FUNDS:

2101	PUBLIC SAFETY INCOME TAX FUND			
	<i>PUBLIC SAFETY</i>			
	PERSONAL SERVICES		3,450,000	
	OTHER EXPENSES		-	
		TOTAL		3,450,000
2210	STREET FUND			

	<i>PUBLIC WORKS</i>			
	PERSONAL SERVICES	2,073,785		
	OPERATING EXPENSES	1,144,198		
	<i>TOTAL</i>			3,217,983
2220	STATE HIGHWAY FUND			
	<i>PUBLIC WORKS</i>			
	OPERATING EXPENSES	86,750		
	<i>TOTAL</i>			86,750
2230	MOTOR VEHICLE LICENSE			
	<i>PUBLIC WORKS</i>			
	OPERATING EXPENSES	200		
	<i>TOTAL</i>			200
2310	FIRE - 1989 LEVY FUND			
	<i>PUBLIC SAFETY</i>			
	PERSONAL SERVICES	5,105,136		
	OPERATING EXPENSES	890,400		
	OTHER EXPENSES	3,800		
	<i>TOTAL</i>			5,999,336
2330	PUBLIC SAFETY FEMA GRANT FUND			
	<i>PUBLIC SAFETY</i>			
	OPERATING EXPENSES	3,600		
	<i>TOTAL</i>			3,600
2360	AMERICAN RESCUE PLAN ACT FUND			
	<i>GENERAL GOVERNMENT</i>			
	OTHER EXPENSES	1,388,162.98		
	<i>TOTAL</i>			1,388,162.98
2410	POLICE LAW ENFORCEMENT			
	250 PUBLIC SAFETY			
	PERSONAL SERVICES	2,991,036		
	OPERATING EXPENSES	1,014,750		
	<i>TOTAL</i>			4,005,786
2420	DARE GRANT FUND			
	250 PUBLIC SAFETY			
	PERSONAL SERVICES	-		
	OPERATING EXPENSES	6,500		
	<i>TOTAL</i>			6,500

2430	ENFORCEMENT & EDUCATION FUND		
	250 PUBLIC SAFETY		
	OPERATING EXPENSES	3,000	
	<i>TOTAL</i>		3,000
2510	COURT TECHNOLOGY IMPROVEMENT		
	GENERAL GOVERNMENT		
	OPERATING EXPENSES	13,400	
	<i>TOTAL</i>		13,400
2600	2004 TIFS		
	DEVELOPMENT INCENTIVES		
	OPERATING EXPENSES	57,500	
	OTHER EXPENSES	3,135,086	
	<i>TOTAL</i>		3,192,586
2700	2004 RIDS		
	DEVELOPMENT INCENTIVES		
	OPERATING EXPENSES	50,900	
	OTHER EXPENSES	5,538,957	
	<i>TOTAL</i>		5,589,857
GRAND TOTAL SPECIAL REVENUE FUNDS			26,957,160.98

SECTION 4: There be appropriated from the following CAPITAL PROJECTS FUNDS:

3101	CAPITAL INCOME TAX FUND		
	GENERAL GOVERNMENT		
	OPERATING EXPENSES	-	
	PUBLIC SAFETY		
	OPERATING EXPENSES	-	
	PUBLIC WORKS		
	OPERATING EXPENSES	-	
	CAPITAL EXPENSES	1,849,000	
	OTHER FINANCING USES		
	OTHER EXPENSES	434,300	
	<i>TOTAL</i>		2,283,300
3110	PARK IMPROVEMENT FUND		
	PARKS AND RECREATION		
	OPERATING	130,000	

	CAPITAL EXPENSES	100,000	
	<i>TOTAL</i>		230,000
3120	CAPITAL IMPROVEMENT FUND		
	<i>GENERAL GOVERNMENT</i>		
	CAPITAL EXPENSES	135,823	
	<i>PUBLIC SAFETY</i>		
	CAPITAL EXPENSES	273,000	
	<i>PUBLIC WORKS</i>		
	OPERATING EXPENSES	113,000	
	CAPITAL EXPENSES	2,145,000	
	<i>TOTAL</i>		2,666,823
6120	WATER CAPITAL IMPROVEMENT FUND		
	<i>PUBLIC WORKS</i>		
	OPERATING EXPENSES	100,000	
	CAPITAL EXPENSES	1,615,000	
	<i>TOTAL</i>		1,715,000
6125	WATER METER REPLACEMENT FUND		
	<i>PUBLIC WORKS</i>		
	OPERATING EXPENSES	30	
	CAPITAL EXPENSES	120,000	
	<i>TOTAL</i>		120,030
GRAND TOTAL CAPITAL PROJECTS FUNDS			7,015,153

SECTION 5: There be appropriated from the following DEBT SERVICE FUNDS:

4110	G.O. BOND RETIREMENT		
	<i>GENERAL GOVERNMENT</i>		
	DEBT SERVICE EXPENSE	995,061	
	<i>TOTAL</i>		995,061
4210	WATER BOND RETIREMENT		
	<i>PUBLIC WORKS</i>		
	DEBT SERVICE EXPENSE	367,422	
	<i>TOTAL</i>		367,422
4310	S.A. BOND RETIREMENT FUND		
	<i>GENERAL GOVERNMENT</i>		
	OPERATING EXPENSES	100	

	DEVELOPMENT INCENTIVES		
	OTHER EXPENSES	1,342,000	
	TOTAL		1,342,100
4410	INCOME TAX BOND RETIREMENT FUND		
	GENERAL GOVERNMENT		
	DEBT SERVICE EXPENSE	609,263	
	TOTAL		609,263
GRAND TOTAL DEBT SERVICE FUNDS			3,313,846

SECTION 6: There be appropriated from the following SPECIAL ASSESSMENT FUNDS:

5110	S.A. STREET LIGHTING FUND		
	GENERAL GOVERNMENT		
	OPERATING EXPENSES	10	
	TOTAL		10
GRAND TOTAL SPECIAL ASSESSMENT FUNDS			10

SECTION 7: There be appropriated from the following ENTERPRISE FUNDS:

6110	WATER FUND		
	PUBLIC WORKS		
	PERSONAL SERVICES	1,015,989	
	OPERATING EXPENSES	1,922,900	
	OTHER EXPENSES	950,000	
	TOTAL		3,888,889
6210	SEWER FUND		
	PUBLIC WORKS		
	PERSONAL SERVICES	100,262	
	OPERATING EXPENSES	1,420,200	
	TOTAL		1,520,462
6310	STORM WATER FUND		
	PUBLIC WORKS		
	PERSONAL SERVICES	246,414	
	OPERATING EXPENSES	350,650	
	CAPITAL EXPENSES	-	
	TOTAL		597,064
6410	GARBAGE FUND		

	<i>PUBLIC WORKS</i>		
	PERSONAL SERVICES	159,168	
	OPERATING EXPENSES	1,122,000	
	<i>TOTAL</i>		<i>1,281,168</i>
6510	CEMETERY FUND		
	<i>PUBLIC WORKS</i>		
	PERSONAL SERVICES	40,000	
	OPERATING EXPENSES	124,100	
	<i>TOTAL</i>		<i>164,100</i>
6610	STREET LIGHTING FUND		
	<i>PUBLIC WORKS</i>		
	OPERATING EXPENSES	153,050	
	<i>TOTAL</i>		<i>153,050</i>
GRAND TOTAL ENTERPRISE FUNDS			<u>7,604,733</u>

SECTION 8: There be appropriated from the following TRUST AND AGENCY FUNDS:

7100	CEMETERY MAINTENANCE TRUST FUND		
	<i>FUND EXPENSE</i>		
	OPERATING EXPENSES	10,000	
	<i>TOTAL</i>		<i>10,000</i>
7110	MOUND CEMETERY TRUST FUND		
	<i>PUBLIC WORKS</i>		
	OPERATING EXPENSES	10,000	
	<i>TOTAL</i>		<i>10,000</i>
7120	LONG STREET CEMETERY TRUST FUND		
	<i>PUBLIC WORKS</i>		
	OPERATING EXPENSES	250	
	<i>TOTAL</i>		<i>250</i>
7310	FIRE HISTORIC PRESERVATION FUND		
	<i>PUBLIC SAFETY</i>		
	CAPITAL OUTLAY	-	
	<i>TOTAL</i>		<i>-</i>
7320	FIRE LOSS SECURITY FUND		
	<i>PUBLIC SAFETY</i>		
	OPERATING	-	
	<i>TOTAL</i>		<i>-</i>

7410	DRUG LAW ENFORCEMENT TRUST FUND		
	<i>PUBLIC SAFETY</i>		
	OPERATING EXPENSES	91,295	
	<i>TOTAL</i>		91,295
GRAND TOTAL TRUST AND AGENCY FUNDS			<u>111,545</u>
TOTAL ALL APPROPRIATIONS			<u>68,454,041.98</u>

SECTION 9: The City Manager is hereby authorized to convert the dollar appropriation figure in the Ordinance to such form as may be acceptable to the Auditors of Butler and Warren Counties and the Auditor of the State of Ohio provided in this conversion no change of total dollar amounts shall within the Sections of this Ordinance be permitted without approval of Council.

SECTION 10: The Finance Director is hereby authorized to draw warrants on the City Treasury for payments from any of the foregoing appropriations upon receiving proper certificates and vouchers therefore, approved by the board or officers authorized by law to approve the same, or an ordinance or resolution of Council to make the expenditures provided that no warrants shall be drawn OR paid for salaries or wages except to persons employed by authority and in accordance with law or ordinance. Provided further that the appropriations for contingencies can only be expended upon appeal of two-thirds vote of Council for items of expense constituting a legal obligation against the City, and for purposes other than those covered by other specific appropriations herein made.

SECTION 11: This measure shall take effect immediately upon passage pursuant to Section 7.08(B)(1) of the Charter of the City of Monroe.

PASSED: _____

ATTEST:

APPROVED:

Clerk of Council

Mayor

FUND	FUND DESCRIPTION	CURRENT APPROPRIATIONS	ADJUSTED APPROPRIATIONS	AMOUNT OF CHANGE	% CHANGE	ACCOUNT NUMBER	REASON FOR REQUEST
1110	GENERAL GOVERNMENT						
110	CITY COUNCIL						
	OPERATING EXPENSES	99,700	106,700	7,000	7.0%	11111000-52391	Law Director contract expense with Frost Brown Todd for the month of December
	PUBLIC WORKS						
340	CEMETERY						
	OTHER EXPENSES	-	10,000	10,000	100.0%	11134000-55901	To ensure a positive fund balance in the Cemetery Fund at fiscal year-end
903	STREET LIGHTING						
	OTHER EXPENSES	-	15,000	15,000	100.0%	11190350-55901	To ensure a positive fund balance in the Street Lighting Utility Fund at fiscal year-end

ORDINANCE NO. 2024-36

AN ORDINANCE, OTHERWISE KNOWN AS THE PERMANENT APPROPRIATIONS ORDINANCE, TO MEET CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF MONROE, DURING FISCAL YEAR ENDING DECEMBER 31, 2025.

SECTION 1: To provide for current expenses of the City of Monroe, this Appropriations Ordinance is hereby repealed, amended, and supplemented so it sets aside and appropriates from the various funds of the City the amounts set forth in the following sections.

SECTION 2: There be appropriated from the GENERAL FUND:

1110	GENERAL GOVERNMENT		
	000	<i>FUND EXPENSES</i>	
		OPERATING EXPENSES	51,500
		OTHER	-
		<i>TOTAL</i>	<u>51,500</u>
	110	<i>CITY COUNCIL</i>	
		PERSONAL SERVICES	185,495
		OPERATING EXPENSES	183,700
		<i>TOTAL</i>	<u>369,195</u>
	120	<i>CITY MANAGER'S OFFICE</i>	
		PERSONAL SERVICES	576,360
		OPERATING EXPENSES	495,245
		<i>TOTAL</i>	<u>1,071,605</u>
	125	<i>INFORMATION TECHNOLOGY</i>	
		PERSONAL SERVICES	373,387
		OPERATING EXPENSES	489,700
		<i>TOTAL</i>	<u>863,087</u>
	130	<i>HUMAN RESOURCES</i>	
		PERSONAL SERVICES	535,763
		OPERATING EXPENSES	295,120
		<i>TOTAL</i>	<u>830,883</u>
	135	<i>ECONOMIC DEVELOPMENT</i>	
		PERSONAL SERVICES	142,326
		OPERATING EXPENSES	260,000
		<i>TOTAL</i>	<u>402,326</u>
	140	<i>DEVELOPMENT</i>	
		PERSONAL SERVICES	605,912
		OPERATING EXPENSES	464,900
		OTHER EXPENSES	4,000
		<i>TOTAL</i>	<u>1,074,812</u>

145	ENGINEERING		
	PERSONAL SERVICES	489,968	
	OPERATING EXPENSES	547,750	
	<i>TOTAL</i>	<u>1,037,718</u>	
150	FINANCE		
	PERSONAL SERVICES	1,187,247	
	OPERATING EXPENSES	408,120	
	OTHER EXPENSES	1,000,000	
	<i>TOTAL</i>	<u>2,595,367</u>	
160	MAYOR'S COURT		
	PERSONAL SERVICES	131,196	
	OPERATING EXPENSES	23,300	
	<i>TOTAL</i>	<u>154,496</u>	
TOTAL GENERAL GOVERNMENT			8,450,989
PUBLIC SAFETY			
220	PUBLIC SAFETY COMMUNICATIONS		
	PERSONAL SERVICES	826,182	
	OPERATING EXPENSES	133,550	
	<i>TOTAL</i>	<u>959,732</u>	
250	POLICE		
	OTHER EXPENSES	4,150,000	
	<i>TOTAL</i>	<u>4,150,000</u>	
270	FIRE		
	OTHER EXPENSES	4,350,000	
	<i>TOTAL</i>	<u>4,350,000</u>	
TOTAL PUBLIC SAFETY			9,459,732
PUBLIC WORKS			
310	STREET		
	OTHER EXPENSES	750,000	
	<i>TOTAL</i>	<u>750,000</u>	
330	BUILDINGS AND GROUNDS		
	OPERATING EXPENSES	623,000	
	<i>TOTAL</i>	<u>623,000</u>	
340	CEMETERY		
	OTHER EXPENSES	50,000	
	<i>TOTAL</i>	<u>50,000</u>	

TOTAL PUBLIC WORKS	1,423,000
---------------------------	------------------

PARKS AND RECREATION

410 PARK OPERATION AND MAINTENANCE

PERSONAL SERVICES	409,981	
OPERATING EXPENSES	329,000	
<i>TOTAL</i>	<u>738,981</u>	

TOTAL PARKS AND RECREATION	738,981
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OTHER FINANCING USES

710 CAPITAL IMPROVEMENTS

OTHER EXPENSES	-	
<i>TOTAL</i>	<u>-</u>	

810 DEBT SERVICE

OTHER EXPENSES	650,000	
<i>TOTAL</i>	<u>650,000</u>	

TOTAL OTHER FINANCING USES	650,000
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TOTAL GENERAL FUND	20,722,702
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GRAND TOTAL GENERAL FUND	<u>20,722,702</u>
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SECTION 3: There be appropriated from the following SPECIAL REVENUE FUNDS:

2101 PUBLIC SAFETY INCOME TAX FUND

PUBLIC SAFETY

PERSONAL SERVICES	3,400,000	
OTHER EXPENSES	-	
<i>TOTAL</i>		<i>3,400,000</i>

2210 STREET FUND

PUBLIC WORKS

PERSONAL SERVICES	2,216,816	
OPERATING EXPENSES	1,015,900	
<i>TOTAL</i>		<i>3,232,716</i>

2220 STATE HIGHWAY FUND

PUBLIC WORKS

OPERATING EXPENSES	91,250	
<i>TOTAL</i>		<i>91,250</i>

2230 MOTOR VEHICLE LICENSE

PUBLIC WORKS

OPERATING EXPENSES	200	
<i>TOTAL</i>		<i>200</i>

2310	FIRE - 1989 LEVY FUND			
	<i>PUBLIC SAFETY</i>			
	PERSONAL SERVICES	5,603,405		
	OPERATING EXPENSES	895,040		
	OTHER EXPENSES	3,800		
	<i>TOTAL</i>			6,502,245
2330	PUBLIC SAFETY FEMA GRANT FUND			
	<i>PUBLIC SAFETY</i>			
	OPERATING EXPENSES	500		
	<i>TOTAL</i>			500
2410	POLICE LAW ENFORCEMENT			
	250 PUBLIC SAFETY			
	PERSONAL SERVICES	4,305,046		
	OPERATING EXPENSES	995,780		
	<i>TOTAL</i>			5,300,826
2420	DARE GRANT FUND			
	250 PUBLIC SAFETY			
	PERSONAL SERVICES	-		
	OPERATING EXPENSES	6,500		
	<i>TOTAL</i>			6,500
2430	ENFORCEMENT & EDUCATION FUND			
	250 PUBLIC SAFETY			
	OPERATING EXPENSES	3,000		
	<i>TOTAL</i>			3,000
2510	COURT TECHNOLOGY IMPROVEMENT			
	<i>GENERAL GOVERNMENT</i>			
	OPERATING EXPENSES	12,500		
	<i>TOTAL</i>			12,500
2600	2004 TIFS			
	<i>DEVELOPMENT INCENTIVES</i>			
	OPERATING EXPENSES	40,872		
	OTHER EXPENSES	3,312,308		
	<i>TOTAL</i>			3,353,180
2700	2004 RIDS			
	<i>DEVELOPMENT INCENTIVES</i>			
	OPERATING EXPENSES	76,824		
	OTHER EXPENSES	6,020,947		
	<i>TOTAL</i>			6,097,771
GRAND TOTAL SPECIAL REVENUE FUNDS				28,000,688

SECTION 4: There be appropriated from the following CAPITAL PROJECTS FUNDS:

3101	CAPITAL INCOME TAX FUND			
	<i>GENERAL GOVERNMENT</i>			
	CAPITAL EXPENSES	125,500		
	<i>PUBLIC SAFETY</i>			
	CAPITAL EXPENSES	200,000		
	<i>PUBLIC WORKS</i>			
	OPERATING EXPENSES	-		
	CAPITAL EXPENSES	2,066,628		
	<i>OTHER FINANCING USES</i>			
	OTHER EXPENSES	514,500		
	<i>TOTAL</i>			2,906,628
3110	PARK IMPROVEMENT FUND			
	<i>PARKS AND RECREATION</i>			
	OPERATING	-		
	CAPITAL EXPENSES	385,000		
	<i>TOTAL</i>			385,000
3120	CAPITAL IMPROVEMENT FUND			
	<i>GENERAL GOVERNMENT</i>			
	CAPITAL EXPENSES	-		
	<i>PUBLIC SAFETY</i>			
	CAPITAL EXPENSES	-		
	<i>PUBLIC WORKS</i>			
	OPERATING EXPENSES	500		
	CAPITAL EXPENSES	2,383,690		
	<i>TOTAL</i>			2,384,190
6120	WATER CAPITAL IMPROVEMENT FUND			
	<i>PUBLIC WORKS</i>			
	OPERATING EXPENSES	100,000		
	CAPITAL EXPENSES	796,246		
	<i>TOTAL</i>			896,246
6125	WATER METER REPLACEMENT FUND			
	<i>PUBLIC WORKS</i>			
	OPERATING EXPENSES	30		
	CAPITAL EXPENSES	250,000		
	<i>TOTAL</i>			250,030
GRAND TOTAL CAPITAL PROJECTS FUNDS				6,822,094

SECTION 5: There be appropriated from the following DEBT SERVICE FUNDS:

4110	G.O. BOND RETIREMENT		
	GENERAL GOVERNMENT		
	DEBT SERVICE EXPENSE	781,657	
	TOTAL		781,657
4210	WATER BOND RETIREMENT		
	PUBLIC WORKS		
	DEBT SERVICE EXPENSE	435,336	
	TOTAL		435,336
4310	S.A. BOND RETIREMENT FUND		
	GENERAL GOVERNMENT		
	OPERATING EXPENSES	100	
	DEVELOPMENT INCENTIVES		
	OTHER EXPENSES	1,337,261	
	TOTAL		1,337,361
4410	INCOME TAX BOND RETIREMENT FUND		
	GENERAL GOVERNMENT		
	DEBT SERVICE EXPENSE	614,463	
	TOTAL		614,463
GRAND TOTAL DEBT SERVICE FUNDS			3,168,817

SECTION 6: There be appropriated from the following SPECIAL ASSESSMENT FUNDS:

5110	S.A. STREET LIGHTING FUND		
	GENERAL GOVERNMENT		
	OPERATING EXPENSES	10	
	TOTAL		10
GRAND TOTAL SPECIAL ASSESSMENT FUNDS			10

SECTION 7: There be appropriated from the following ENTERPRISE FUNDS:

6110	WATER FUND		
	PUBLIC WORKS		
	PERSONAL SERVICES	1,257,736	
	OPERATING EXPENSES	1,985,300	
	OTHER EXPENSES	950,000	
	TOTAL		4,193,036

6210	SEWER FUND			
	<i>PUBLIC WORKS</i>			
	PERSONAL SERVICES	107,365		
	OPERATING EXPENSES	1,322,200		
	<i>TOTAL</i>			1,429,565
6310	STORM WATER FUND			
	<i>PUBLIC WORKS</i>			
	PERSONAL SERVICES	249,700		
	OPERATING EXPENSES	352,650		
	CAPITAL EXPENSES	130,000		
	<i>TOTAL</i>			732,350
6410	GARBAGE FUND			
	<i>PUBLIC WORKS</i>			
	PERSONAL SERVICES	127,143		
	OPERATING EXPENSES	1,122,000		
	<i>TOTAL</i>			1,249,143
6510	CEMETERY FUND			
	<i>PUBLIC WORKS</i>			
	PERSONAL SERVICES	40,000		
	OPERATING EXPENSES	94,600		
	<i>TOTAL</i>			134,600
6610	STREET LIGHTING FUND			
	<i>PUBLIC WORKS</i>			
	OPERATING EXPENSES	153,050		
	<i>TOTAL</i>			153,050
GRAND TOTAL ENTERPRISE FUNDS				7,891,744

SECTION 8: There be appropriated from the following TRUST AND AGENCY FUNDS:

7100	CEMETERY MAINTENANCE TRUST FUND			
	<i>FUND EXPENSE</i>			
	OPERATING EXPENSES	10,000		
	CAPITAL EXPENSES	27,500		
	<i>TOTAL</i>			37,500
7110	MOUND CEMETERY TRUST FUND			
	<i>PUBLIC WORKS</i>			
	OPERATING EXPENSES	10,000		
	CAPITAL EXPENSES	27,500		
	<i>TOTAL</i>			37,500
7120	LONG STREET CEMETERY TRUST FUND			
	<i>PUBLIC WORKS</i>			
	OPERATING EXPENSES	250		
	<i>TOTAL</i>			250

7310	FIRE HISTORIC PRESERVATION FUND		
	<i>PUBLIC SAFETY</i>		
	CAPITAL OUTLAY	-	
	<i>TOTAL</i>		-
7320	FIRE LOSS SECURITY FUND		
	<i>PUBLIC SAFETY</i>		
	OPERATING	-	
	<i>TOTAL</i>		-
7410	DRUG LAW ENFORCEMENT TRUST FUND		
	<i>PUBLIC SAFETY</i>		
	OPERATING EXPENSES	20,000	
	<i>TOTAL</i>		20,000
GRAND TOTAL TRUST AND AGENCY FUNDS			95,250
TOTAL ALL APPROPRIATIONS			66,701,305

SECTION 9: The City Manager is hereby authorized to convert the dollar appropriation figure in the Ordinance to such form as may be acceptable to the Auditors of Butler and Warren Counties and the Auditor of the State of Ohio provided in this conversion no change of total dollar amounts shall within the Sections of this Ordinance be permitted without approval of Council.

SECTION 10: The Finance Director is hereby authorized to draw warrants on the City Treasury for payments from any of the foregoing appropriations upon receiving proper certificates and vouchers therefore, approved by the board or officers authorized by law to approve the same, or an ordinance or resolution of Council to make the expenditures provided that no warrants shall be drawn OR paid for salaries or wages except to persons employed by authority and in accordance with law or ordinance. Provided further that the appropriations for contingencies can only be expended upon appeal of two-thirds vote of Council for items of expense constituting a legal obligation against the City, and for purposes other than those covered by other specific appropriations herein made.

SECTION 11: This measure shall take effect immediately upon passage pursuant to Section 7.08(B)(1) of the Charter of the City of Monroe.

PASSED: _____

ATTEST:

APPROVED:

Clerk of Council

Mayor

2025 Annual Operating Budget

October 8, 2024



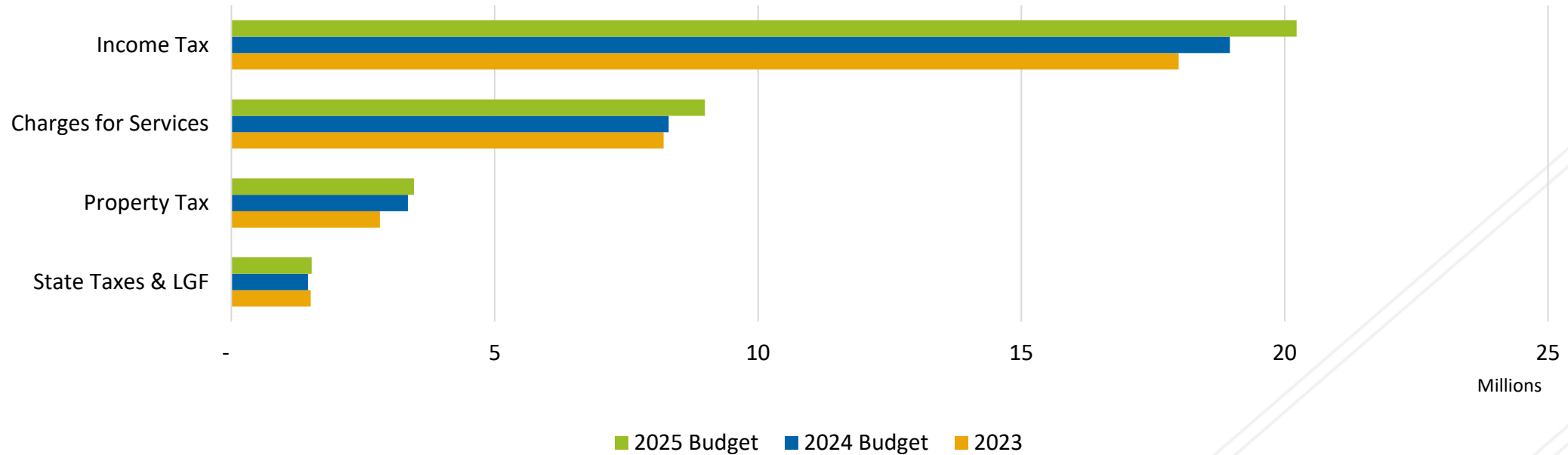
Budget Overview

- Budget Basics
 - Fiscal Year – January to December
 - Key Terms:
 - Fund: sum of money dedicated for a specific / restricted purpose
 - Fund Reserve: amount of money retained in a fund for an unforeseen emergency or need
 - Legal Level of Budgetary Control: Personal Services, Operating Expenditures, etc.
 - Balanced Budget: fund balance + estimated revenues equal or exceed projected expenditures
 - Expenditure: amount of money spent on a good or service
 - Encumbrance: amount of money reserved for a specific purchase
- What impacts the budget?
 - Economy: Income Tax Withholding, Business Environment
 - Inflation & supply chain impacts
 - State & Federal Mandates: Environmental, Income Tax laws, etc.



Estimated Total Revenue

- Total Estimated Revenue (excluding transfers): \$47,667,100 – Up 8.5% vs 2024 budget & 0.0% vs 2023 Actual



- Approximately 70% of Total Revenue from the above 4 sources

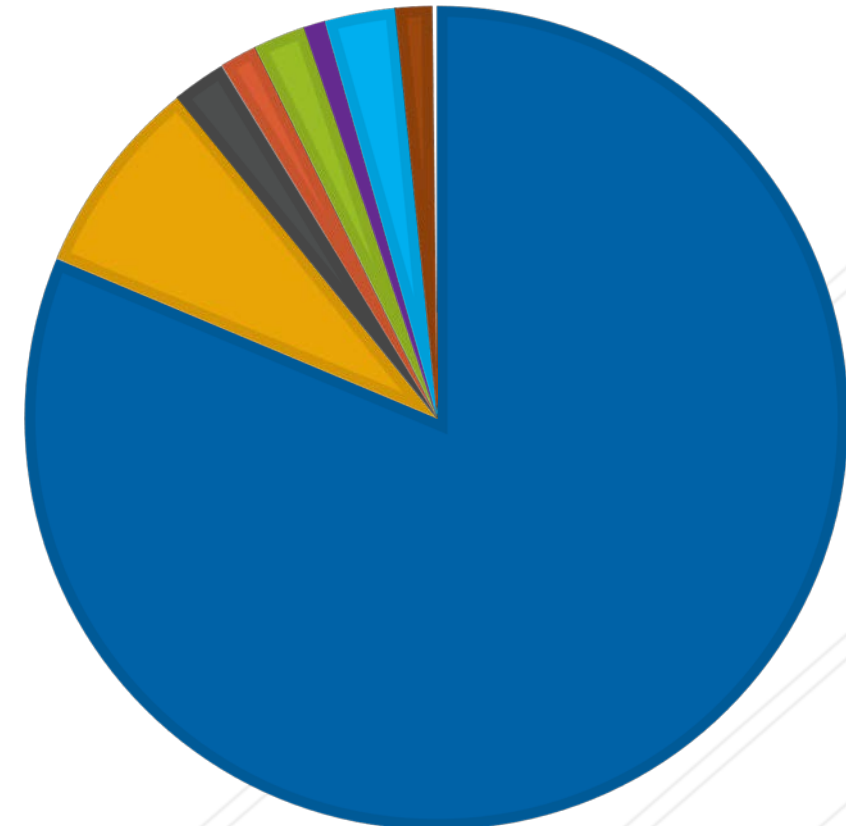
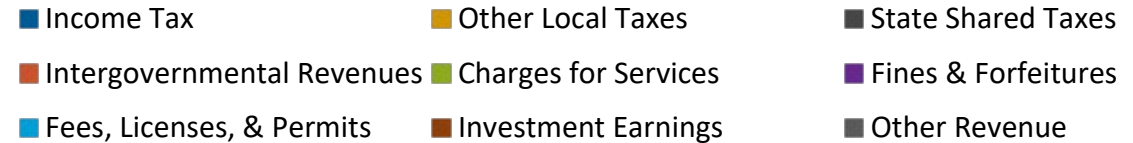


General Fund Revenue Breakdown

- General Fund: \$18,905,136 – Up 6.4% vs 2024 Budget & Up 9.2% vs 2023 Actual

General Fund Revenue =

- **81% Income Tax**
- **8% Other Local Tax**
(Property, Hotel/Motel, Admissions)
- **2% State Shared Tax** (LGF, Liquor & Beer, Cigarette, Homestead/Rollback)
- **1.5% Intergovernmental**
(JEDD, Federal/State Grants)
- **2% Charges for Services**
(Rent & Leases, Community Room Reservations)
- **3% Fees, Licenses, Permits** (Building Permits, Cable Franchise Fees, other licenses/permits)
- **2.5% Other** (Fines & Forfeitures, Investment Earnings, Other Revenue)

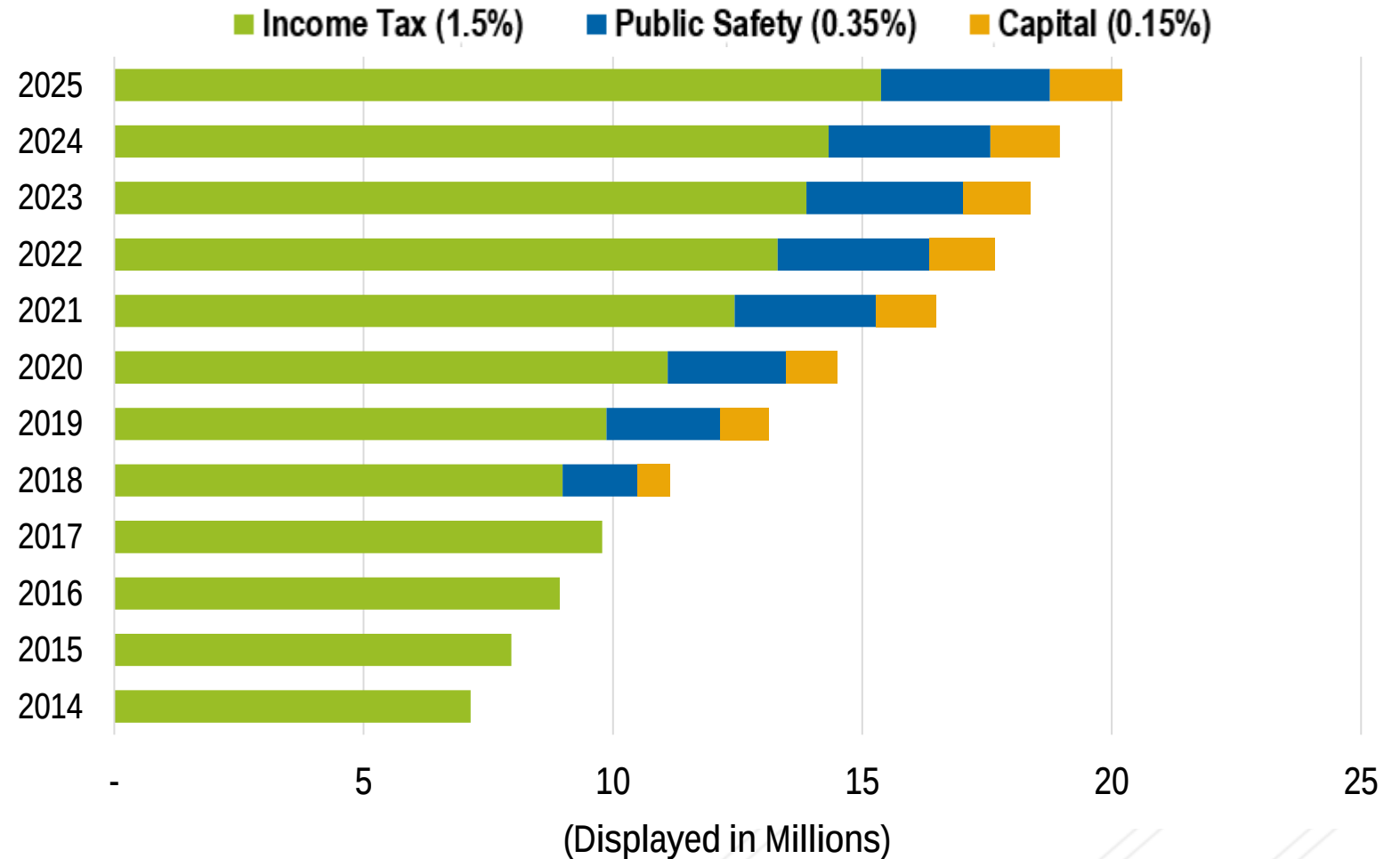




Income Tax Revenue History

• Growth Rates

- 10-Year
 - 2014-2023 – **10.7%**
- 5-Year Intervals
 - 2014-2018 – **10.8%**
 - 2019-2023 – **10.6%**
- Current Year (2024)
 - As of August – **8.8%**
- 2025 Budget
 - Increase – **6.6%** to budget & **3.0%** to estimated actual



Annual Averages:

Withholding - 75%

Net Profit - 15%

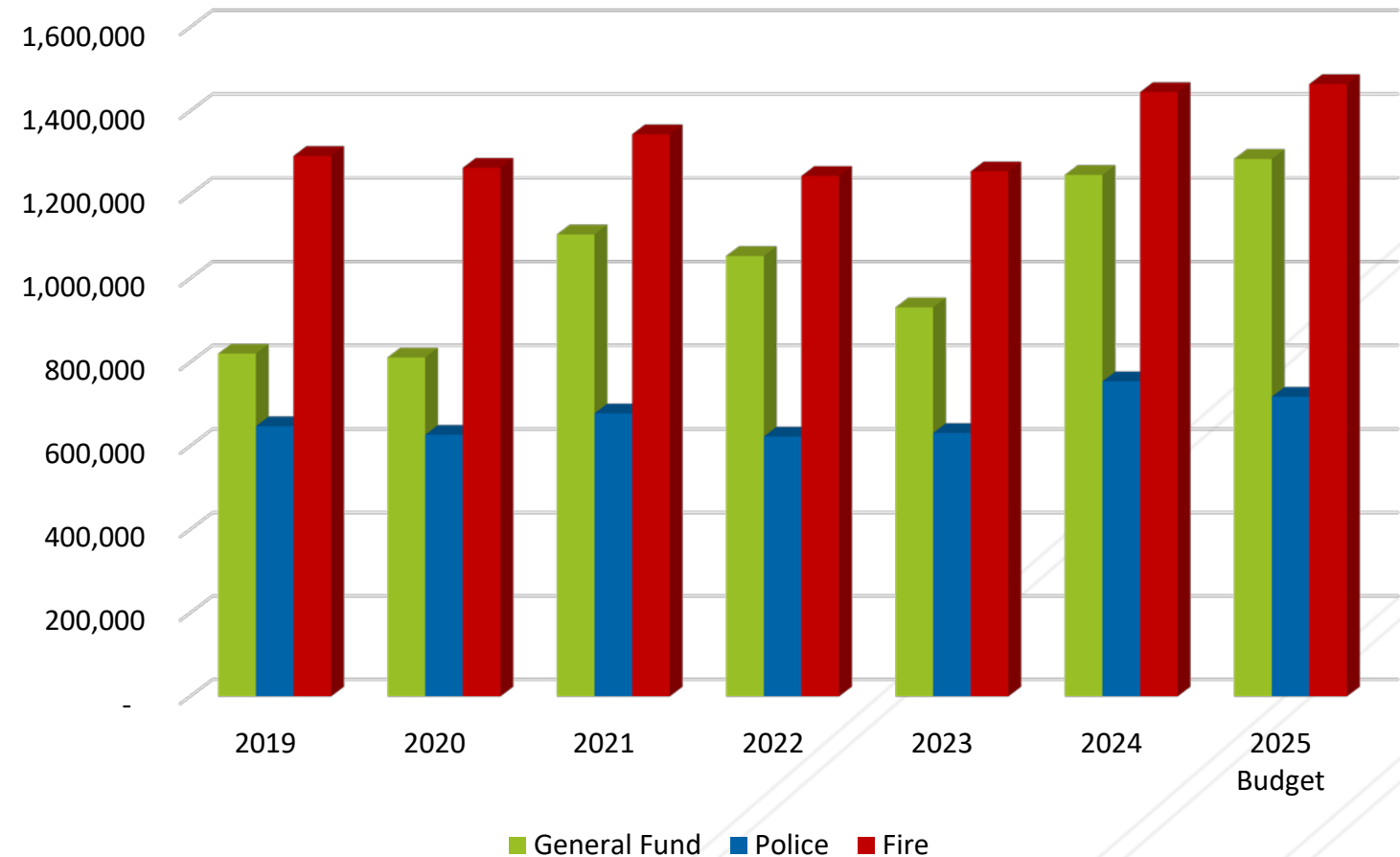
Individual - 10%

*Note: 2024 Amount is forecasted for remainder of FY 2024
And 2025 is proposed budget amount (increase of 3%)*



Property Tax Revenue History

- Property Tax Revenue increased \$629,000 or 22% from 2023 to 2024
 - \$316,000 GF
 - \$190,000 Fire
 - \$123,000 Police
- General Fund (2.32 mils)
 - **Property Tax accounts for approx. 6% annually**
- Police (2.5 mils)
 - **Property Tax accounts for approx. 18% annually**
- Fire (4.5 mils – 2.5 mils from 1989 & 2.0 mils from 2005)
 - **Property Tax accounts for approx. 25% annually**
 - **2 mils from 2005 account for 52% (vs. 44%) of annual Fire Property Tax revenue**



EXPENDITURES

ROLL UP OF LINE ITEMS TO APPROPRIATION ORDINANCE



CITY COUNCIL LINE ITEM BUDGET

Org	Object	Description	
<u>Payroll Codes</u>			
11111051	51101	FULL TIME WAGES	102,615
11111051	51201	FULL TIME OPERS	11,847
11111051	51221	FT MEDICARE	454
11111051	51231	COUNCIL HEALTH INSURANCE	-
11111051	51232	DENTAL INSURANCE	-
11111051	51234	COUNCIL VISION INSURANCE	-
11111051	51235	IN LIEU OF HEALTH INSURANCE	3,500
11111051	51291	FICA	1,118
<u>General Operating Codes</u>			
11111000	52314	OTHER PROF/TECH SERVICES	20,000
11111000	52321	DUES/FEES/SUBSCRIPTIONS	23,000
11111000	52384	COUNCIL ADVERTISING	3,974
11111000	52394	COUNCIL LEGAL-CITIZEN ISSUES	526
11111000	52411	MINOR EQUIP/FURNITURE/TOOLS	5,000
11111000	52412	OFFICE SUPPLIES	3,500
11111000	52413	OPERATING SUPPLIES/MATERIALS	500
11111000	52414	FOOD AND BEVERAGE	500
11111000	52612	PUBLIC INVOLVEMENT COMMITTEE	40,000
11111000	52613	EMPLOYEE WELFARE	-
<u>Training Codes</u>			
11111053	52340	TRAINING/SEMINAR FEE	2,000
11111053	52341	TRAVEL/TRANSPORTATION	1,000
11111053	52342	MILEAGE	500
11111053	52343	LODGING	2,000
11111053	52414	FOOD AND BEVERAGE	-
<u>Capital Codes</u>			
11111000	53718	COUNCIL FURN/FIX/EQUIP	-

ORDINANCE NO. 2022-29			
AN ORDINANCE AMENDING AND SUPPLEMENTING ORDINANCE NO. 2022-26, OTHERWISE KNOWN AS THE PERMANENT APPROPRIATIONS ORDINANCE, TO MEET CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF MONROE, DURING FISCAL YEAR ENDING DECEMBER 31, 2022.			
SECTION 1: To provide for current expenses of the City of Monroe, this Appropriations Ordinance is hereby repealed, amended, and supplemented so it sets aside and appropriates from the various funds of the City the amounts set forth in the following sections.			
SECTION 2: There be appropriated from the GENERAL FUND:			
1110	GENERAL GOVERNMENT		
000	FUND EXPENSES		
	OPERATING EXPENSES		51,500
	OTHER		-
	TOTAL		51,500
110	CITY COUNCIL		
	PERSONAL SERVICES		119,534
	OPERATING EXPENSES		102,500
	TOTAL		222,034



Projected Operating Expenditures

- Total Estimated Expenditures: **\$49,358,267 (3.2%)**

- 2024 Revised Budget: **\$47,834,447**

(Excludes Capital & TIF/RID)

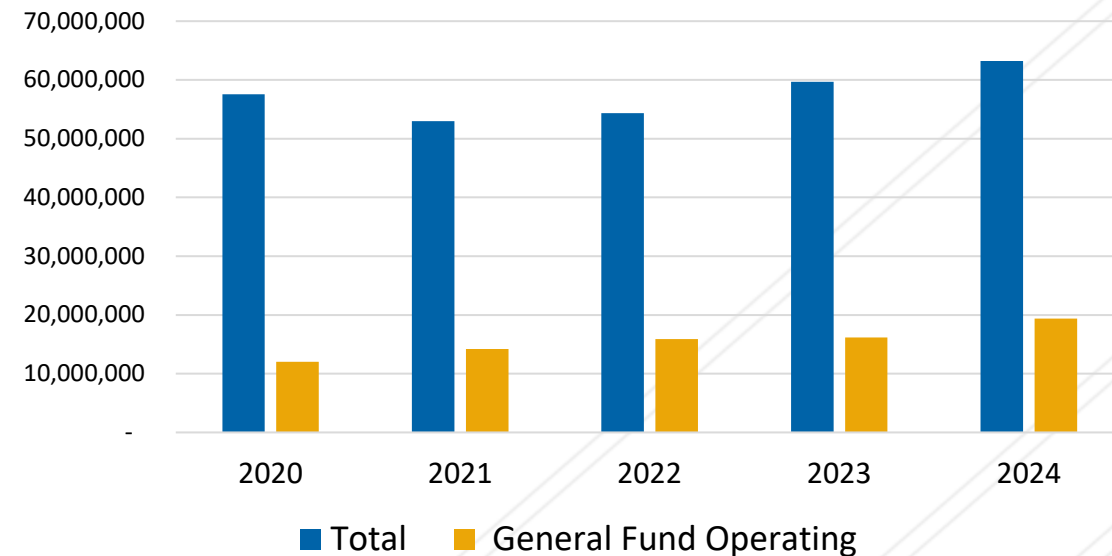
- General Fund: **\$20,684,462 (6.8%)**

- 2024 Revised Budget: **\$19,359,594**

- Total 5-Year Avg. Growth Rate: **2.8%**

- General Fund Avg. 5-Year Rate: **10%**

5-Year Annual Budget Amounts



GENERAL FUND EXPENDITURES



General Fund Grand Total

2025 Annual Operating Budget Requests

	2024 REQUEST	2025 REQUEST	INCREASE/(DECREASE)	
GRAND TOTAL GENERAL FUND	19,359,594	20,684,462	1,324,868	6.8%
Personnel	5,136,870	5,425,577	288,707	5.6%
Operating	5,862,724	5,308,885	(553,839)	-9.4%
Transfers	8,360,000	9,950,000	1,590,000	19.0%

- 3.5% COLA
- Position changes approved with 2024 Compensation Study & included in CMO Organizational Structure Assessment
- Includes all contractual increases included in CBAs
 - Police Lieutenant contract expires May 31, 2025
 - Fire contract expires September 30, 2025
- Consolidates IT items from departmental budgets to IT budget

General Government



	2024 REQUEST	2025 REQUEST	INCREASE/(DECREASE)		EXPLANATION
GENERAL GOVERNMENT					
FUND EXPENSES					
OPERATING EXPENSES	51,500	51,500	-	0.0%	
OTHER	-	-	-		
	51,500	51,500	-	0.0%	
CITY COUNCIL					
PERSONAL SERVICES	127,841	183,694	55,853	43.7%	Council budget now includes Clerk of Council (previously budgeted in CMO)
OPERATING EXPENSES	99,700	249,700	150,000	150.5%	Law Director services budgeted as contractual service vs. wages - estimating \$150k for total contract
	227,541	433,394	205,853	90.5%	
CITY MANAGERS OFFICE					
PERSONAL SERVICES	638,395	572,788	(65,607)	-10.3%	CMO budget no longer includes Clerk of Council
OPERATING EXPENSES	460,634	429,245	(31,389)	-6.8%	Moved budgeted IT expenses to IT budget & increased Property/Liability Insurance based on 2024 actuals
	1,099,029	1,002,033	(96,996)	-8.8%	
INFORMATION TECHNOLOGY					
PERSONAL SERVICES	354,742	370,791	16,049	4.5%	
OPERATING EXPENSES	240,000	489,700	249,700	104.0%	Consolidated expenses from other departments (approx. \$125,000 total) plus new IT initiatives
	594,742	860,491	265,749	44.7%	
HUMAN RESOURCES					
PERSONAL SERVICES	497,218	535,080	37,862	7.6%	Budget was increased by \$24,000 for BWC coverage based on 2024 actual
OPERATING EXPENSES	341,250	295,120	(46,130)	-13.5%	Reduction in expenses based on actual spend history
	838,468	830,200	(8,268)	-1.0%	
ECONOMIC DEVELOPMENT					
PERSONAL SERVICES	222,867	140,223	(82,644)	-37.1%	Removal of Economic Development Professional position that was budgeted in 2024
OPERATING EXPENSES	1,058,300	260,000	(798,300)	-75.4%	2024 Budget includes \$750,000 for Fiber project. Reduction in expenses based on actual spend history
	1,281,167	400,223	(880,944)	-68.8%	

General Government Cont...



	2024 REQUEST	2025 REQUEST	INCREASE/(DECREASE)		EXPLANATION
DEVELOPMENT					
PERSONAL SERVICES	540,152	599,792	59,640	11.0%	Health Insurance coverage changes for employees
OPERATING EXPENSES	546,900	464,900	(82,000)	-15.0%	Reduction in expenses based on actual spend history & no Code Update or Downtown Master Plan expense
OTHER EXPENSES	4,000	4,000	-	0.0%	
	1,091,052	1,068,692	(22,360)	-2.0%	
ENGINEERING					
PERSONAL SERVICES	465,090	487,181	22,091	4.7%	
OPERATING EXPENSES	527,750	547,750	20,000	3.8%	Increase for Engineering of road improvement projects to allow for future grant applications
	992,840	1,034,931	42,091	4.2%	
FINANCE					
PERSONAL SERVICES	1,042,584	1,177,439	134,855	12.9%	Health Insurance coverage changes for 4 employees
OPERATING EXPENSES	437,340	408,120	(29,220)	-6.7%	Reduction in expenses based on actual spend history
OTHER EXPENSES	890,000	1,000,000	110,000	12.4%	This line item is for Income Tax Refunds - increased based on CY & LY actuals
	2,369,924	2,585,559	215,635	9.1%	
MAYOR'S COURT					
PERSONAL SERVICES	122,125	129,397	7,272	6.0%	\$100 per month increase for Magistrate
OPERATING EXPENSES	23,300	23,300	-	0.0%	
	145,425	152,697	7,272	5.0%	
TOTAL GENERAL GOVERNMENT	8,691,688	8,419,720	(271,968)	-3.1%	

Public Safety



	2024 REQUEST	2025 REQUEST	INCREASE/(DECREASE)		EXPLANATION
PUBLIC SAFETY					
PUBLIC SAFETY COMMUNICATIONS (DISPATCH)					
PERSONAL SERVICES	737,497	820,308	82,811	11.2%	Wage increases
OPERATING EXPENSES	148,550	133,550	(15,000)	-10.1%	Reduction in expenses based on actual spend history
	886,047	953,858	67,811	7.7%	
POLICE					
OTHER EXPENSES	2,975,000	4,150,000	1,175,000	39.5%	2024 Budget included \$684,474 in ARPA funding. Transfer to Police fund due to increase in Personnel costs
	2,975,000	4,150,000	1,175,000	39.5%	
FIRE					
OTHER EXPENSES	3,475,000	4,350,000	875,000	25.2%	2024 Budget included \$684,473 in ARPA funding. Transfer to Fire fund due to increase in Personnel costs
	3,475,000	4,350,000	875,000	25.2%	
TOTAL PUBLIC SAFETY	7,336,047	9,453,858	2,117,811	28.9%	



Public Works & Other Financing Uses

	2024 REQUEST	2025 REQUEST	INCREASE/(DECREASE)		EXPLANATION
PUBLIC WORKS					
STREET					
OTHER EXPENSES	1,100,000	750,000	(350,000)	-31.8%	Reduction in expenses in Street Fund based on actual spend history results in lower transfer needed
	1,100,000	750,000	(350,000)	-31.8%	
BUILDINGS AND GROUNDS					
OPERATING EXPENSES	674,000	623,000	(51,000)	-7.6%	Reduction in expenses based on actual spend history
	674,000	623,000	(51,000)	-7.6%	
CEMETERY					
OTHER EXPENSES	-	50,000	50,000	100.0%	2025 will need transfer to Cemetery Fund (and Streetlight & Sewer if no changes in rates)
	-	50,000	50,000	100.0%	
TOTAL PUBLIC WORKS	1,774,000	1,423,000	(351,000)	-19.8%	
PARKS AND RECREATION					
PARK OPERATION AND MAINTENANCE					
PERSONAL SERVICES	388,359	408,884	20,525	5.3%	Reduction in expenses based on actual spend history
OPERATING EXPENSES	359,500	329,000	(30,500)	-8.5%	
	747,859	737,884	(9,975)	-1.3%	
OTHER FINANCING USES					
DEBT SERVICE					
OTHER EXPENSES	810,000	650,000	(160,000)	-19.8%	2013 Various Purpose Bonds paid of in 2024
	810,000	650,000	(160,000)	-19.8%	



General Fund Five-Year Forecast

Forecast includes conservative revenues, and all known operating expenditures

FIVE-YEAR FORECAST

	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	2021 ACTUAL	2022 ACTUAL	2023 ACTUAL	2024 ESTIMATE	2025 ESTIMATE	2026 ESTIMATE	2027 ESTIMATE	2028 ESTIMATE
Beginning Cash Balance	\$ 5,144,466	\$ 3,805,001	\$ 5,296,326	\$ 7,320,561	\$ 5,108,882	\$ 6,642,445	\$ 6,617,646	\$ 5,736,827	\$ 3,957,500	\$ 3,294,083	\$ 3,814,217
Revenues	12,515,635	12,428,843	15,153,809	16,410,125	17,307,741	17,773,359	18,428,775	18,905,136	20,442,060	22,158,535	23,757,747
Expenditures	(13,891,183)	(11,095,674)	(13,240,057)	(18,621,805)	(15,774,177)	(16,900,321)	(19,309,594)	(20,684,463)	(21,105,477)	(21,638,400)	(22,189,700)
Revenues Over (Under) Expenditures	(1,375,549)	1,333,169	1,913,752	(2,211,679)	1,533,564	873,038	(880,819)	(1,779,327)	(663,417)	520,135	1,568,047
Ending Cash Balance	\$ 3,805,001	\$ 5,296,326	\$ 7,320,561	\$ 5,108,882	\$ 6,642,445	\$ 7,515,483	\$ 5,736,827	\$ 3,957,500	\$ 3,294,083	\$ 3,814,217	\$ 5,382,265
Encumbrances	(664,910)	(480,019)	(484,243)	(1,004,711)	(888,864)	(897,837)					
Unencumbered Cash Balance	\$ 3,140,091	\$ 4,816,308	\$ 6,836,317	\$ 4,104,171	\$ 5,753,582	\$ 6,617,646	\$ 5,736,827	\$ 3,957,500	\$ 3,294,083	\$ 3,814,217	\$ 5,382,265
	22.6%	34.7%	61.6%	31.0%	30.9%	35.6%	30.9%	21.3%	16.5%	18.2%	25.0%



General Fund Five-Year Forecast

Forecast from 2024 Budget Presentation

FIVE-YEAR FORECAST

	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	2021 ACTUAL	2022 ACTUAL	2023 ESTIMATE	2024 ESTIMATE	2025 ESTIMATE	2026 ESTIMATE	2027 ESTIMATE
Beginning Cash Balance	\$ 5,144,466	\$ 3,805,001	\$ 5,296,326	\$ 7,320,561	\$ 5,108,882	\$ 5,753,582	\$ 4,711,347	\$ 3,894,860	\$ 3,592,269	\$ 3,932,678
Revenues	12,515,635	12,428,843	15,153,809	16,410,125	17,307,741	17,741,127	18,254,873	19,172,809	20,143,409	21,170,109
Expenditures	(13,891,183)	(11,095,674)	(13,240,057)	(18,621,805)	(15,774,177)	(18,783,362)	(19,071,360)	(19,475,400)	(19,803,000)	(20,599,400)
Revenues Over (Under) Expenditures	(1,375,549)	1,333,169	1,913,752	(2,211,679)	1,533,564	(1,042,235)	(816,487)	(302,591)	340,409	570,709
Ending Cash Balance	\$ 3,805,001	\$ 5,296,326	\$ 7,320,561	\$ 5,108,882	\$ 6,642,445	\$ 4,711,347	\$ 3,894,860	\$ 3,592,269	\$ 3,932,678	\$ 4,503,387
Encumbrances	(664,910)	(480,019)	(484,243)	(1,004,711)	(888,864)					
Unencumbered Cash Balance	\$ 3,140,091	\$ 4,816,308	\$ 6,836,317	\$ 4,104,171	\$ 5,753,582	\$ 4,711,347	\$ 3,894,860	\$ 3,592,269	\$ 3,932,678	\$ 4,503,387
	22.6%	34.7%	61.6%	31.0%	30.9%	29.9%	20.7%	18.8%	20.2%	22.7%

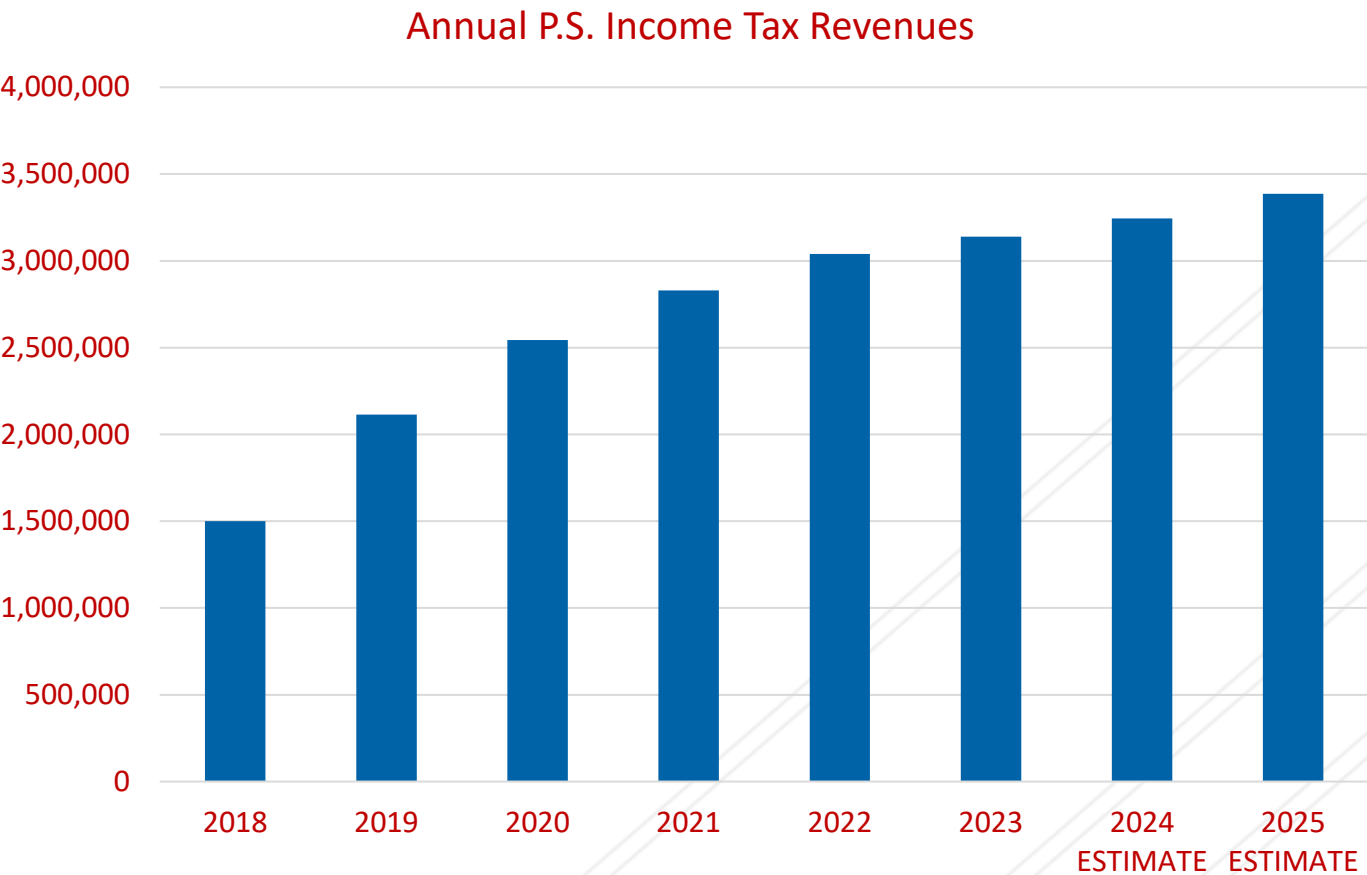
SPECIAL REVENUE FUNDS

Used to account for the proceeds of specific revenue sources that are legally restricted to disbursements for specified purposes.



Public Safety Income Tax Fund

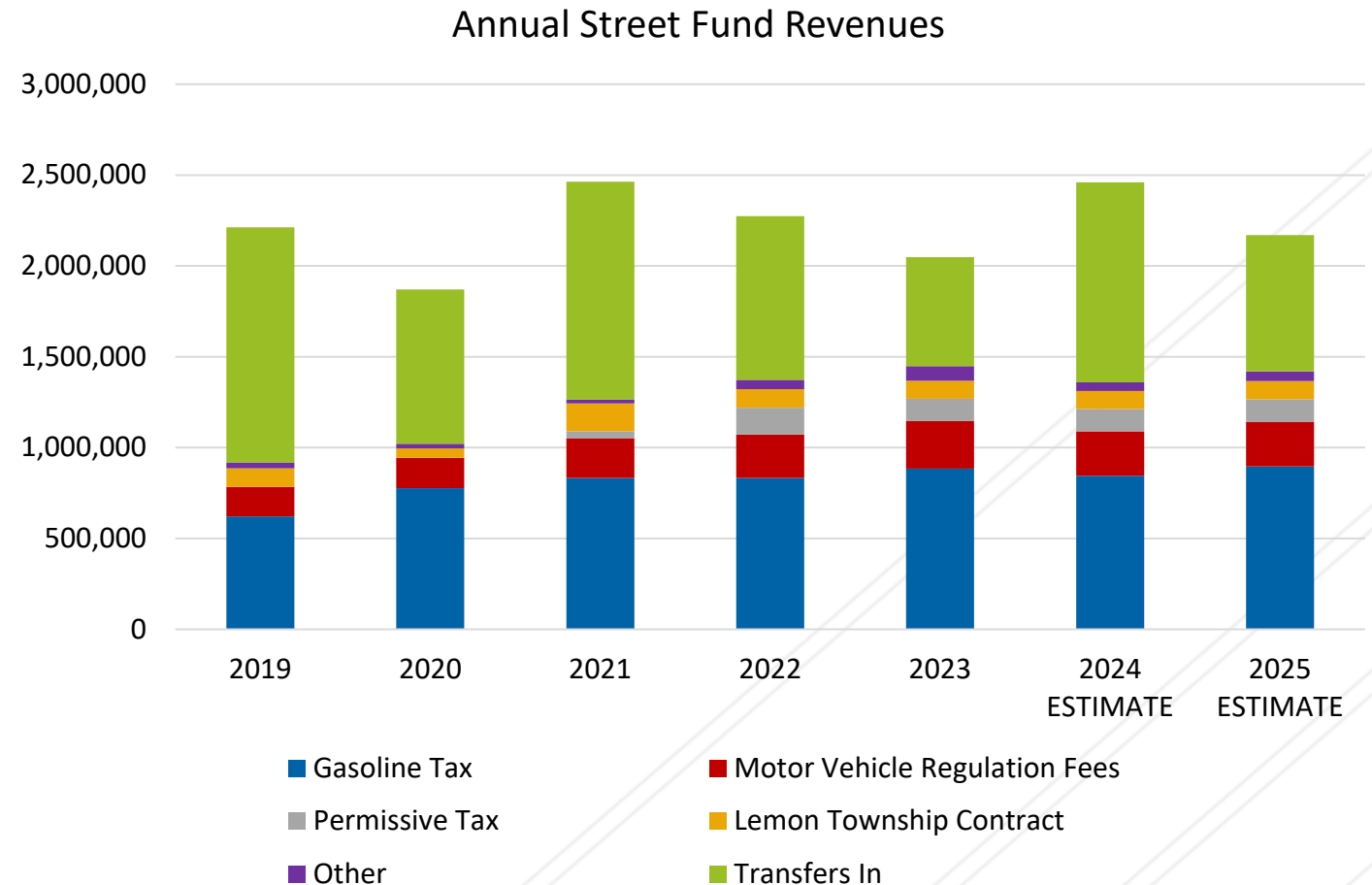
- Annual Revenue Increases
(Began in 2018)
 - 2019 41%
 - 2020 20%
 - 2021 11%
 - 2022 7%
 - 2023 3%
 - 2024 (Budget) 3%
 - 2025 (Budget) 4%
- 100% of funds budgeted to offset Police and Fire Salaries



Street Fund



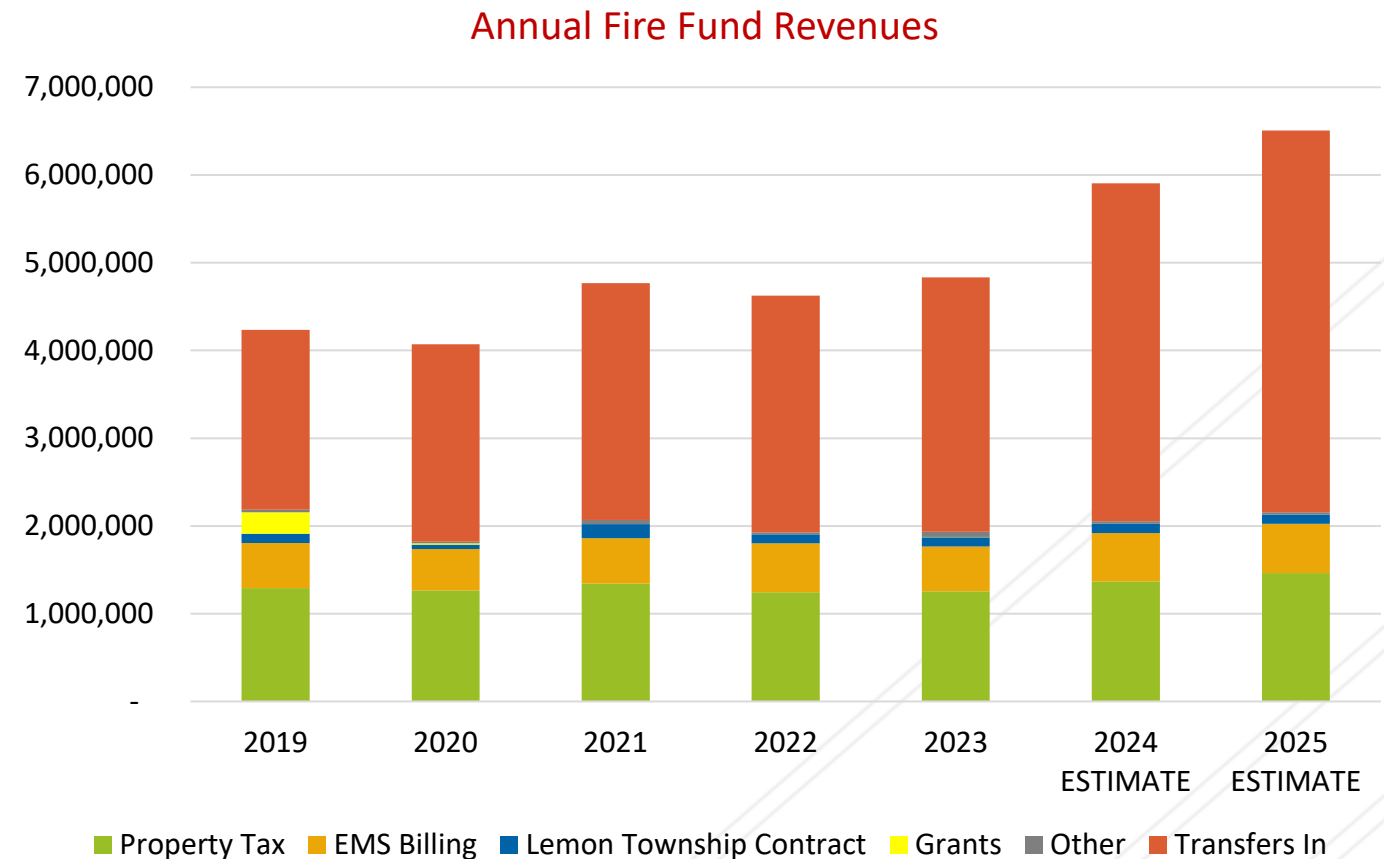
- GF Transfer accounts for approx. 45% annual revenue
- Ohio Gas Tax accounts for approx. 35% annual revenue
 - Ohio Gas Tax increased by 10.5 cents in 2019
- Street Fund & Motor Vehicle License Tax Fund combined per Ordinance 2021-15
 - Permissive Tax revenues moved to Street Fund
- Fund expenditures include PW staff, Street vehicles (leases, maintenance, fuel, etc.), Salt, Street Maintenance (asphalt, gravel, topsoil, landscaping, fertilizer, weed killer, etc.)





Fire & EMS Levy Fund

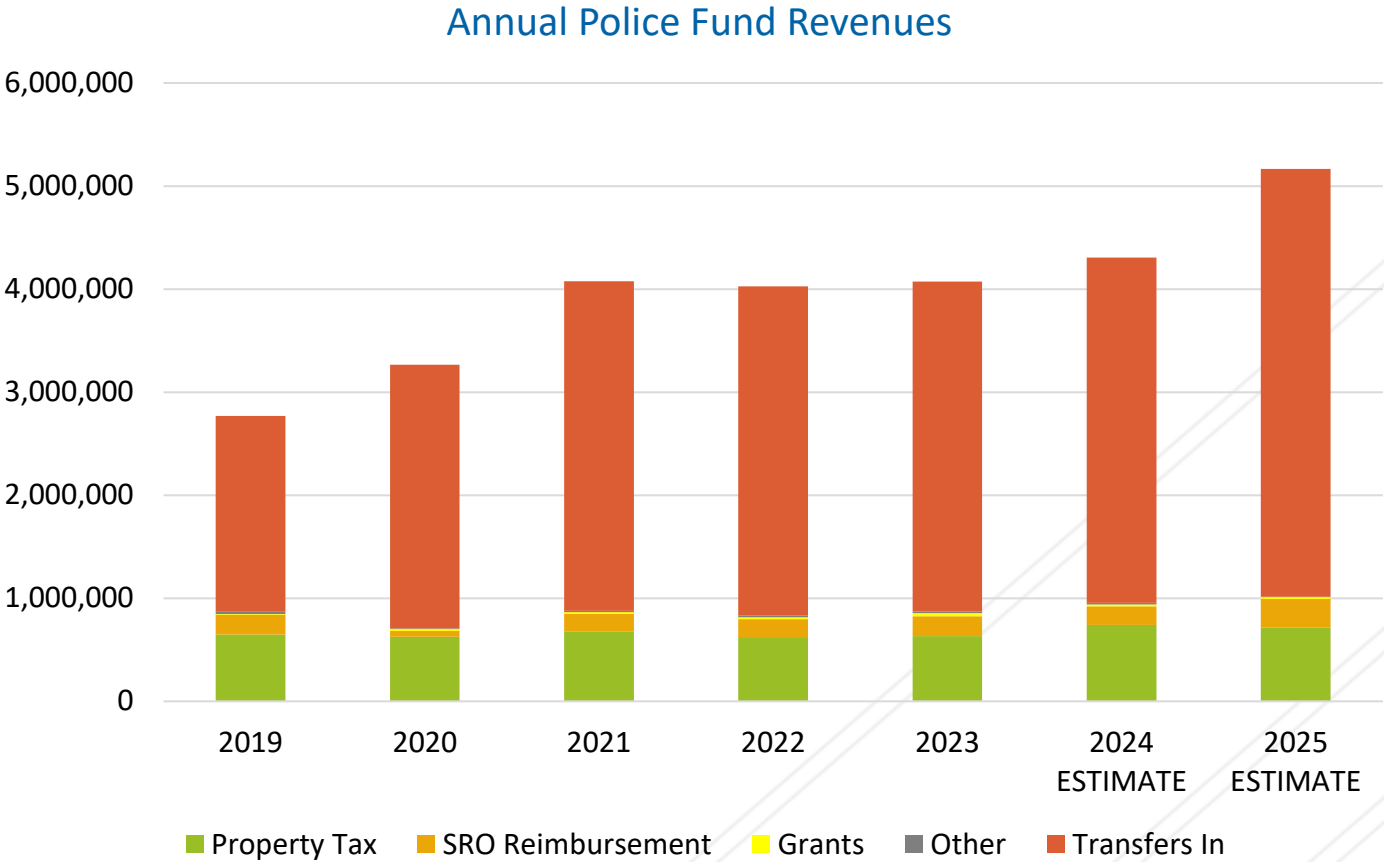
- General Fund Transfer
 - Accounts for average of 57% of Fire Fund revenues annually (67% in 2025)
 - Fund also receiving transfer from P.S. Income Tax Fund of \$1,700,000 to offset salaries
- Property Tax (4.5 mils – 2.5 mils from 1989 levy & 2.0 mils from 2005 levy)
 - Property Tax accounts for 25% of revenues annually
- EMS Billing
 - Collections average \$520,000 annually and account for an average of 11% of revenues annually





Police Law Enforcement Fund

- General Fund Transfer
 - Accounts for average of 78% of Police Fund revenues annually (80% in 2025)
 - Fund also receiving transfer from P.S. Income Tax Fund of \$1,700,000 to offset salaries
- Property Tax (2.5 mils from 1989 levy)
 - Property Tax accounts for 18% of revenues annually
- SRO Reimbursement
 - Schools reimburse City based on SRO agreement



Special Revenue Funds



	2024 REQUEST	2025 REQUEST	INCREASE/(DECREASE)		EXPLANATION
PUBLIC SAFETY INCOME TAX FUND					
PUBLIC SAFETY					
PERSONAL SERVICES	3,450,000	3,400,000	(50,000)	-1.4%	Maximizing funds to offset Police/Fire salaries
OTHER EXPENSES	-	-	-	0.0%	
	3,450,000	3,400,000	(50,000)	-1.4%	
STREET FUND					
PUBLIC WORKS					
PERSONAL SERVICES	2,073,785	2,201,630	127,845	6.2%	Reduction in expenses based on actual spend history
OPERATING EXPENSES	1,144,198	1,015,900	(128,298)	-11.2%	
	3,217,983	3,217,530	(453)	0.0%	
STATE HIGHWAY FUND					
PUBLIC WORKS					
OPERATING EXPENSES	86,750	86,750	-	0.0%	
	86,750	86,750	-	0.0%	
MOTOR VEHICLE LICENSE					
PUBLIC WORKS					
OPERATING EXPENSES	200	200	-	0.0%	
	200	200	-	0.0%	
FIRE - 1989 LEVY FUND					
PUBLIC SAFETY					
PERSONAL SERVICES	5,105,136	5,554,765	449,629	8.8%	PS income tax transfer of \$1,700,000 offsets personnel expense. Increase due to CBA wage increases.
OPERATING EXPENSES	890,400	895,040	4,640	0.5%	
OTHER EXPENSES	3,800	3,800	-	0.0%	
	5,999,336	6,453,605	454,269	7.6%	

Special Revenue Funds Cont...



	2024 REQUEST	2025 REQUEST	INCREASE/(DECREASE)		EXPLANATION
PUBLIC SAFETY FEMA GRANT FUND					
PUBLIC SAFETY					
OPERATING EXPENSES	3,600	500	(3,100)	-86.1%	Budgeting available fund balance
	3,600	500	(3,100)	-86.1%	
POLICE LAW ENFORCEMENT					
PUBLIC SAFETY					
PERSONAL SERVICES	2,991,036	4,246,793	1,255,757	42.0%	PS income tax trf of \$1,700,000 offsets personnel expense. Increase due to CBA wage increases.
OPERATING EXPENSES	1,014,750	1,005,280	(9,470)	-0.9%	Reduction in expenses based on actual spend history. 2025 budget includes Flock annual fee.
	4,005,786	5,252,073	1,246,287	31.1%	
AMERICAN RESCUT PLAN ACT FUND					
GENERAL GOVERNMENT					
OTHER EXPENSES	1,368,947	-	(1,368,947)	-100.0%	ARPA funds to be fully utilized by 12/31/24 to offset Public Safety salaries
	1,368,947	-	(1,368,947)	-100.0%	
DARE GRANT FUND					
PUBLIC SAFETY					
OPERATING EXPENSES	6,500	6,500	-	0.0%	
	6,500	6,500	-	0.0%	
ENFORCEMENT & EDUCATION FUND					
PUBLIC SAFETY					
OPERATING EXPENSES	3,000	3,000	-	0.0%	
	3,000	3,000	-	0.0%	

Special Revenue Funds Cont...



	2024 REQUEST	2025 REQUEST	INCREASE/(DECREASE)		EXPLANATION
COURT TECHNOLOGY IMPROVEMENT					
GENERAL GOVERNMENT					
OPERATING EXPENSES	13,400	12,500	(900)	-6.7%	Budgeting available fund balance
	13,400	12,500	(900)	-6.7%	
GRAND TOTAL SPECIAL REVENUE FUNDS	18,155,502	18,432,658	277,156	1.5%	

Totals above do NOT include TIF/RID funds which will be discussed with Capital Budget

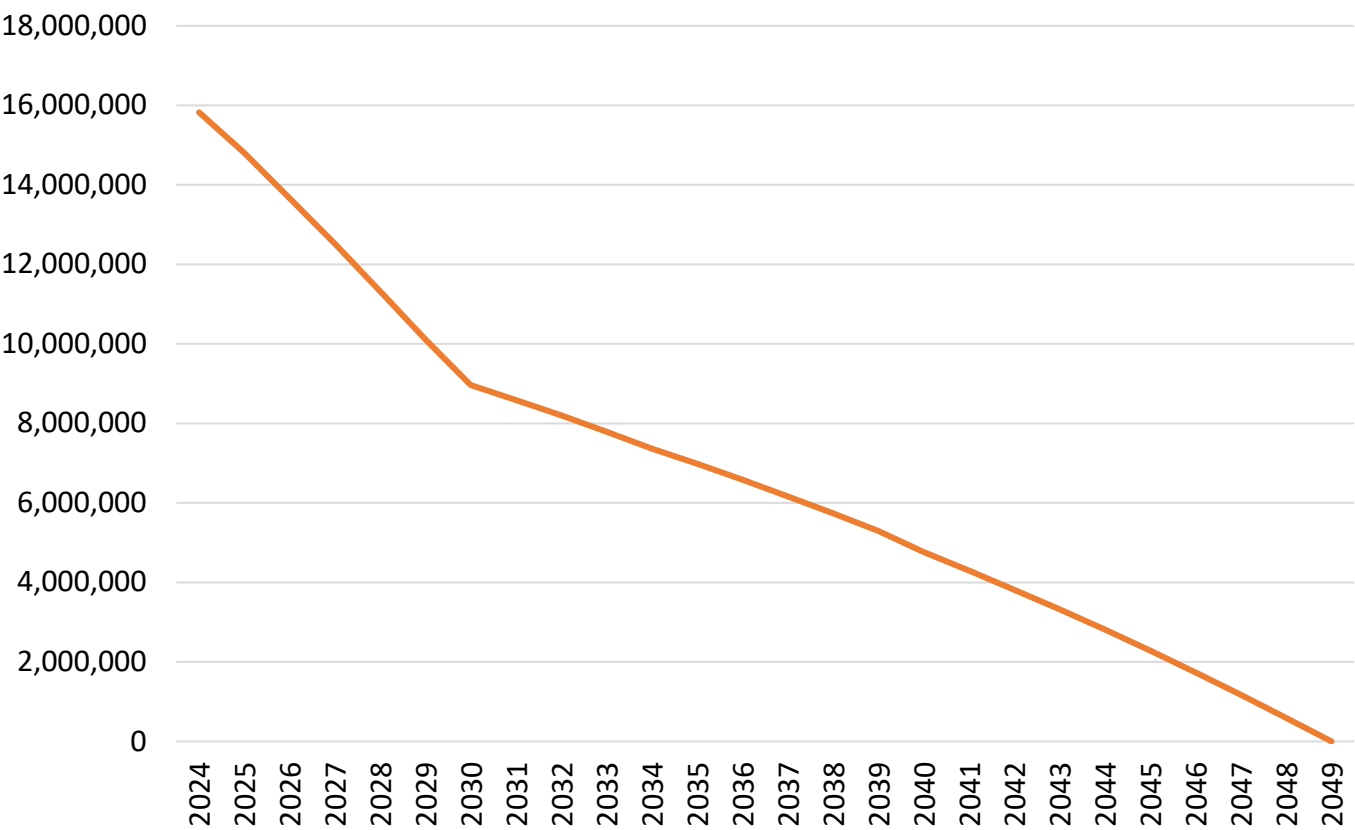
DEBT SERVICE FUNDS

Used to account for the accumulation of resources for, and the payment of, general long-term and short-term debt principal and interest.

Debt Service Funds



Current Debt Schedule



Outstanding Bonds as of 12/31/2024

Issuance	2024
2014 Various Purpose G.O. Bonds	910,000
2017 Various Purpose G.O. Bonds	1,860,000
2019 Various Purpose Special Obligation IT Rev	10,400,000
2020 Various Purpose G.O. Refunding Bonds	674,000
2020 Water Revenue Bonds	1,980,000
TOTAL	15,824,000

- City’s Current Debt Capacity
 - Est. \$25,000,000 based on current debt schedules and assessed property valuation of \$561,711,060

Debt Service Funds



	2024 REQUEST	2025 REQUEST	INCREASE/(DECREASE)		EXPLANATION
G.O. BOND RETIREMENT					
GENERAL GOVERNMENT					
DEBT SERVICE EXPENSE	976,278	621,657	(354,621)	-36.3%	2013 Various Purpose Bonds paid of in 2024
	976,278	621,657	(354,621)	-36.3%	
WATER BOND RETIREMENT					
PUBLIC WORKS					
DEBT SERVICE EXPENSE	367,422	435,336	67,914	18.5%	Addition of annual OWDA Loan payment
	367,422	435,336	67,914	18.5%	
S.A. BOND RETIREMENT FUND					
GENERAL GOVERNMENT					
OPERATING EXPENSES	100	100	-	0.0%	
DEVELOPMENT INCENTIVES					
OTHER EXPENSES	1,342,000	1,337,261	(4,739)	-0.4%	
	1,342,100	1,337,361	(4,739)	-0.4%	
INCOME TAX BOND RETIREMENT FUND					
GENERAL GOVERNMENT					
DEBT SERVICE EXPENSE	609,263	614,463	5,200	0.9%	
	609,263	614,463	5,200	0.9%	
GRAND TOTAL DEBT SERVICE FUNDS	3,295,063	3,008,817	(286,246)	-8.7%	

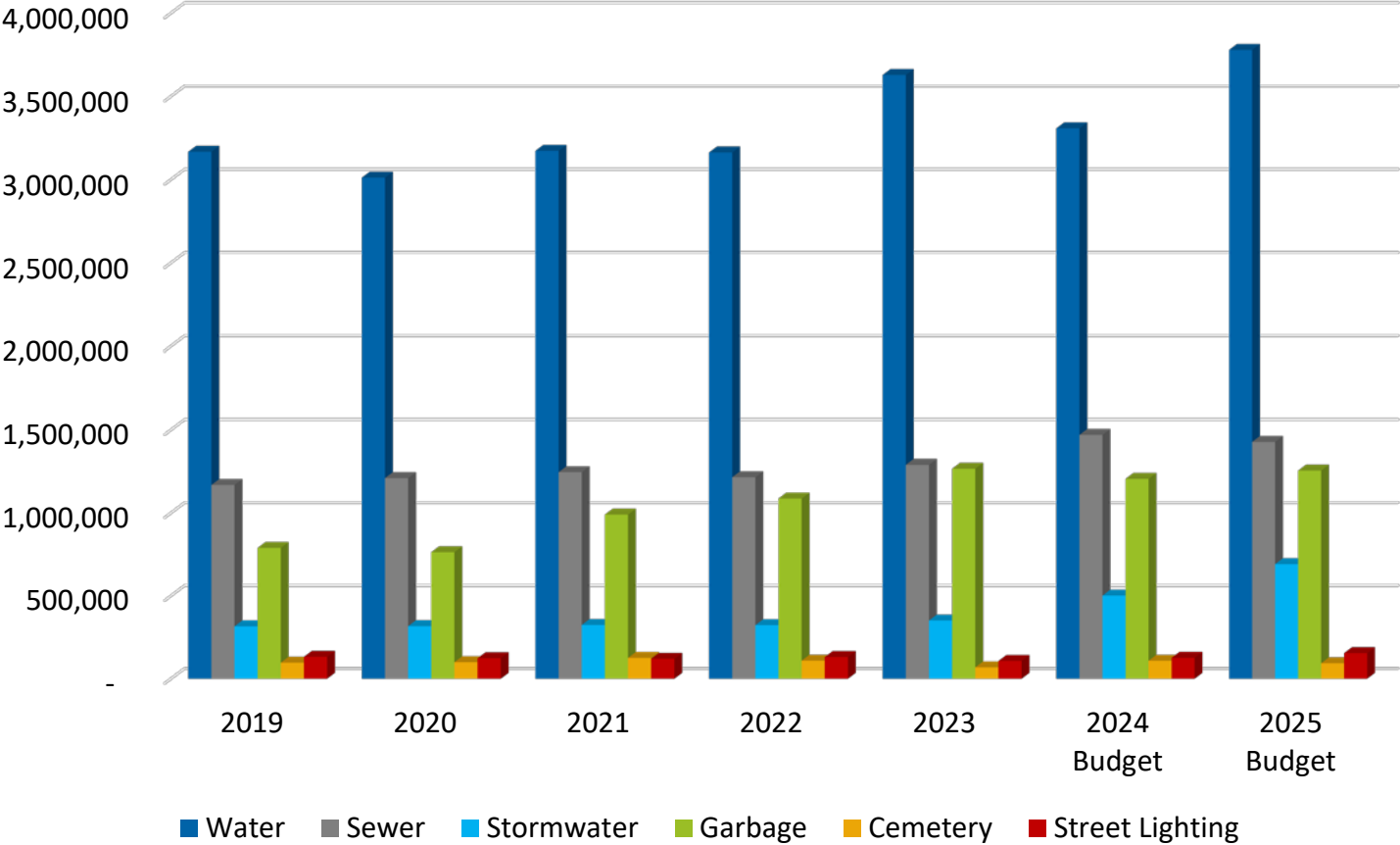
ENTERPRISE FUNDS

May be used to account for any activity for which a fee is charged to external users for goods or services. These charges to customers for sales and services are the primary source of revenue for these funds and designed to generate sufficient revenues to pay for its cost.

Can only spend the money in these funds for costs relating to the “business”, however can allocate a portion of administrative salaries/benefits to these funds.



Enterprise Funds – Annual Revenues



ANNUAL RATE INCREASES					
	WATER	SEWER	STORM WATER	STREETLIGHT	TRASH
2016	3%	0%	0%		0%
2017	3%	0%	0%	0%	0%
2018	3%	0%	0%	0%	0%
2019	3%	0%	0%	0%	0%
2020	0%	0%	0%	-10%	0%
2021	0%	0%	0%	1%	37%
2022	5%	3%	0%	-2%	0%
2023	5%	3%	0%	0%	18%
2024	5%	0%	67%	9%	0%
2025	5%	TBD	0%	TBD	0%

- Sewer Fund & Streetlight Fund will have revenue & rate discussion at 10/22 Finance Committee Meeting

Enterprise Funds



	2024 REQUEST	2025 REQUEST	INCREASE/(DECREASE)		EXPLANATION
WATER FUND					
PUBLIC WORKS					
PERSONAL SERVICES	985,989	1,250,086	264,097	26.8%	2025 includes addition of Assistant Public Works Director
OPERATING EXPENSES	1,952,900	1,985,300	32,400	1.7%	Budgeting \$100,000 (7%) increase for Butler County contract - TBD as current rates extended thru 5/31/25
OTHER EXPENSES	300,000	400,000	100,000	33.3%	Increase for transfer for debt pmt for \$75k OWDA Loan payment
	3,238,889	3,635,386	396,497	12.2%	
SEWER FUND					
PUBLIC WORKS					
PERSONAL SERVICES	100,262	107,365	7,103	7.1%	
OPERATING EXPENSES	1,420,200	1,322,200	(98,000)	-6.9%	Decrease for Butler County payment contract based on 2024 actuals
	1,520,462	1,429,565	(90,897)	-6.0%	
STORM WATER FUND					
PUBLIC WORKS					
PERSONAL SERVICES	246,414	249,700	3,286	1.3%	
OPERATING EXPENSES	350,650	352,650	2,000	0.6%	
	597,064	602,350	5,286	0.9%	
GARBAGE FUND					
PUBLIC WORKS					
PERSONAL SERVICES	117,168	122,619	5,451	4.7%	
OPERATING EXPENSES	1,122,000	1,122,000	-	0.0%	Rumpke contractual increase in 2023 - remains flat in 2025 per contract, will have increase in 2026
	1,239,168	1,244,619	5,451	0.4%	

Enterprise Funds Cont...



	2024 REQUEST	2025 REQUEST	INCREASE/(DECREASE)		EXPLANATION
CEMETERY FUND					
PUBLIC WORKS					
PERSONAL SERVICES	40,000	40,000	-	0.0%	Decrease to match actual Mowing contract (2024 included large increases for mowing bids)
OPERATING EXPENSES	124,100	94,600	(29,500)	-23.8%	
	164,100	134,600	(29,500)	-18.0%	
STREET LIGHTING FUND					
PUBLIC WORKS					
OPERATING EXPENSES	153,050	153,050	-	0.0%	
	153,050	153,050	-	0.0%	
GRAND TOTAL ENTERPRISE FUNDS	6,912,733	7,199,570	286,837	4.1%	

TRUST AND AGENCY FUNDS

Used to report assets held in a trustee capacity for others and cannot be used to support the government's own programs.

Cemetery Funds – to account for monies donated for the purposes of maintenance & cemetery improvements.

Drug Law Enforcement – to account for monies received from the sale of forfeited goods and property that is spent on law enforcement.

Trust and Agency Funds



	2024 REQUEST	2025 REQUEST	INCREASE/(DECREASE)		EXPLANATION
CEMETERY MAINTENANCE TRUST FUND					
FUND EXPENSE					
OPERATING EXPENSES	10,000	10,000	-	0.0%	
	10,000	10,000	-	0.0%	
MOUND CEMETERY TRUST FUND					
PUBLIC WORKS					
OPERATING EXPENSES	10,000	10,000	-	0.0%	
	10,000	10,000	-	0.0%	
LONG STREET CEMETERY TRUST FUND					
PUBLIC WORKS					
OPERATING EXPENSES	250	250	-	0.0%	
	250	250	-	0.0%	
DRUG LAW ENFORCEMENT TRUST FUND					
PUBLIC SAFETY					
OPERATING EXPENSES	91,295	12,500	(78,795)	-86.3%	Purchases restricted by ORC 2981.13 - 2024 budget includes Year 1 of Flock Cameras
	91,295	12,500	(78,795)	-86.3%	
GRAND TOTAL TRUST AND AGENCY FUNDS	111,545	32,750	(78,795)	-70.6%	

DISCUSSION & QUESTIONS

2025 CAPITAL BUDGET

November 26, 2024



Sources of Revenue

- **Capital Improvement Fund**

- Revenue: General Fund Transfer, Sidewalk/Curb/Gutter Assessment repayments & Grants

- **Income Tax Capital Fund**

- Revenue: 0.15% Income Tax (from 2018 0.5% increase)
- Allowable uses per Legislation:
 - Any property, asset or improvement with an estimated life or usefulness of five years or more, including land and interests therein, and including reconstructions, enlargements and extensions thereof having an estimated life or usefulness of five years or more. Reconstruction for street purposes includes the resurfacing, but not the ordinary repair of streets.

- **TIF/RID**

- Revenue: Semi-annual property tax payments based upon established TIFs/RIDs

- **Water Capital Fund**

- Revenue: Water Fund Transfer

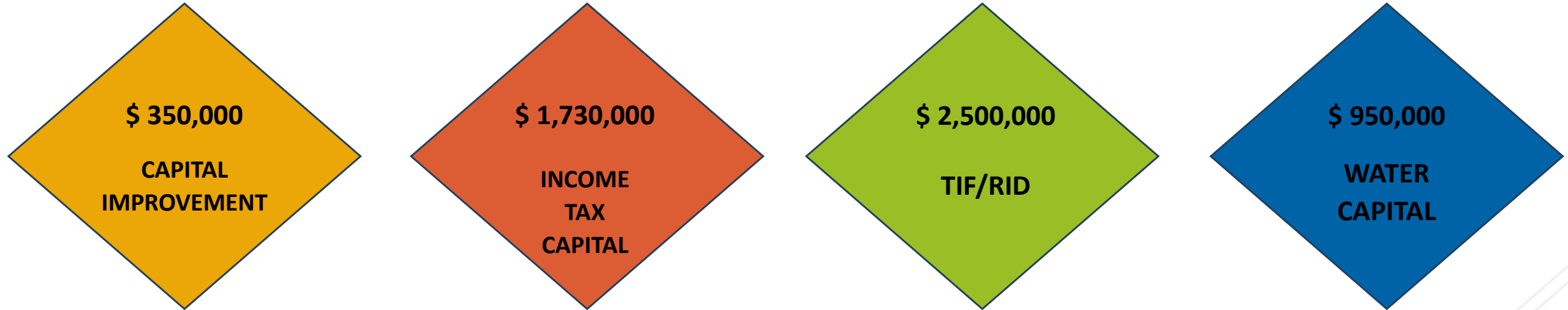


Sources of Revenue Continued...

- Storm Water Fund
 - Revenue: Storm Water Fee - \$5.00 residential charge on monthly utility bill, tiered amount from \$10.00 - \$708.56 monthly for commercial
- Water Meter & Read System Replacement Fund
 - Revenue: Water Meter Replacement Fee - \$3.50 on monthly utility bill
- Cemetery Trust Funds
 - Revenue: Maintenance Fees & monthly interest allocation



Funding Available



- Total available **unrestricted** funds from **Capital Improvement** & **Income Tax Capital Fund** = \$2,080,000.
- **TIF/RID Funds** allowable for certain improvements within district or community-wide impact improvements (i.e., Parks, City Building, etc.).
- **Water Capital Funds** restricted to water infrastructure projects only.
- The Stormwater Fund now expected to have \$225,000 available annually for capital projects.
- The Water Meter & Read System Replacement Fund purchases new gateway/meters annually. Budgeting \$250,000 in 2025 for this purpose.
- The Cemetery Trust Fund(s) \$150,000 available for the purposes of cemetery maintenance and improvements.



TIF Funds

- 26 Funds with varying levels of revenue and fund balance
- Net Revenue of \$1.4 million in 2024 after collection fees, school reimbursements, and project expenses
- \$7.5 million total balance in TIF/RID Funds anticipated as of 12/31/24
 - \$2.5 million available annually for Capital Budget in 5-year plan
- TIF/RID Funds will be used for Bike Trail at Bicentennial Park
 - Funding amount TBD & not included in 2025 budget as originally anticipated to be completed by end of 2024



2025 Grant Funding = \$1,521,775

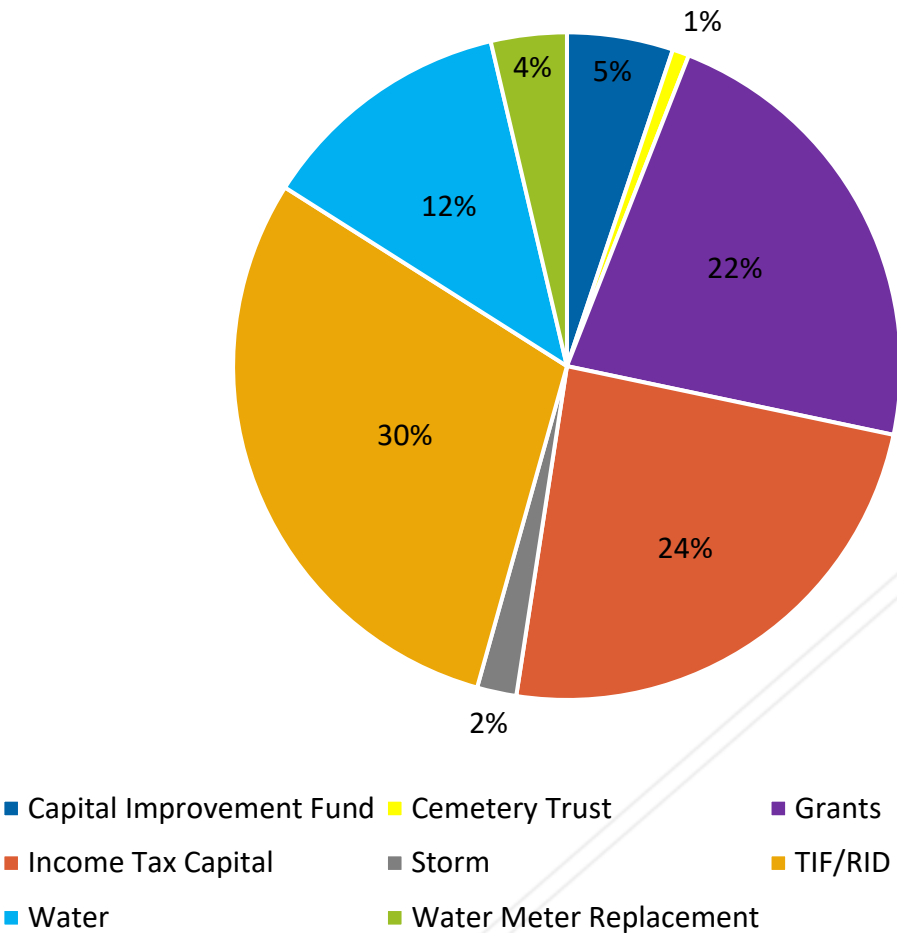
- **ODOT Pedestrian Grant - \$268,450**
 - Total project amount is \$912,506 with 84% or \$767,000 funded by the grant, with project occurring during 2025 and 2026
- **SS4A Safety Action Plan - \$476,000**
 - Total project amount is \$595,000 with 80% or \$476,000 funded by the grant
- **State Capital Budget (OTSCIF) – \$400,000**
 - Total project amount is \$900,000, utilizing \$400,000 state capital grant toward PD / Strip Center roof replacement and façade improvements
- **OPWC – Water PRV Projects - \$377,325**
 - Navigator Way grant = \$181,078 and Todhunter/Holman grant = \$196,246



Capital Budget by Fund

Fund	2025 Amount
Capital Improvement Fund	350,000
Cemetery Trust	55,000
Grants	1,521,775
Income Tax Capital	1,647,679
Storm	130,000
TIF/RID	2,018,689
Water	840,000
Water Meter Replacement	250,000
Grand Total	6,813,143

2025 by Fund

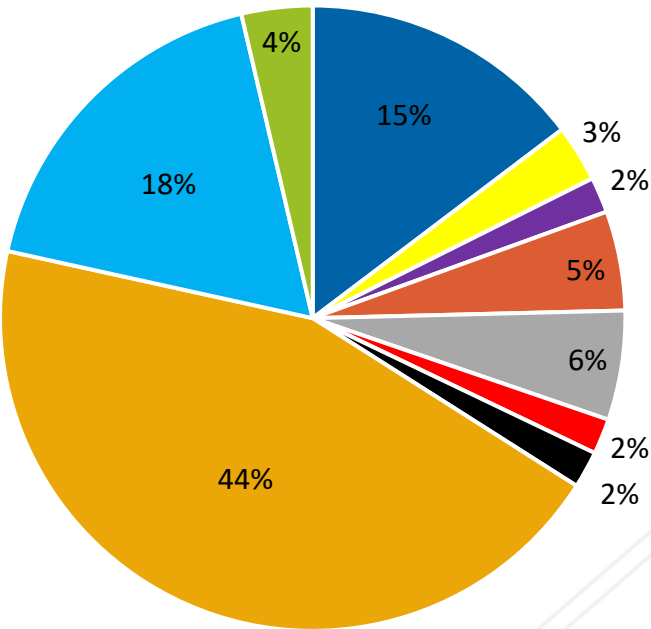




Capital Budget by Department/Area

2025 Breakdown by Department/Area

Department/Area	2025 Amount
Facilities	1,000,000
Fire	200,000
Information Technology	125,500
Other	350,000
Parks	385,000
PW Vehicles/Equipment	130,000
Stormwater	130,000
Streets/Concrete/Ramps	3,025,318
Water	1,217,325
Water Meter Replacement	250,000
Grand Total	6,813,143



- Facilities
- Fire
- Information Technology
- Other
- Parks
- PW Vehicles/Equipment
- Stormwater
- Streets/Concrete/Ramps
- Water
- Water Meter Replacement

2025 Capital Projects



STREETS/CONCRETE/RAMPS:

ANNUAL PAVING/STRIPING	1,504,655
ANNUAL CRACKSEALING	282,213
ANNUAL ADA RAMP REPLACEMENT	250,000
ODOT PEDESTRIAN CROSSINGS	293,450
SAFE STREETS FOR ALL PROJECT	595,000
SR 63 / MAIN INTERSECTION IMPROVEMENTS	100,000
TOTAL STREETS PROJECTS	3,025,318

INFORMATION TECHNOLOGY

IT NETWORK / SECURITY ITEMS	45,500
TRAFFIC / SECURITY CAMERAS	40,000
COUNCIL CHAMBERS AV UPGRADES	40,000
TOTAL INFORMATION TECHNOLOGY PROJECTS	125,500

FIRE:

FIRE TRUCK LEASE-PURCHASE	200,000
TOTAL FIRE PROJECTS	200,000

PARKS:

CROSSINGS PARKING LOT DESIGN, REPAIRS, AND PAVING	100,000
COMM. PARK PARKING LOT REPAIRS, SEALANT, STRIPING	40,000
COMM. PARK DRAINAGE - PHASE I	220,000
COMM. PARK BASEBALL FIELD FENCING	25,000
TOTAL PARKS PROJECTS	385,000

FACILITIES:

CITY BUILDING EXTERIOR REPAIRS	100,000
PD / STRIP CENTER ROOF REPLACEMENT & FAÇADE	900,000
TOTAL FACILITIES PROJECTS	1,000,000

EQUIPMENT:

FRONT-END LOADER REPLACEMENT	55,000
CAT MINI-EXCAVATOR	20,000
DUMP CART FOR CEMETERIES	55,000
TOTAL EQUIPMENT PROJECTS	130,000

2025 Capital Projects



OTHER:

GARVER RD / NEW GARVER RD - ROAD ALIGNMENT

350,000

TOTAL OTHER PROJECTS

350,000

WATER:

ANNUAL FIRE HYDRANT REPLACEMENT

40,000

NORTH GARVER RD WATER MAIN DESIGN

70,000

TODHUNTER RD. WATER MAIN DESIGN

50,000

NORTHWESTERN AVE WATER MAIN DESIGN

75,000

BREADEN DR WATER MAIN & ROAD IMPROVEMENTS DESIGN

50,000

SENATE DR WATER MAIN DESIGN

75,000

STATE RT 4/NIEDERLANDER PHASE II WATER MAIN DESIGN

75,000

NAVIGATOR WAY PRV

381,078

TODHUNTER / HOLMAN PRV

401,246

TOTAL WATER PROJECTS

1,217,324

WATER METER READ & SYSTEM REPLACEMENT:

* GATEWAY/METER REPLACEMENT

250,000

TOTAL WATER METER PROJECTS

250,000

STORMWATER:

PENBROOK CT STORM SEWER REPAIR

100,000

NORTH GARVER RD STORM SEWER DESIGN

30,000

TOTAL STORMWATER PROJECTS

130,000

TOTAL 2025 CAPITAL PROJECTS

6,683,142



CAPITAL IMPROVEMENT PROJECT TEMPLATES 2025

PROJECT CODE	PROJECT TITLE	PROJECT AMOUNT
5FD01	Fire Truck Purchase (Lease)	\$200,000
5IT01	IT Network / Security Items	\$45,500
5IT02	Traffic / Security Cameras	\$40,000
5IT03	Council Chambers AV Upgrades	\$40,000
5PK01	Monroe Crossings Parking Lot Design, Repairs, and Paving	\$100,000
5PK02	Community Park Parking Lot Repairs, Sealant, and Striping	\$40,000
5PK03	Community Park Drainage - Phase 1	\$220,000
5PK04	Community Park - Baseball Fencing	\$25,000
5PW01	2025 Paving / Striping	\$1,504,655
5PW02	2025 Crack Sealing	\$282,213
5PW03	2025 ADA Ramp Replacement	\$250,000
5PW04	ODOT Pedestrian Crossings	\$293,450
5PW05	SS4A Safety Action Plan	\$595,000
5PW06	State Route 63 & Main Street Intersection Improvements	\$100,000
5PW07	Garver Road / New Garver Road - Road Alignment	\$350,000
5PW08	City Building Exterior Repairs	\$100,000
5PW09	Front-End Loader Replacement	\$55,000
5PW10	CAT Mini-Excavator	\$20,000
5PW11	Dump Cart for Cemeteries	\$55,000
5PW12	PD/Strip Center Roof Replacement & Façade	\$900,000
5SW01	Penbrook Ct. Storm Sewer Repair	\$100,000
5SW02	North Garver Road Storm Sewer Repair	\$30,000
5WM01	Water Meter Replacements	\$250,000
5WT01	Fire Hydrant Replacements	\$40,000
5WT02	North Garver Road Water Main Repair	\$70,000
5WT03	Todhunter Road Water Main Replacment	\$50,000
5WT04	Northwestern Ave. Water Main Design	\$75,000
5WT05	Breaden Drive Water Main and Road Improvements	\$50,000
5WT06	Senate Drive Water Main Design	\$75,000
5WT07	State Route 4/Niederlander Phase II Water Main Design	\$75,000
5WT08	Navigator Way PRV	\$381,078
5WT09	Todhunter/Holman PRV	\$401,246

Total 2025 Capital Budget

\$6,813,142



CAPITAL IMPROVEMENT PROJECT 2025

PROJECT TITLE	Fire Truck Purchase (Lease)
DEPARTMENT	Fire
PROJECT TYPE	Equipment
PROJECT CODE	5FD01

FUND: Income Tax
Capital

PROJECT DESCRIPTION

This purchase of a Pierce 107' Aerial Ladder Truck will replace a Quint aerial unit originally purchased in 2007. The Fire Department has established a comprehensive capital purchasing plan to prioritize and strategically manage the replacement of key capital assets, including vehicles and major equipment essential to operations. As part of this planning process, and in line with industry best practices, it has been determined that a 20-year useful life cycle for essential apparatus such as engines and aerial units is appropriate. Ordering the new unit now (this was approved by City Council on 11/12/24) will result in the new unit being delivered between late 2028 and early 2029. The new Quint will be the first-response unit from Station 62. The 2007 Quint will be sold, and funds from the sale will offset a portion of the new unit's cost.

The lease to purchase agreement for this Aerial Ladder Truck is for 12 years at a cost of \$194,424.23 per year, resulting

PROJECT DETAILS

Location: Fire Department HQ (Station 62)

Useful Life: 20+ years

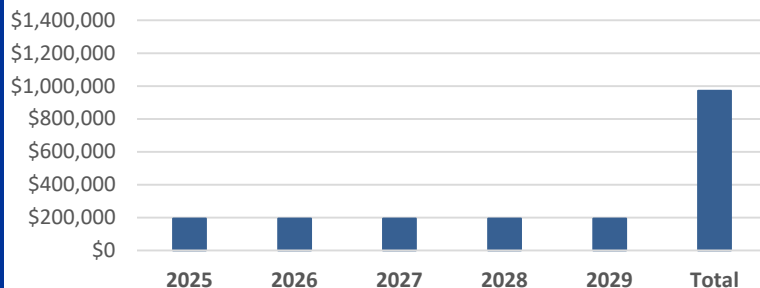
BUDGET DETAILS

Project Total: \$2,333,091
Current Year Budget: \$194,425
Total Budget (All Years): \$972,125

12-year lease to purchase agreement (2025 - 2036)

Approved by City Council on November 12, 2024

5-Year Capital Cost Breakdown



5-Year Capital Cost Breakdown

Capital Cost	2025	2026	2027	2028	2029	Total
Construction						\$0
Equipment	\$194,425	\$194,425	\$194,425	\$194,425	\$194,425	\$972,125
Other						\$0
Total	\$194,425	\$194,425	\$194,425	\$194,425	\$194,425	\$972,125



CAPITAL IMPROVEMENT PROJECT 2025

PROJECT TITLE	IT Network / Security Items
DEPARTMENT	Information Technology
PROJECT TYPE	Equipment
PROJECT CODE	5IT01

FUND: Income Tax
Capital

PROJECT DESCRIPTION

The City Manager and our Managed Service Provider (MSP) initiated a network refresh project in 2022. The beginning phases of this refresh have included replacing and/or updating the Storage Area Network (SAN), firewalls, hosts, and the network switches at the city building. As part of a newly created and ongoing Technology Replacement Plan, the IT Division will add uninterruptible power supplies (UPS) and a secondary top of rack switch at the City Building, and will replace the network switches at the Fire Departments, Public Works, Engineering and Water Works. The network switches at the Police Department will be replaced in 2026.

PROJECT DETAILS

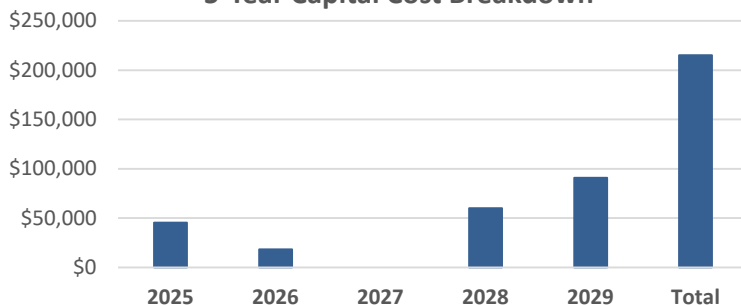
Location: City Building, Fire Departments, Public Works, Engineering, Water Works

Useful Life: 5-7 years (switches)
5-7 years (UPS)

BUDGET DETAILS

Project Total: \$235,700
Current Year Budget: \$45,500
Total Budget (All Years): \$215,000

5-Year Capital Cost Breakdown



5-Year Capital Cost Breakdown

Capital Cost	2025	2026	2027	2028	2029	Total
Construction						\$0
Equipment	\$45,500	\$18,500		\$60,000	\$91,000	\$215,000
Other						\$0
Total	\$45,500	\$18,500	\$0	\$60,000	\$91,000	\$215,000



CAPITAL IMPROVEMENT PROJECT 2025

PROJECT TITLE	Traffic / Security Cameras
DEPARTMENT	Information Technology
PROJECT TYPE	Equipment
PROJECT CODE	5IT02

FUND: Income Tax
Capital

PROJECT DESCRIPTION

When the IT Division was created in 2023, we inherited aging equipment in all areas. In 2024, the IT Department discovered that the servers and switches for the traffic cameras and the citywide security cameras had reached end-of-life and are near failure. This project will replace the camera servers at the City Building and Community Park, and will refresh some of the existing traffic camera hardware. The traffic camera hardware refresh includes a Network Attached Storage (NAS), the traffic camera PC, and contract work for the switches at the intersections and subnet change. Additional phases of these projects will be completed in 2026 and 2027.

Note: The traffic camera system and the security camera systems are separately managed systems with unique vendors, software, and hardware.

PROJECT DETAILS

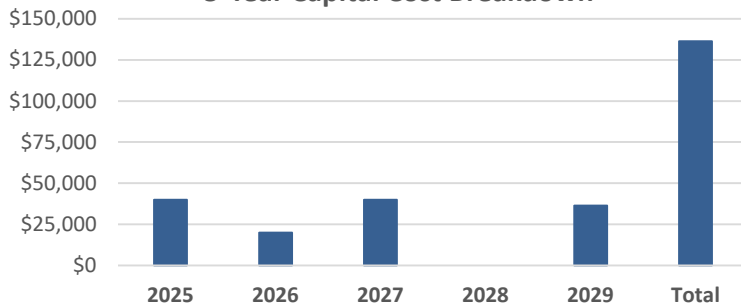
Location: City Building (camera servers)
Community Park (camera servers)
Various intersections (switches)

Useful Life: 3-5 years (servers)
5-7 years (switches)

BUDGET DETAILS

Project Total: \$216,400
Current Year Budget: \$40,000
Total Budget (All Years): \$136,400

5-Year Capital Cost Breakdown



5-Year Capital Cost Breakdown

Capital Cost	2025	2026	2027	2028	2029	Total
Construction						\$0
Equipment	\$40,000	\$20,000	\$40,000		\$36,400	\$136,400
Other						\$0
Total	\$40,000	\$20,000	\$40,000		\$36,400	\$136,400



CAPITAL IMPROVEMENT PROJECT 2025

PROJECT TITLE	Council Chambers AV Upgrades
DEPARTMENT	Information Technology
PROJECT TYPE	Equipment
PROJECT CODE	5IT03

FUND: Income Tax
Capital

PROJECT DESCRIPTION

This project includes a reconfiguration of the audio programming in the Council Chambers to eliminate audio feedback issues and the complexity of the existing system. The upgrade will allow for future expansion of AV controls within the room, improve reliability of the AV system, improve acoustics and feedback issues, and reduce maintenance costs associated with the current design and setup by eliminating fail points and user errors. This project will also optimize sound reinforcement technology in the room, and will replace current analog video devices to networked UHD cameras for better clarity.

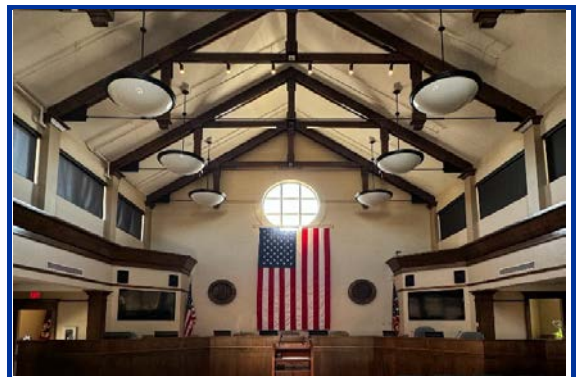
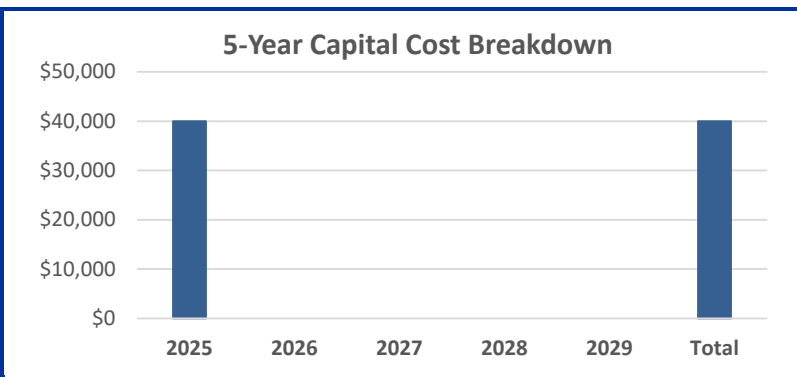
PROJECT DETAILS

Location: City Building
233 S. Main Street

Useful Life: 5-7 years

BUDGET DETAILS

Project Total: \$40,000
Current Year Budget: \$40,000
Total Budget (All Years): \$40,000



5-Year Capital Cost Breakdown						
Capital Cost	2025	2026	2027	2028	2029	Total
Construction						\$0
Equipment	\$40,000					\$40,000
Other						\$0
Total	\$40,000					\$40,000



CAPITAL IMPROVEMENT PROJECT 2025

PROJECT TITLE	Monroe Crossings Parking Lot Design, Repairs, and Paving
DEPARTMENT	Public Works
PROJECT TYPE	Parks
PROJECT CODE	5PK01

FUND: RID - 2734

PROJECT DESCRIPTION

The funds for this project will be allocated for the engineering and design costs that will be associated with design enhancements for the parking lot at Monroe Crossings Park. Planned enhancements include additional parking spaces, electrical service (specifically to service food trucks), parking lot lighting, drainage improvements, and base repairs and overlay of the entire parking lot.

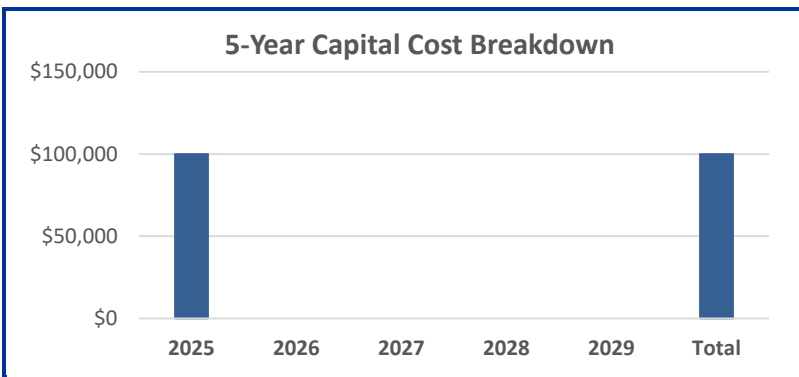
Construction costs are estimated at \$800,000 - \$1,000,000 for the completion of this project.

PROJECT DETAILS

Location:	Monroe Crossings Park
Useful Life:	20-30 years

BUDGET DETAILS

Project Total:	\$100,000
Current Year Budget:	\$100,000
Total Budget (All Years):	\$100,000



5-Year Capital Cost Breakdown						
Capital Cost	2025	2026	2027	2028	2029	Total
Construction						\$0
Equipment						\$0
Other	\$100,000					\$100,000
Total	\$100,000	\$0	\$0	\$0	\$0	\$100,000



CAPITAL IMPROVEMENT PROJECT 2025

PROJECT TITLE	Community Park Parking Lot Repairs, Sealant, and Striping
DEPARTMENT	Public Works
PROJECT TYPE	Parks
PROJECT CODE	5PK02

FUND: RID - 2734

PROJECT DESCRIPTION

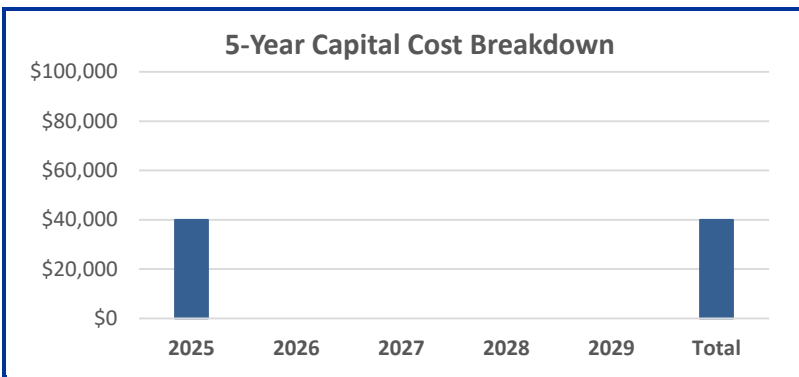
The funds for this project will be used to complete the critical base repairs of the parking lot located at the Monroe Community Park. Additionally, the funds for this project will also be used for crack sealing and striping in the parking lot. Maintenance repairs, sealant and striping of this parking lot was last done in 2012.

PROJECT DETAILS

Location:	Community Park
Useful Life:	5 years (sealant and striping)

BUDGET DETAILS

Project Total:	\$40,000
Current Year Budget:	\$40,000
Total Budget (All Years):	\$40,000



5-Year Capital Cost Breakdown						
Capital Cost	2025	2026	2027	2028	2029	Total
Construction	\$40,000					\$40,000
Equipment						\$0
Other						\$0
Total	\$40,000	\$0	\$0	\$0	\$0	\$40,000



CAPITAL IMPROVEMENT PROJECT 2025

PROJECT TITLE	Community Park Drainage - Phase 1
DEPARTMENT	Public Works
PROJECT TYPE	Parks
PROJECT CODE	5PK03

FUND: RID - Various

PROJECT DESCRIPTION

The funds for this project will be used to complete the repairs that will be necessary for proper storm water drainage at the Community Park.

On March 26, 2024, City Council approved a professional services agreement with Fishbeck for the design of stormwater drainage improvements at Monroe Community Park.

Drainage repairs for the Community Park will be completed in phases beginning in 2025. Phase 1 will include drainage system repairs beginning at Main Street and continuing East into the park to the concession stand.

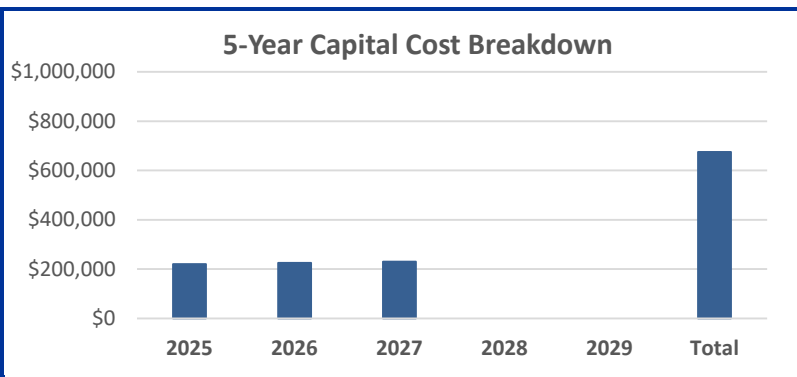
PROJECT DETAILS

Location: Community Park

Useful Life: 25 + years

BUDGET DETAILS

Project Total: \$675,000
Current Year Budget: \$220,000
Total Budget (All Years): \$675,000



5-Year Capital Cost Breakdown						
Capital Cost	2025	2026	2027	2028	2029	Total
Construction	\$220,000	\$225,000	\$230,000			\$675,000
Equipment						\$0
Other						\$0
Total	\$220,000	\$225,000	\$230,000	\$0	\$0	\$675,000



CAPITAL IMPROVEMENT PROJECT 2025

PROJECT TITLE	Community Park - Baseball Fencing
DEPARTMENT	Public Works
PROJECT TYPE	Parks
PROJECT CODE	5PK04

FUND: RID - Various

PROJECT DESCRIPTION

The funds for this project will be used to repair the fencing of the baseball fields at the Community Park.

The City intends to replace the fencing at one field per year until all necessary replacements have been completed. Field 1 was replaced in 2024 as it was listed as the highest priority from the Monroe Sports Association (MSA). The City will work with MSA to determine which fencing will be replaced in 2025.

PROJECT DETAILS

Location: Community Park

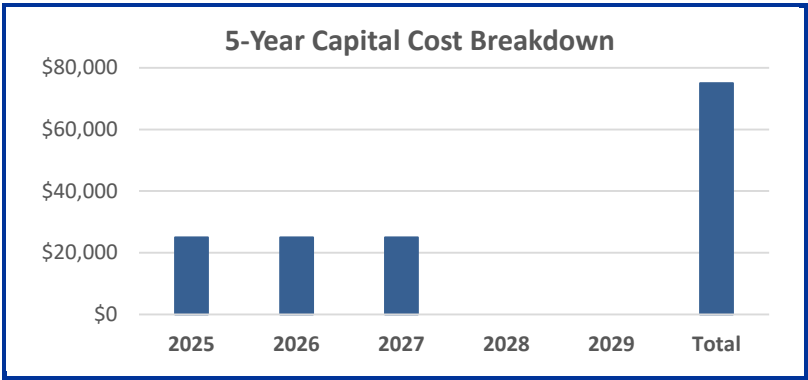
Useful Life: 15-20 years

BUDGET DETAILS

Project Total: \$75,000

Current Year Budget: \$25,000

Total Budget (All Years): \$75,000



5-Year Capital Cost Breakdown						
Capital Cost	2025	2026	2027	2028	2029	Total
Construction	\$25,000	\$25,000	\$25,000			\$75,000
Equipment						\$0
Other						\$0
Total	\$25,000	\$25,000	\$25,000	\$0	\$0	\$75,000



CAPITAL IMPROVEMENT PROJECT 2025

PROJECT TITLE	2025 Paving / Striping
DEPARTMENT	Public Works
PROJECT TYPE	Streets
PROJECT CODE	5PW01

FUND: Income Tax Capital
TIF & RID

PROJECT DESCRIPTION

2025 paving areas (Pavement Condition Rating):

S. Main Street - from Carson Road to Mason Ave. (FAIR 63 prior to water main project)
 Lebanon Street - from Main Street to East Ave. (POOR 33 Mason to Old St. & POOR 18 Old St. to East Ave.)
 East Ave. (POOR 48, 33, 46, & 42 for Sections 1, 2, 3, & 4)
 Todhunter Road - from Route 4 to Dorothy Lane (FAIR 50 Rt. 4 to Oaklawn & POOR 49 Oaklawn to Dorothy)

2025 striping areas:

New Garver - from Lebanon to North end CFW; Lebanon Street - from East Ave. to East end; American Way - from Lebanon St. to cul-de-sac; SR 63 - from 2023 patch area to West of Union Rd.; Gallaher - from Lebanon St. to Paddock

PROJECT DETAILS

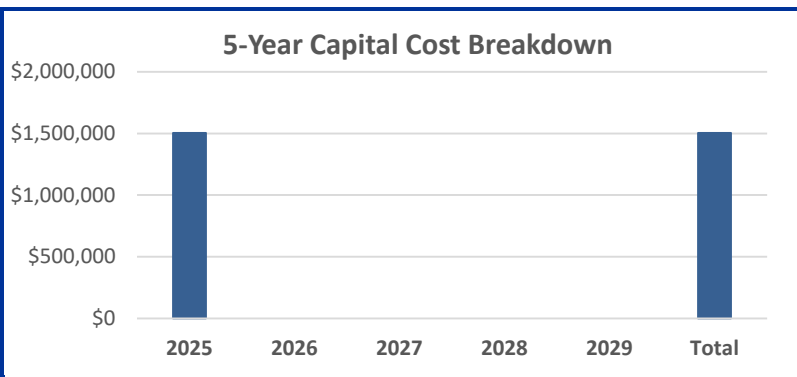
Location: Various

Useful Life: Paving - 20 years
Striping - 10 years

BUDGET DETAILS

Project Total: \$1,504,655
Current Year Budget: \$1,504,655
Total Budget (All Years): Varies

Note: Paving and striping projects will be included in the CIP budget every year, with funding TBD.



5-Year Capital Cost Breakdown						
Capital Cost	2025	2026	2027	2028	2029	Total
Construction	\$1,504,655					\$1,504,655
Equipment						\$0
Other						\$0
Total	\$1,504,655	\$0	\$0	\$0	\$0	\$1,504,655



CAPITAL IMPROVEMENT PROJECT 2025

PROJECT TITLE	2025 Crack Sealing
DEPARTMENT	Public Works
PROJECT TYPE	Streets
PROJECT CODE	5PW02

FUND: Income Tax Capital
TIF & RID

PROJECT DESCRIPTION

The City will contract the crack sealing of various streets throughout the City per the recommendation of the pavement management report.

2025 cracksealing areas:

Yankee Rd. (Todhunter to City limits); Salzman (Logistics Way to Hankins); Lebanon St. (East Ave. to end); Lawton (SR 63 to end); Corridor Dr. (WK Robinson to mall); Senate Dr. (SR 63 to end); Garver Rd. (Parking lot to Deneen); SR 63 (Cin-Day to Rt 4); Todhunter (Dorothy to Cin-Day); E. Garver; Union Rd. (SR 63 to City limit); Macready (Wyandot Woods to Lee Price); Heritage Green (SR 63 to end); Mt. Pleasant; Wyandot Woods (excl. Creekside Ct. and Hocking Meadows Cir.); S. Sands Ave.; Bernard Dr.; Rachel Ln; Moder Dr.; Lynette Ct.; Mason Ave.; Ethel Dr.; Lena Dr.;

PROJECT DETAILS

Location: Various

Useful Life: 3-8 years

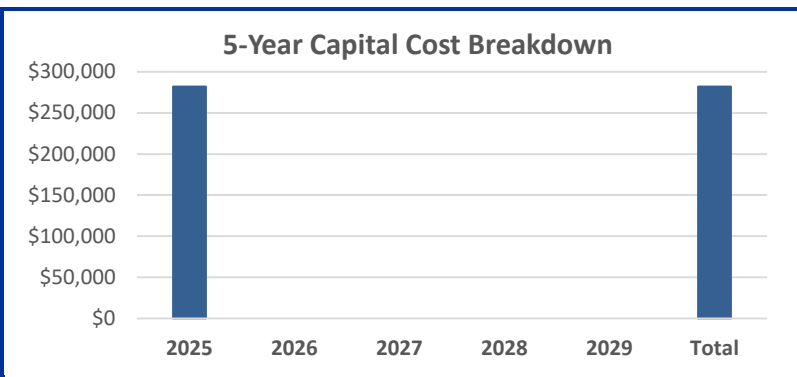
BUDGET DETAILS

Project Total: \$282,213

Current Year Budget: \$282,213

Total Budget (All Years): Varies

Note: Crack sealing projects will be included in the CIP budget every year, with funding TBD.



5-Year Capital Cost Breakdown						
Capital Cost	2025	2026	2027	2028	2029	Total
Construction	\$282,213					\$282,213
Equipment						\$0
Other						\$0
Total	\$282,213	\$0	\$0	\$0	\$0	\$282,213



CAPITAL IMPROVEMENT PROJECT 2025

PROJECT TITLE	2025 ADA Ramp Replacement
DEPARTMENT	Public Works
PROJECT TYPE	Streets / Concrete / Ramps
PROJECT CODE	5PW03

FUND: Various TIF/RID

PROJECT DESCRIPTION

The City will replace ramps that are no longer compliant with ADA regulations. Typically, 12-14 ramps are replaced per year.

The ramps to be replaced in 2025 will be located within TIF/RID districts, and will be replaced based upon condition and available funding.

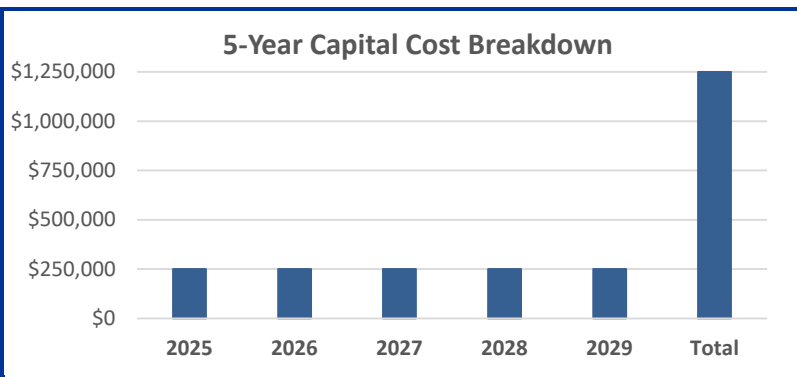
PROJECT DETAILS

Location:	Various
Useful Life:	20-30 years

BUDGET DETAILS

Project Total:	Ongoing
Current Year Budget:	\$250,000
Total Budget (All Years):	\$1,250,000

Note: ADA ramp replacement projects will be included in the CIP budget every year.



5-Year Capital Cost Breakdown						
Capital Cost	2025	2026	2027	2028	2029	Total
Construction	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$1,250,000
Equipment						\$0
Other						\$0
Total	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$1,250,000



CAPITAL IMPROVEMENT PROJECT 2025

PROJECT TITLE	ODOT Pedestrian Crossings
DEPARTMENT	Public Works
PROJECT TYPE	Streets / Concrete / Ramps
PROJECT CODE	5PW04

FUND: Income Tax
Capital

PROJECT DESCRIPTION

The City applied for and was awarded a Pedestrian Systematic Safety Grant from the Ohio Department of Transportation (ODOT). The locations being improved through this project are: Britton Lane & Seminary Dr./Pebblestone Dr.; Britton Lane & Northwestern Ave./Cornerstone Dr.; Britton Lane Sidewalk; Main Street & William Groth Dr./Police Station; Main St. (Downtown area).

The total project amount is \$912,506, and 84% or \$767,000 is being funded by the grant for the following amounts throughout 2025 and 2026:

Preliminary Engineering/Environmental (\$87,656); Detailed Design (\$63,830); Right-of-Way Services/Acquisition (\$4,000); Construction (\$696,737); Construction Engineering (\$60,283)

PROJECT DETAILS

Location: Various

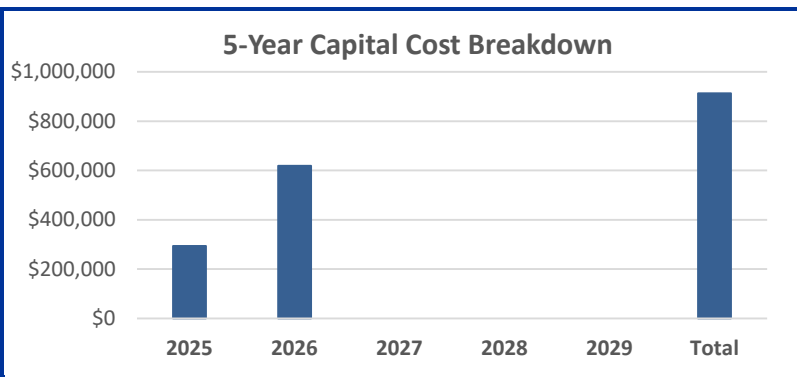
Useful Life: 20-30 years

BUDGET DETAILS

Project Total: \$595,000
Current Year Budget: \$293,450
Total Budget (All Years): \$912,506

Other Funding Sources:
ODOT PED Grant \$767,000

Approved by City Council on March 12, 2024



5-Year Capital Cost Breakdown						
Capital Cost	2025	2026	2027	2028	2029	Total
Construction	\$137,964	\$558,773				\$696,737
Equipment						\$0
Other	\$155,486	\$60,283				\$215,769
Total	\$293,450	\$619,056	\$0	\$0	\$0	\$912,506



CAPITAL IMPROVEMENT PROJECT 2025

PROJECT TITLE	SS4A Safety Action Plan	
DEPARTMENT	Public Works	
PROJECT TYPE	Transportation	
PROJECT CODE	5PW05	FUND: Income Tax Capital

PROJECT DESCRIPTION

The City applied for and was awarded a Safe Streets and Roads for All (SS4A) grant for the completion for a Comprehensive Safety Action Plan and demonstration project. This application was approved by Council on March 26, 2024 with the passage of Resolution 21-2024.

The total project amount is \$595,000, and 80% or \$476,000 is being funded by the grant for the following projects and amounts: \$320,000 for the Comprehensive Safety Action Plan; \$128,000 for CCTV cameras; \$28,000 for fiber optic media converters/switches, cellular media communications, and pre/post study of the system.

The Action Plan will identify and develop holistic, well-defined strategies to prevent roadway fatalities and serious injuries within the community. In addition, the Action Plan will inform the city's transportation priorities to help establish a City Transportation Master Plan.

PROJECT DETAILS

Location: Various

Useful Life: 10+ years

BUDGET DETAILS

Project Total: \$595,000

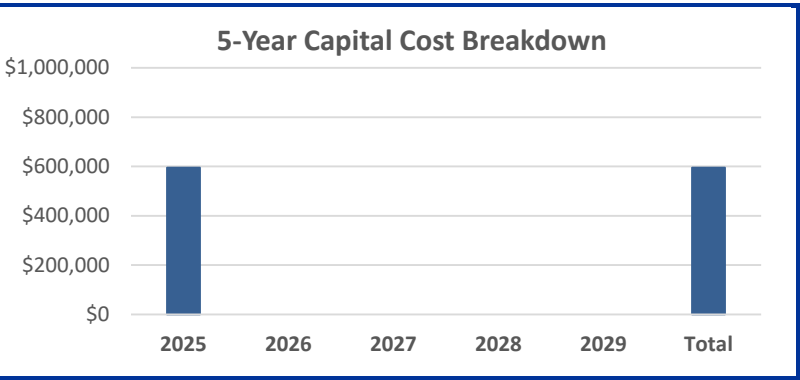
Current Year Budget: \$595,000

Total Budget (All Years): \$595,000

Other Funding Sources:

SS4A Grant \$476,000

Approved by City Council on March 26, 2024



5-Year Capital Cost Breakdown						
Capital Cost	2025	2026	2027	2028	2029	Total
Construction						\$0
Equipment	\$275,000					\$275,000
Other	\$320,000					\$320,000
Total	\$595,000	\$0	\$0	\$0	\$0	\$595,000



CAPITAL IMPROVEMENT PROJECT 2025

PROJECT TITLE	State Route 63 & Main Street Intersection Improvements
DEPARTMENT	Public Works
PROJECT TYPE	Transportation
PROJECT CODE	5PW06
FUND:	Various TIF/RID

PROJECT DESCRIPTION

The funds for this project will establish short term improvements to the intersection of Route 63 and Main Street. 2025 improvements to this intersection will be made in accordance with safety study findings.

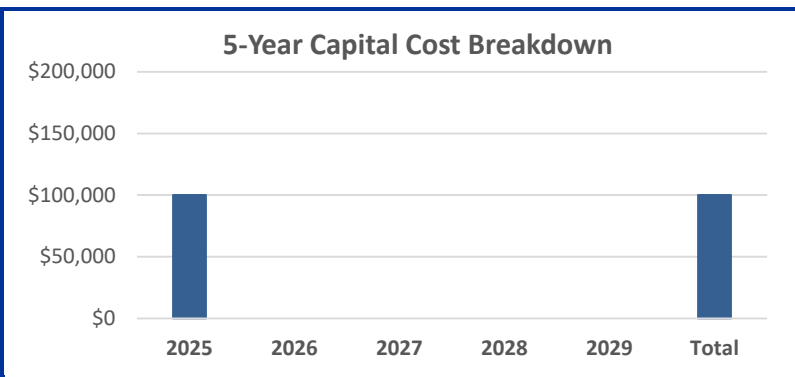
Improvements may include the establishment of no right turns within the intersection, installing backing plates on all signal heads, etc. Striping the intersection for improved visual signage is included within the striping portion of the 2025 capital budget.

PROJECT DETAILS

Location:	State Route 63 / Main Street
Useful Life:	5+ years

BUDGET DETAILS

Project Total:	\$100,000
Current Year Budget:	\$100,000
Total Budget (All Years):	\$100,000



5-Year Capital Cost Breakdown						
Capital Cost	2025	2026	2027	2028	2029	Total
Construction	\$100,000					\$100,000
Equipment						\$0
Other						\$0
Total	\$100,000	\$0	\$0	\$0	\$0	\$100,000



CAPITAL IMPROVEMENT PROJECT 2025

PROJECT TITLE	Garver Road / New Garver Road - Road Alignment	
DEPARTMENT	Public Works	
PROJECT TYPE	Land Acquisition	
PROJECT CODE	5PW07	FUND: Capital Improvement Fund

PROJECT DESCRIPTION

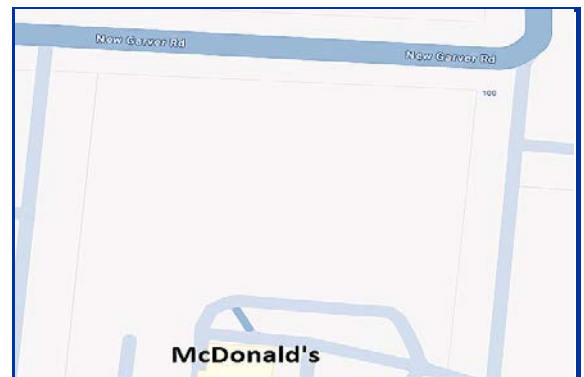
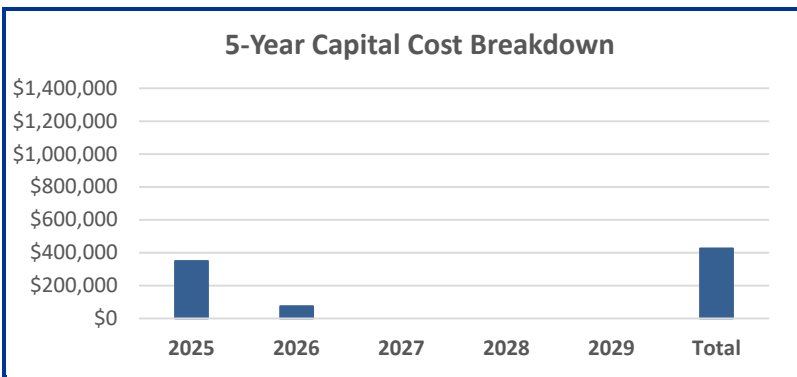
Funds for this project will be allocated for the negotiation and purchase of the property on the southeast corner of Garver Road and New Garver Road. Additionally, funds for this project will be allocated for the engineering and planning design, and the reconstruction of the intersection including widening and re-paving the road surface. Engineering and construction design is planned for 2026, at an estimated cost of \$50,000 - \$75,000. Construction would begin in 2027, and estimated costs will be determined with 30% designs.

PROJECT DETAILS

Location:	Garver Road / New Garver Road Intersection
Useful Life:	N/A

BUDGET DETAILS

Project Total:	TBD
Current Year Budget:	\$350,000
Total Budget (All Years):	\$425,000



5-Year Capital Cost Breakdown						
Capital Cost	2025	2026	2027	2028	2029	Total
Construction						\$0
Equipment						\$0
Other	\$350,000	\$75,000				\$425,000
Total	\$350,000	\$75,000	\$0	\$0	\$0	\$425,000



CAPITAL IMPROVEMENT PROJECT 2025

PROJECT TITLE	City Building Exterior Repairs
DEPARTMENT	Public Works
PROJECT TYPE	Facilities
PROJECT CODE	5PW08

FUND: TIF/RID - Various

PROJECT DESCRIPTION

Make various repairs to the exterior envelope of the City Building. Multiple surface types require repairs. 2014 was the last time any significant repairs were made to the building. Improvements and repairs include tuckpointing of brick, remove and replace all flexible caulk joints on the building, pressure washing EIFS, repairing damaged areas of EIFS, re-coating of EIFS, remove and replace concrete block on planter walls on plaza, and clean and seal split-faced concrete block.

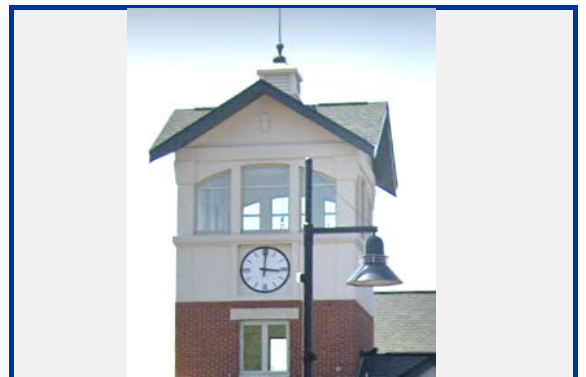
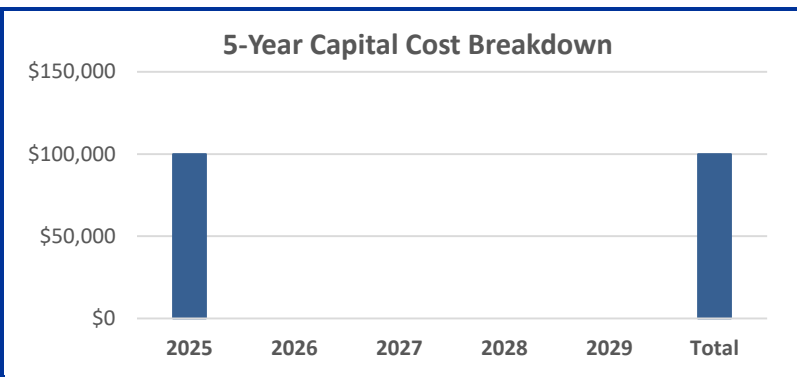
PROJECT DETAILS

Location: City Building
233 S. Main Street

Useful Life: 10+ years

BUDGET DETAILS

Project Total: \$100,000
Current Year Budget: \$100,000
Total Budget (All Years): \$100,000



5-Year Capital Cost Breakdown						
Capital Cost	2025	2026	2027	2028	2029	Total
Construction	\$100,000					\$100,000
Equipment						\$0
Other						\$0
Total	\$100,000	\$0	\$0	\$0	\$0	\$100,000



CAPITAL IMPROVEMENT PROJECT 2025

PROJECT TITLE	Front-End Loader Replacement
DEPARTMENT	Public Works
PROJECT TYPE	Equipment
PROJECT CODE	5PW09

FUND: Income Tax
Capital

PROJECT DESCRIPTION

The funds for this project will be used to purchase a Caterpillar Model 930 14A Wheel Loader that will replace the 2015 Case front-end loader that is currently owned by the City. The front-end loader is used for various tasks including loading salt, roadside tree trimming, guardrail mowing, and many other tasks. Due to salt corrosion causing damage to the equipment, the front-end loader is on a 10-year replacement schedule. The Public Works Department intends to purchase the front-end loader utilizing a 5-year lease-purchase agreement.

PROJECT DETAILS

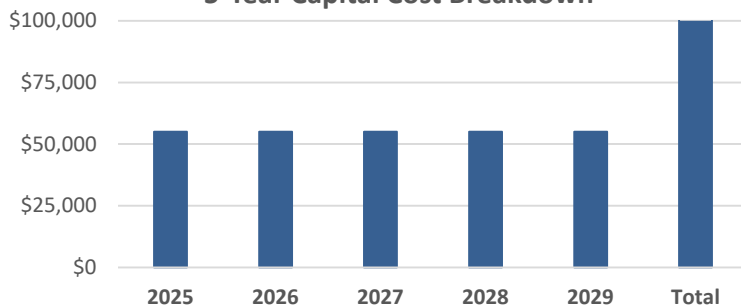
Location: Public Works Facility
1000 Holman Drive

Useful Life: 10 years

BUDGET DETAILS

Project Total: \$275,000
Current Year Budget: \$55,000
Total Budget (All Years): \$275,000

5-Year Capital Cost Breakdown



5-Year Capital Cost Breakdown

Capital Cost	2025	2026	2027	2028	2029	Total
Construction						\$0
Equipment	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$275,000
Other						\$0
Total	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$275,000



CAPITAL IMPROVEMENT PROJECT 2025

PROJECT TITLE	CAT Mini-Excavator
DEPARTMENT	Public Works
PROJECT TYPE	Equipment
PROJECT CODE	5PW10

FUND: Income Tax
Capital

PROJECT DESCRIPTION

The funds for this project will be used to purchase a Caterpillar Model 305 07 Mini Hydraulic Excavator that will replace the City's 23-year old excavator with a newer model. The mini-excavator is used for any digging completed by crews throughout all of the departments. The mini-excavator is on a 12-year replacement schedule. The Public Works Department intends to purchase the front-end loader utilizing a 5-year lease-purchase agreement.

PROJECT DETAILS

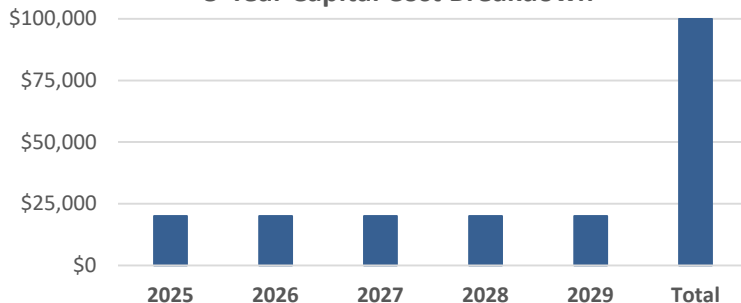
Location: Public Works Facility
1000 Holman Drive

Useful Life: 12 years

BUDGET DETAILS

Project Total: \$100,000
Current Year Budget: \$20,000
Total Budget (All Years): \$100,000

5-Year Capital Cost Breakdown



5-Year Capital Cost Breakdown

Capital Cost	2025	2026	2027	2028	2029	Total
Construction						\$0
Equipment	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$100,000
Other						\$0
Total	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$100,000



CAPITAL IMPROVEMENT PROJECT 2025

PROJECT TITLE	<u>Dump Cart for Cemeteries</u>
DEPARTMENT	<u>Public Works</u>
PROJECT TYPE	<u>Equipment</u>
PROJECT CODE	<u>5PW11</u>

FUND: Cemetery Trust(s)

PROJECT DESCRIPTION

This unit will hold the dirt from graves during the opening and closing of burials. Currently, a one-ton dump truck is used for the opening and closing process. Public Works intends to phase out all one-ton dump trucks over the next several years as they come due for replacement, beginning in 2025.

The Cemetery Trust Funds are to be used for the purposes of maintenance and cemetery improvements.

PROJECT DETAILS

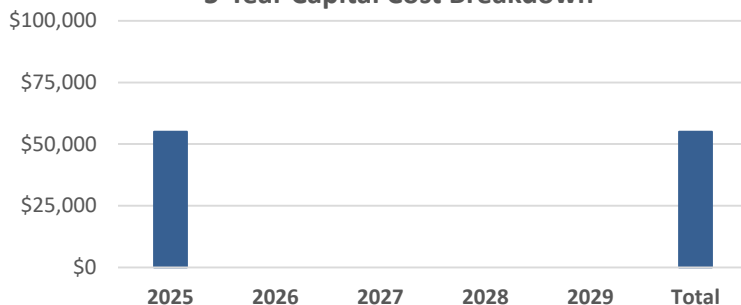
Location: Cemeteries

Useful Life: 20+ years

BUDGET DETAILS

Project Total:	\$55,000
Current Year Budget:	\$55,000
Total Budget (All Years):	\$55,000

5-Year Capital Cost Breakdown



5-Year Capital Cost Breakdown

Capital Cost	2025	2026	2027	2028	2029	Total
Construction						\$0
Equipment	\$55,000					\$55,000
Other						\$0
Total	\$55,000	\$0	\$0	\$0	\$0	\$55,000



CAPITAL IMPROVEMENT PROJECT 2025

PROJECT TITLE	PD/Strip Center Roof Replacement & Façade	
DEPARTMENT	Public Works	
PROJECT TYPE	Facilities	
PROJECT CODE	5PW12	FUND: Income Tax Capital

PROJECT DESCRIPTION

This project includes installing a new roofing system over the top of existing roof systems on the PD and strip center buildings. A new EPDM roofing system will replace the current metal roofing system original to the building. EPDM is a type of flat roofing material that is composed of a synthetic rubber membrane.

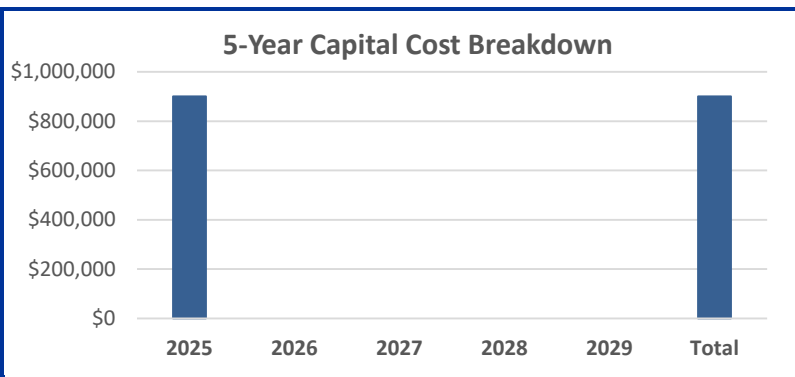
This project also includes facade improvements at the strip center portion of the building. The City was awarded \$400,000 for the "Monroe Plaza South Project" from the State of Ohio Capital Budget. These funds must be expended by June 30, 2026 and can be used to fund building improvements, making the leasable space viable for commercial, retail, officer and services uses. The total project consists of roof replacement, facade improvements, landscaping and possible signage and parking improvements.

PROJECT DETAILS

Location:	Police Department
Useful Life:	25+ years

BUDGET DETAILS

Project Total:	\$900,000
Current Year Budget:	\$900,000
Total Budget (All Years):	\$900,000
<i>Other Funding Sources:</i>	
<i>State Capital Budget</i>	\$400,000
<i>Grant Funding</i>	



5-Year Capital Cost Breakdown

Capital Cost	2025	2026	2027	2028	2029	Total
Construction	\$900,000					\$900,000
Equipment						\$0
Other						\$0
Total	\$900,000	\$0	\$0	\$0	\$0	\$900,000



CAPITAL IMPROVEMENT PROJECT 2025

PROJECT TITLE	Penbrook Ct. Storm Sewer Repair
DEPARTMENT	Public Works
PROJECT TYPE	Stormwater
PROJECT CODE	5SW01

FUND: Storm Water

PROJECT DESCRIPTION

Funds for this project will be used to replace and realign the existing storm sewers on Penbrook Court. Repair and replacement of these storm sewers in 2025 will promote the efficiency of upcoming pavement repairs on Penbrook Court that will be completed in 2026.

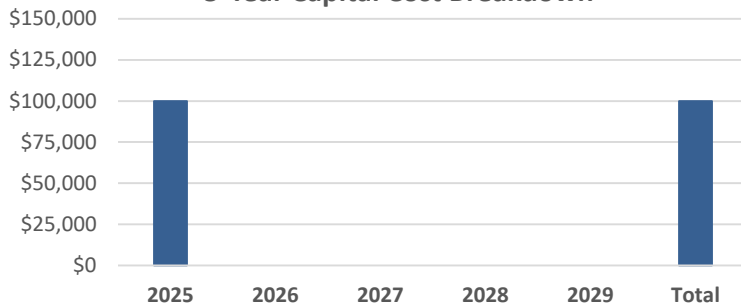
PROJECT DETAILS

Location:	Penbrook Court
Useful Life:	20-75 years

BUDGET DETAILS

Project Total:	\$100,000
Current Year Budget:	\$100,000
Total Budget (All Years):	\$100,000

5-Year Capital Cost Breakdown



5-Year Capital Cost Breakdown

Capital Cost	2025	2026	2027	2028	2029	Total
Construction	\$100,000					\$100,000
Equipment						\$0
Other						\$0
Total	\$100,000	\$0	\$0	\$0	\$0	\$100,000



CAPITAL IMPROVEMENT PROJECT 2025

PROJECT TITLE	North Garver Road Storm Sewer Repair
DEPARTMENT	Public Works
PROJECT TYPE	Stormwater
PROJECT CODE	5SW02

FUND: Storm Water Fund

PROJECT DESCRIPTION

Funds for this project will be used for the design of storm sewers on the west side of Garver Road from New Garver Road to just north of Deneen Avenue. Storm sewers at this location will address the ongoing erosion control issues in this area.

Construction costs of this project and project 5WT02 are estimated at \$1.8 million to \$2.2 million, which includes repaving this segment of roadway.

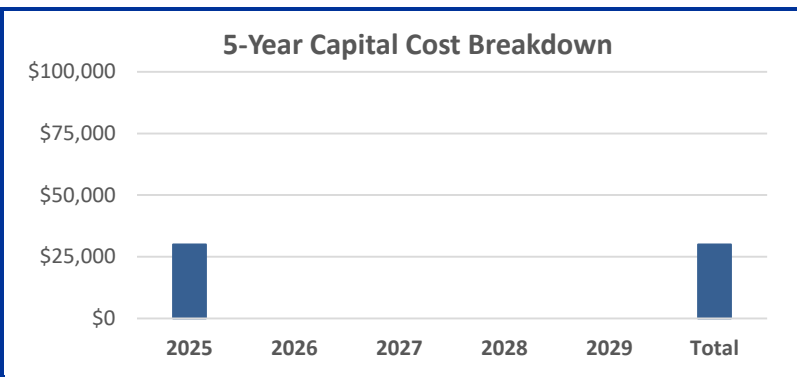
PROJECT DETAILS

Location:	North Garver Road (from Deneen Drive to State Route 63)
Useful Life:	20-75 years

BUDGET DETAILS

Project Total:	\$30,000
Current Year Budget:	\$30,000
Total Budget (All Years):	\$30,000

This storm sewer project will be completed in tandem with water main repairs that are detailed in Project Code 5WT02.



5-Year Capital Cost Breakdown						
Capital Cost	2025	2026	2027	2028	2029	Total
Construction						\$0
Equipment						\$0
Other	\$30,000					\$30,000
Total	\$30,000	\$0	\$0	\$0	\$0	\$30,000



CAPITAL IMPROVEMENT PROJECT 2025

PROJECT TITLE	Water Meter Replacements	
DEPARTMENT	Public Works	
PROJECT TYPE	Water	Water Meter & Read System
PROJECT CODE	5WM01	FUND: Replacement

PROJECT DESCRIPTION

The Water division of the Public Works Department has established an organized meter replacement program to replace aged water meters that are near or past the expected useful life. As a water meter reaches 15-20 years, the internal components of the water meter may begin to fail, and may not accurately capture all water that flows through the meter. Aging meters result in unaccounted water loss throughout the City; therefore, the Water Division has planned proactive water meter replacement program which will address the replacement of the oldest meters first. In 2024, the Water Division replaced approximately 115 water meters.

Additionally, the funds for this project will be used for water meters that need to be replaced as an emergency need.

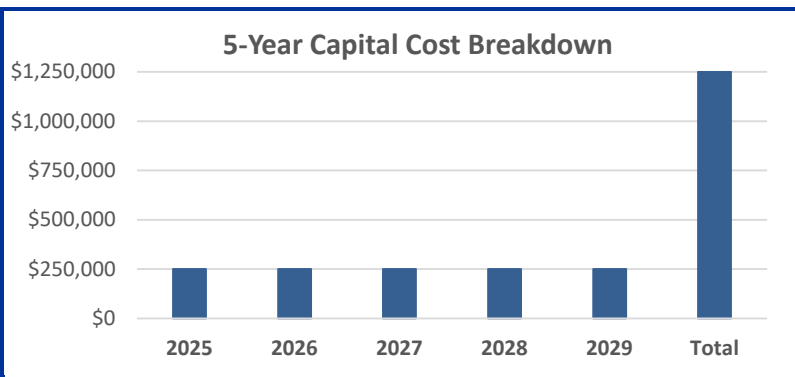
PROJECT DETAILS

Location:	Various
Useful Life:	15-20 years

BUDGET DETAILS

Project Total:	Ongoing
Current Year Budget:	\$250,000
Total Budget (All Years):	\$1,250,000

Note: Water meter replacements will be included in the CIP budget every year.



5-Year Capital Cost Breakdown						
Capital Cost	2025	2026	2027	2028	2029	Total
Construction						\$0
Equipment	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$1,250,000
Other						\$0
Total	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$1,250,000



CAPITAL IMPROVEMENT PROJECT 2025

PROJECT TITLE	Fire Hydrant Replacements
DEPARTMENT	Public Works
PROJECT TYPE	Water
PROJECT CODE	5WT01

FUND: Water Capital Improvement

PROJECT DESCRIPTION

The funds for this project will be used to complete the replacement of fire hydrants throughout various locations within the City. The funds designated for this project allow for the replacement of 9 fire hydrants. The fire hydrants to be replaced in 2025 will be determined by planned elimination of aged hydrants, or according to emergency needs.

PROJECT DETAILS

Location: Various

Useful Life: 30-50 years

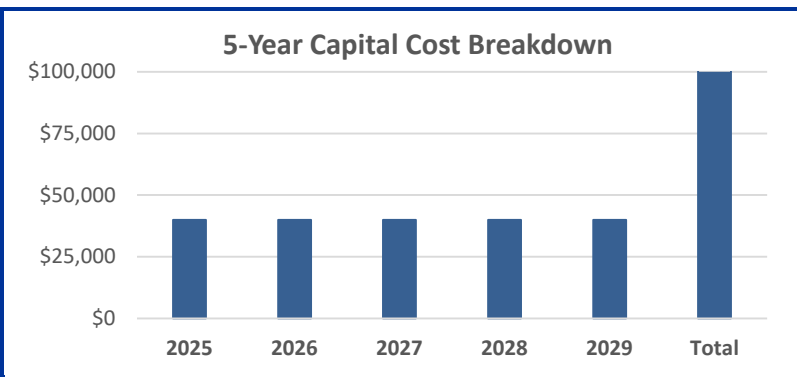
BUDGET DETAILS

Project Total: Ongoing

Current Year Budget: \$40,000

Total Budget (All Years): \$200,000

Note: Fire hydrant replacements will be included in the CIP budget every year.



5-Year Capital Cost Breakdown						
Capital Cost	2025	2026	2027	2028	2029	Total
Construction						\$0
Equipment	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$200,000
Other						\$0
Total	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$200,000



CAPITAL IMPROVEMENT PROJECT 2025

PROJECT TITLE	North Garver Road Water Main Repair
DEPARTMENT	Public Works
PROJECT TYPE	Water
PROJECT CODE	5WT02

FUND: Water Capital
Improvement

PROJECT DESCRIPTION

Funds for this project will be used for the design and replacement of the water main on North Garver Road from Deneen Drive to the north edge of State Route 63. The existing water main segment will be relocated from the ditch on the west side of the road to the northbound lane of traffic.

Construction costs of this project and project 5SW02 are estimated at \$1.8 million to \$2.2 million, which includes repaving this segment of roadway.

After design is completed, this project will likely be recommended for funding by an OWDA Loan in 2027.

PROJECT DETAILS

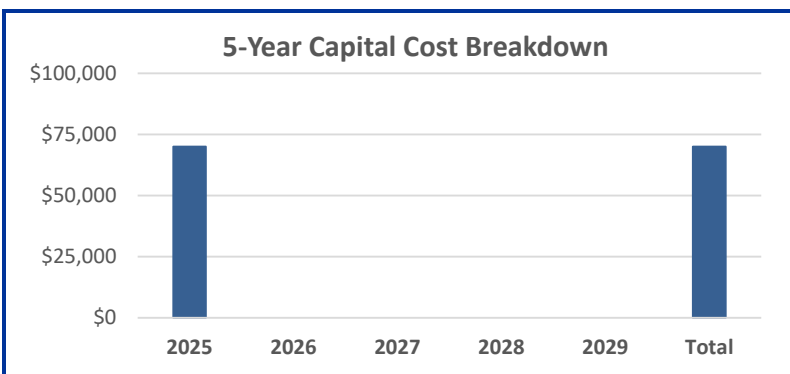
Location: North Garver Road
(from Deneen Drive to State Route 63)

Useful Life: 50-75 years

BUDGET DETAILS

Project Total: \$70,000
Current Year Budget: \$70,000
Total Budget (All Years): \$70,000

This water main project will be completed in tandem with storm sewer repairs that are detailed in Project Code 5SW02.



5-Year Capital Cost Breakdown						
Capital Cost	2025	2026	2027	2028	2029	Total
Construction						\$0
Equipment						\$0
Other	\$70,000					\$70,000
Total	\$70,000	\$0	\$0	\$0	\$0	\$70,000



CAPITAL IMPROVEMENT PROJECT 2025

PROJECT TITLE	Todhunter Road Water Main Replacment
DEPARTMENT	Public Works
PROJECT TYPE	Water
PROJECT CODE	5WT03

FUND: Water Capital
Improvement

PROJECT DESCRIPTION

The funds for this project would be used to complete the replacement of the existing 8-inch water line on Todhunter Road (from 531 Todhunter to 4610 Todhunter.) There is currently an 8-inch water main located between 12-inch water mains. This 8-inch main is approximately 2,000 linear feet. The restricted flow that is caused by the section of 8-inch main will be removed and replaced with a 12-inch main to facilitate improved hydraulic operation of the water system. (Engineering and planning of this project has already been completed.)

After design is completed, this project will likely be recommended for funding by an OWDA Loan in 2027.

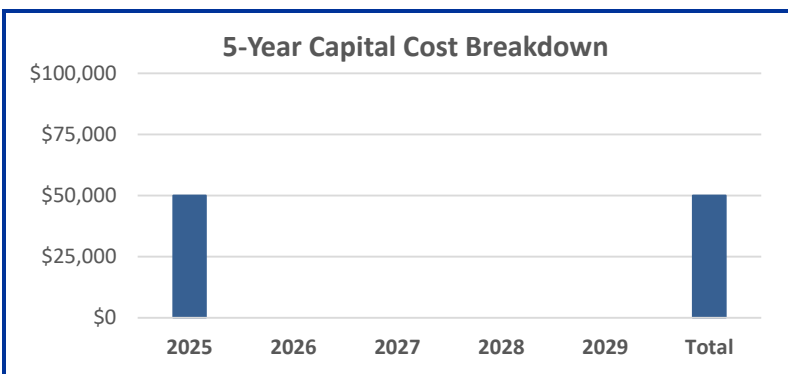
PROJECT DETAILS

Location: Todhunter Road
(531 Todhunter to 4610 Todhunter)

Useful Life: 50-75 years

BUDGET DETAILS

Project Total: \$50,000
Current Year Budget: \$50,000
Total Budget (All Years): \$50,000



5-Year Capital Cost Breakdown						
Capital Cost	2025	2026	2027	2028	2029	Total
Construction						\$0
Equipment						\$0
Other	\$50,000					\$50,000
Total	\$50,000	\$0	\$0	\$0	\$0	\$50,000



CAPITAL IMPROVEMENT PROJECT 2025

PROJECT TITLE	Northwestern Ave. Water Main Design
DEPARTMENT	Public Works
PROJECT TYPE	Water
PROJECT CODE	5WT04

FUND: Water Capital Improvement

PROJECT DESCRIPTION

The funds for this project will be allocated for the engineering and design costs that will be associated with the replacement of the water main on Northwestern Avenue. The length of water main to be replaced will begin at Indiana Avenue and will end at Mount Pleasant Drive. This project will include the replacement of the water main for Muskingum Circle.

After design is completed, this project will likely be recommended for funding by an OWDA Loan in 2027.

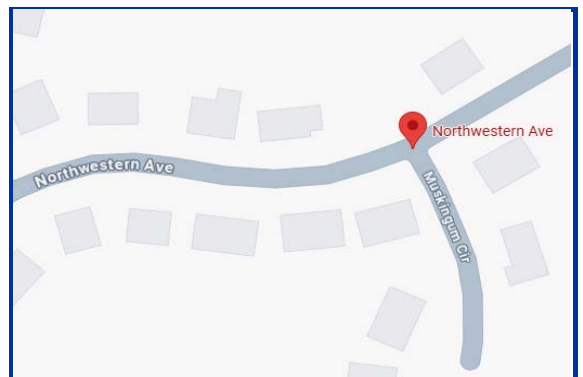
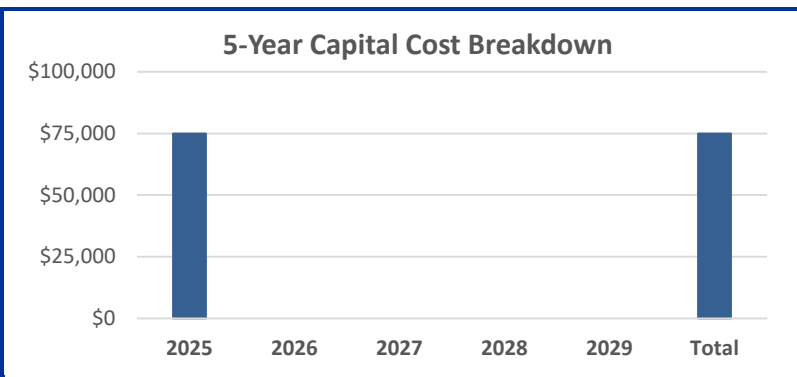
PROJECT DETAILS

Location: Northwestern Avenue
(from Indiana Drive to Mt. Pleasant Drive)

Useful Life: 50-75 years

BUDGET DETAILS

Project Total: \$75,000
Current Year Budget: \$75,000
Total Budget (All Years): \$75,000



5-Year Capital Cost Breakdown						
Capital Cost	2025	2026	2027	2028	2029	Total
Construction						\$0
Equipment						\$0
Other	\$75,000					\$75,000
Total	\$75,000	\$0	\$0	\$0	\$0	\$75,000



CAPITAL IMPROVEMENT PROJECT 2025

PROJECT TITLE	Breaden Drive Water Main and Road Improvements	
DEPARTMENT	Public Works	
PROJECT TYPE	Water	
PROJECT CODE	5WT05	FUND: Water Capital Improvement

PROJECT DESCRIPTION

The funds for this project will be allocated for the engineering and design plans to replace the final segment of existing water main Breaden Drive. The replaced water main would include the segment from Lebanon Street to just south of 341 Breaden Drive. The existing 6-inch cast iron water main is currently designed insufficiently and is failing. The engineering and design of this project will also include plans for a new roadway, which will follow the replacement of the water main.

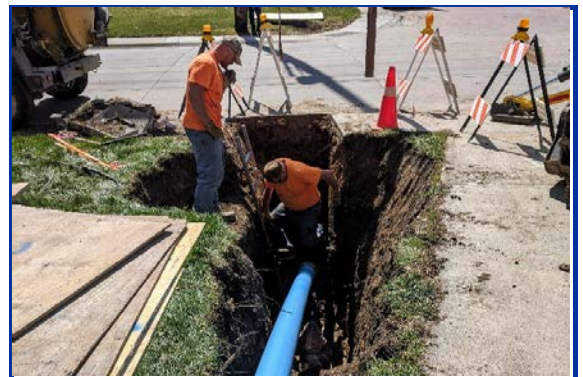
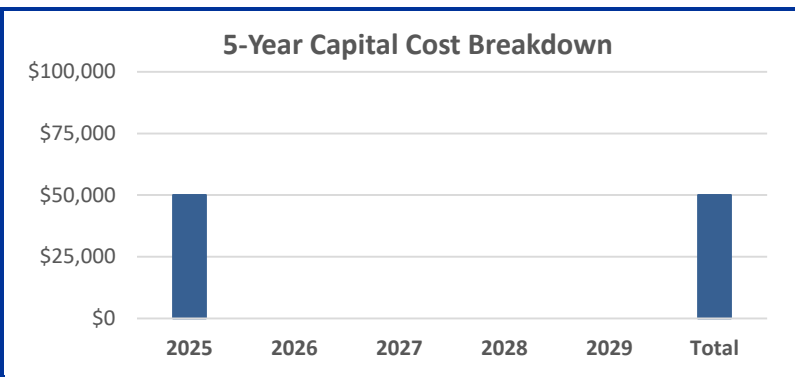
After design is completed, this project will likely be recommended for funding by an OWDA Loan in 2027.

PROJECT DETAILS

Location:	Breaden Drive (from Lebanon St. to 341 Breaden Dr.)
Useful Life:	50-75 years

BUDGET DETAILS

Project Total:	\$50,000
Current Year Budget:	\$50,000
Total Budget (All Years):	\$50,000



5-Year Capital Cost Breakdown						
Capital Cost	2025	2026	2027	2028	2029	Total
Construction						\$0
Equipment						\$0
Other	\$50,000					\$50,000
Total	\$50,000	\$0	\$0	\$0	\$0	\$50,000



CAPITAL IMPROVEMENT PROJECT 2025

PROJECT TITLE	Senate Drive Water Main Design
DEPARTMENT	Public Works
PROJECT TYPE	Water
PROJECT CODE	5WT06

FUND: Water Capital
Improvement

PROJECT DESCRIPTION

The funds for this project will be allocated for the engineering and design plans to replace the segment of water main beginning at State Route 63 to the end of Senate Drive. The existing water main is currently comprised of asbestos-cement, a material that lends to frequent water main breaks that occur several times each year. Additionally, this water main is the primary water service to properties east of I-75.

PROJECT DETAILS

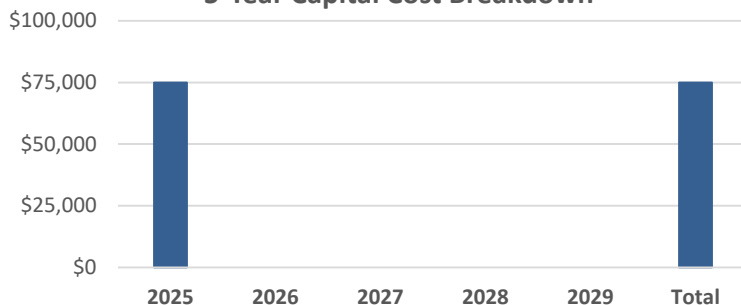
Location: Senate Drive
(from State Route 63 to end of Senate Dr.)

Useful Life: 50-75 years

BUDGET DETAILS

Project Total: \$75,000
Current Year Budget: \$75,000
Total Budget (All Years): \$75,000

5-Year Capital Cost Breakdown



5-Year Capital Cost Breakdown

Capital Cost	2025	2026	2027	2028	2029	Total
Construction						\$0
Equipment						\$0
Other	\$75,000					\$75,000
Total	\$75,000	\$0	\$0	\$0	\$0	\$75,000



CAPITAL IMPROVEMENT PROJECT 2025

PROJECT TITLE	State Route 4/Niederlander Phase II Water Main Design	
DEPARTMENT	Public Works	
PROJECT TYPE	Water	
PROJECT CODE	SWT07	FUND: Water Capital Improvement

PROJECT DESCRIPTION

The funds for this project will be allocated for the engineering and design plans to replace the segment of water main on Route 4 from Todhunter Road to Niederlander Lane. Due to the age and condition of the existing water main, there have been multiple water main breaks per year along this segment.

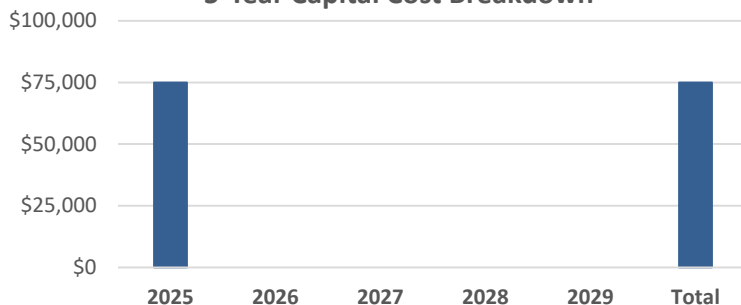
PROJECT DETAILS

Location:	State Route 4 (from Todhunter Rd. to Niederlander Ln.)
Useful Life:	50-75 years

BUDGET DETAILS

Project Total:	\$75,000
Current Year Budget:	\$75,000
Total Budget (All Years):	\$75,000

5-Year Capital Cost Breakdown



5-Year Capital Cost Breakdown

Capital Cost	2025	2026	2027	2028	2029	Total
Construction						\$0
Equipment						\$0
Other	\$75,000					\$75,000
Total	\$75,000	\$0	\$0	\$0	\$0	\$75,000



CAPITAL IMPROVEMENT PROJECT 2025

PROJECT TITLE	Navigator Way PRV
DEPARTMENT	Public Works (Water)
PROJECT TYPE	Equipment
PROJECT CODE	5WT08

FUND: Water Capital Improvement

PROJECT DESCRIPTION

Installation of a Pressure Reducing Valve (PRV) and Meter facility at the intersection of Navigator Way and S. Union Rd. This is needed as an emergency connection point to help meet fire flow requirements in this area. The installation of the PRV will ensure consistent water pressure for fire emergencies and reduce the pressure on the water service line preventing damage to the mains. The City has applied for an Ohio Public Works Commission (OPWC) Grant for this project. The total project cost is \$369,547 with a local match amount of \$188,469.

PROJECT DETAILS

Location: Navigator Way / S. Union Rd.

Useful Life: 20+ years

BUDGET DETAILS

Project Total: \$381,078

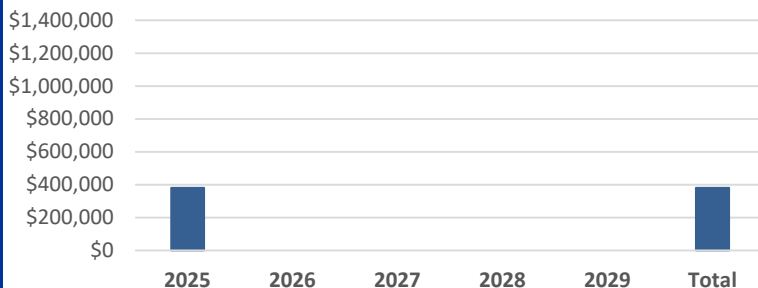
Current Year Budget: \$381,078

Total Budget (All Years): \$381,078

Other Funding Sources:

OPWC Grant \$181,078

5-Year Capital Cost Breakdown



5-Year Capital Cost Breakdown

Capital Cost	2025	2026	2027	2028	2029	Total
Construction	\$0	\$0	\$0	\$0	\$0	\$0
Equipment	\$381,078	\$0	\$0	\$0	\$0	\$381,078
Other	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$381,078	\$0	\$0	\$0	\$0	\$381,078



CAPITAL IMPROVEMENT PROJECT 2025

PROJECT TITLE	Todhunter/Holman PRV
DEPARTMENT	Public Works (Water)
PROJECT TYPE	Equipment
PROJECT CODE	5WT09

FUND: Water Capital Improvement

PROJECT DESCRIPTION

Replacment of the Pressure Reducing Valve (PRV) facility located at the intersection of Todhunter Rd. and Holman Dr. The current PRV is undersized and 25+ years old. It was originally designed for a 6" water main, which has since been upgraded to a 12" water main. This replacment will help with fire flow issues in this area. The City has applied for an Ohio Public Works Commission (OPWC) Grant for this project. The total project cost is \$400,502 with a local match amount of \$204,256.

PROJECT DETAILS

Location: Todhunter Rd. / Holman Dr.

Useful Life: 20+ years

BUDGET DETAILS

Project Total: \$401,246

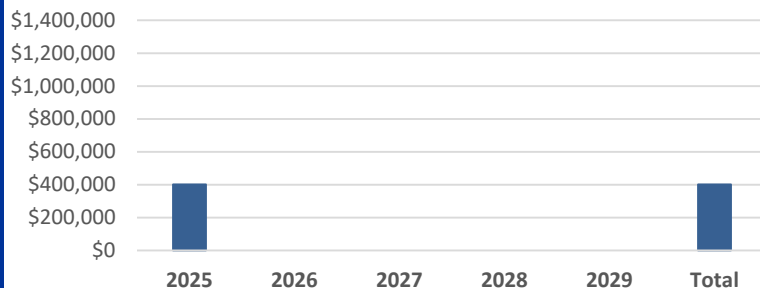
Current Year Budget: \$401,246

Total Budget (All Years): \$401,246

Other Funding Sources:

OPWC Grant \$196,246

5-Year Capital Cost Breakdown



5-Year Capital Cost Breakdown

Capital Cost	2025	2026	2027	2028	2029	Total
Construction	\$0	\$0	\$0	\$0	\$0	\$0
Equipment	\$401,246	\$0	\$0	\$0	\$0	\$401,246
Other	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$401,246	\$0	\$0	\$0	\$0	\$401,246

ORDINANCE NO. 2024-37

AN ORDINANCE APPROVING A FINAL PLAT FOR JOHN SCOTT ROAD.

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

SECTION 1: The Council of the City of Monroe hereby approves the final plat of John Scott Road upon receipt of proper bonding, payment of all application review and inspection fees, submission of digital files compatible with the City's GIS, and a complete file of all As-Built drawings.

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: _____

DEED REFERENCE:

Situated in Township of Turtlecreek, City of Monroe, Warren County, Ohio; Section 5 & 6, Township 3, Range 3 and being 0.9983 acres of dedicated right of way and being part of the property as conveyed to Monroe JSE, LLC by deed recorded in Doc. No. 2018-013258 (20.3218 acres deeded) of the Recorders Office of Warren County, Ohio.

OWNERS CONSENT AND DEDICATION:

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LEINHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DO DEDICATE THE STREETS, PARKS OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER AND DO HEREBY GRANT, ON A NON-EXCLUSIVE BASIS, THE 20', 25' AND AREA STORM SEWER EASEMENTS, ARE FOR THE USE, CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT AND REMOVAL OF STORM SEWER, STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNERS CONSENT AND DEDICATION:

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LEIN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONCENT TO THE EXECUTION OF SAID PLAT AND DO DEDICATE THE STREETS, PARKS OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER. ANY "PUBLIC UTILITY EASEMENTS" AS SHOWN ON THIS PLAT ARE FOR THE PLACEMENT OF SIDEWALKS AND FOR THE MAINTENANCE AND REPAIR OF STREETS. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY LINES OR SERVICES, STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDING OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

AS TO ALL: OWNER(S): Monroe JSE, LLC

WITNESS

WITNESS BY:

STATE OF OHIO, COUNTY OF HAMILTON, SS:

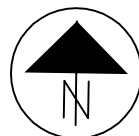
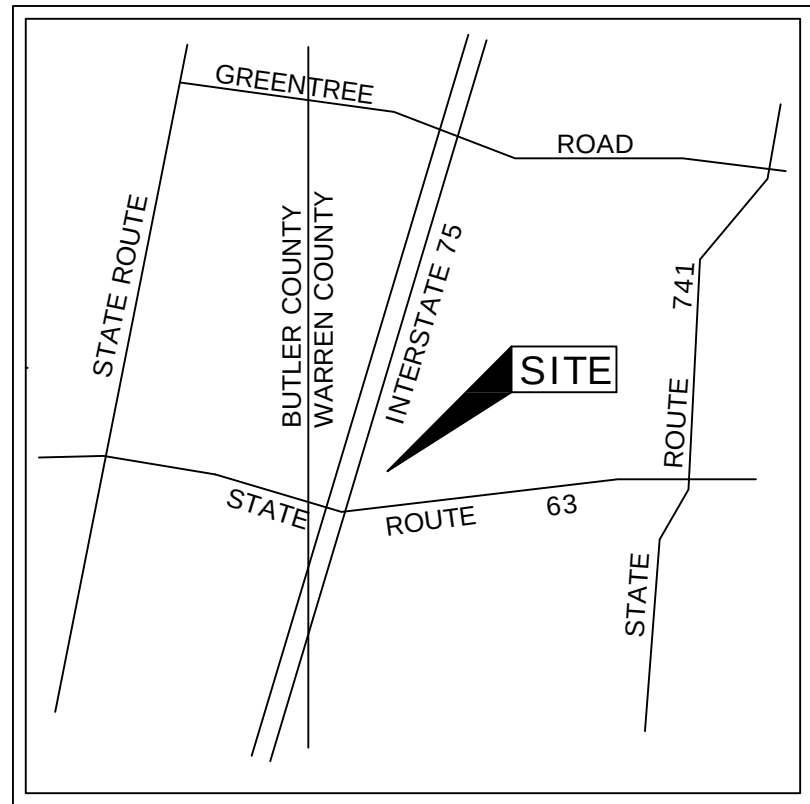
BE IT REMEMBERED ON THIS DAY OF 2023 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY CAME MONROE JSE, LLC BY AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. ON BEHALF OF THEMSELVES AND ON BEHALF OF THE CORPORATION

IN TESTIMONY WHEREOF, I HAVE SET MY HAND, AND NOTARY SEAL ON THE DAY AND DATE WRITTEN:

NOTARY PUBLIC MY COMMISSION EXPIRES

ADJACENT PARCELS:

- | | |
|--|---|
| (2) GOC REALCO LLC
1.1029 ACRES
DOC. NO. 2017-027391 PARCEL 2
S.R. 9A-150, S.R. 129-79
S.R. 129-90, S.R. 143-47
S.R. 143-49, S.R. 145-10
S.R. 131-17, S.R. 146-58 | (6) GOC REALCO LLC
1.5998 ACRES
DOC. NO. 2017-027391 PARCEL 1
S.R. 9A-150, S.R. 129-79
S.R. 129-90, S.R. 143-47
S.R. 143-49, S.R. 145-10
S.R. 131-17, S.R. 146-58 |
| (3) BESSIE KALKANIS, TRUSTEE
0.7919 ACRES
DOC. NO. 2018-002972
S.R. 9A-150, S.R. 129-79
S.R. 129-90, S.R. 143-47
S.R. 143-49, S.R. 145-10
S.R. 131-17, S.R. 146-58 | (7) OHIO DEPARMENT
OF TRANSPORTATION
1.030 ACRES (ORIGINAL)
O.R. 5127, PAGE 705
S.R. 143-47
S.R. 129-90 |
| (4) STATE OF OHIO
0.062 ACRES
O.R. 5268, PAGE 49
S.R. 129-90 | (8) VARTKES ARA APKARIAN
DOC. NO. 2018-032595
PART LOT 1
1.1955 ACRES
CONGRESS INDUSTRIAL PARK
PLAT BOOK 6, PAGE 74
S.R. 137-36, S.R. 72-72, S.R. 74-96 |
| (5) STATE OF OHIO
0.013 ACRES
O.R. 4520, PAGE 495
S.R. 129-90 | |



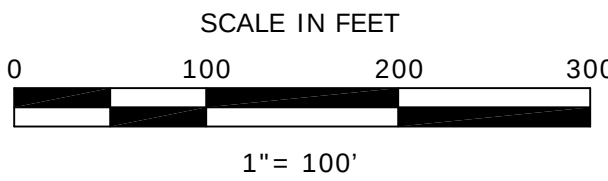
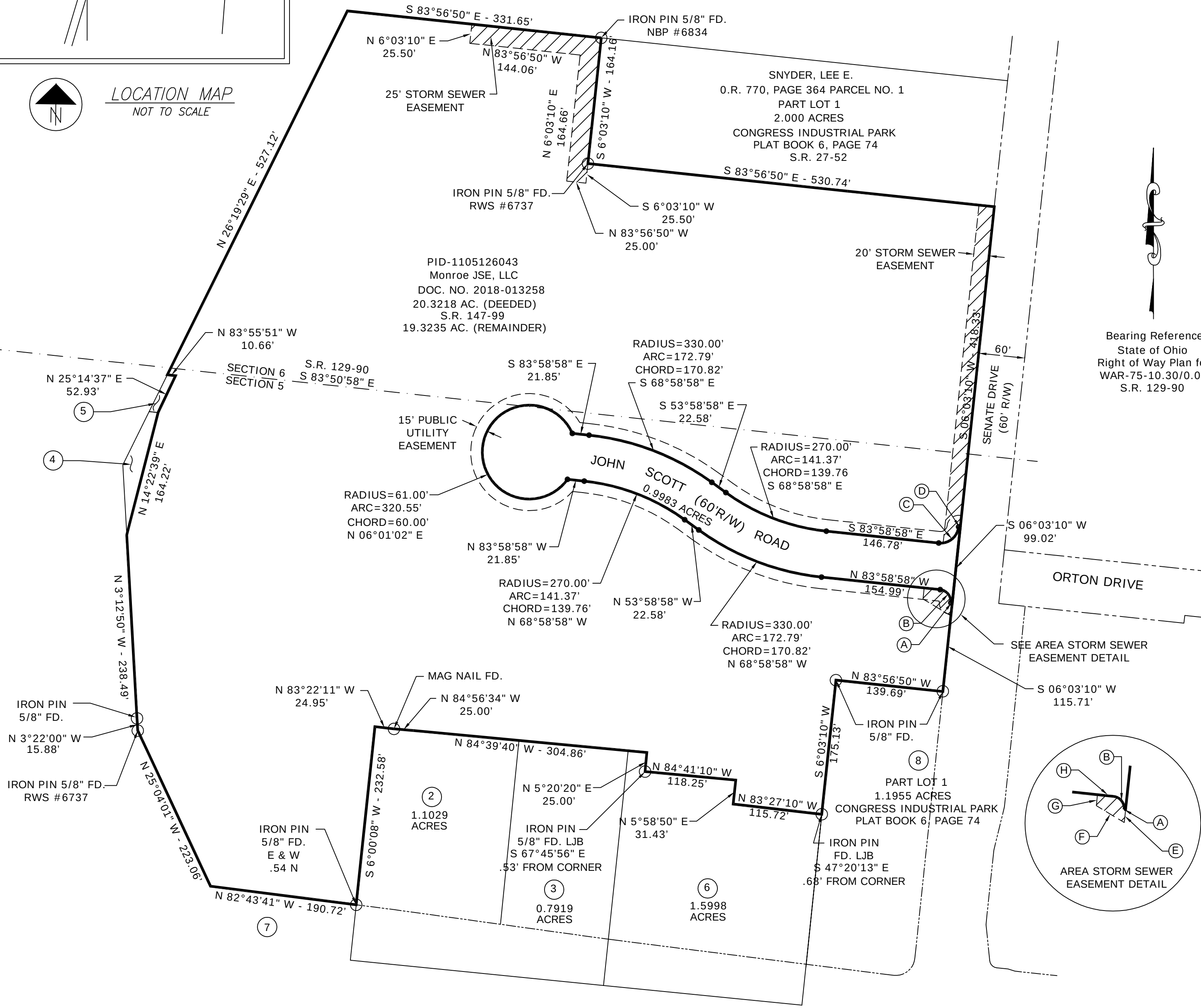
LOCATION MAP
NOT TO SCALE

MONROE CENTER
JOHN SCOTT ROAD
RIGHT-OF-WAY DEDICATION AND
EASEMENT PLAT

LOCATED IN
CITY OF MONROE, TOWNSHIP OF TURTLECREEK
SECTION 5 & 6, TOWNSHIP 3, RANGE 3
WARREN COUNTY, OHIO

Note:
The true plat boundary is the dedicated
right of way of John Scott Road.

JULY, 2023



ROADWAY RIGHT-OF-WAY SUMMARY
(AS SURVEYED)

2018-013258 (20.3218 AC.)	0.9983 ACRES
TOTAL	0.9983 ACRES

CURRENT DEED REFERENCE:

PID-1105126043
Monroe JSE, LLC
DOC. NO. 2018-013258
20.3218 AC. (DEEDED)
S.R. 147-99

SURVEYOR'S NOTES

- Pertinent Documents and Sources of Data Used are as Shown on Plat.
- This plat is a result of a present field survey.
- In general, the occupation matches adjacent properties and survey records.
- Monumentation set as shown.

LEGEND

- 5/8" Iron Pin Found With Cap Stamped DJB 7058 Unless Otherwise Noted. Monuments found in good condition Unless Otherwise Noted.
- 5/8" Iron Pin with Cap Stamped DJB 7058 Set.
- Mag Nail Set

The basis of the bearings for this plat:
State of Ohio
Right of Way Plan for
WAR-75-10.30/0.00
S.R. 129-90

PLANNING COMMISSION APPROVAL:

THIS PLAT WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF MONROE, OHIO ON THIS DAY OF OF 2023.

SEC. MONROE PLANNING COMMISSION

CITY COUNCIL APPROVAL:

THIS PLAT WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF MONROE, OHIO ON THIS DAY OF OF 2023.

CLERK OF MONROE COUNCIL

CITY ENGINEER APPROVAL:

I HEREBY APPROVE THIS PLAT ON THIS DAY OF 2023.

ENGINEER FOR THE CITY OF MONROE, OHIO

ENFORCEMENT OFFICER APPROVAL:

THIS PLAT WAS APPROVED AND ACCEPTED BY THE ENFORCEMENT OFFICER OF THE CITY OF MONROE, OHIO ON THIS DAY OF OF 2023.

ENFORCEMENT OFFICER

BUTLER COUNTY WATER & SEWER APPROVAL:

I HEREBY APPROVE AND ACCEPT THIS PLAT ON THIS DAY OF 2019

DIRECTOR, BUTLER COUNTY WATER AND SEWER

COUNTY RECORDER

FILE NO.

RECEIVED ON THIS DAY OF 2023 AT

RECORDED ON THIS DAY OF 2023 AT

RECORDED IN BOOK NO. ON PAGES

FEE \$

BY: DEPUTY WARREN COUNTY RECORDER

COUNTY AUDITOR

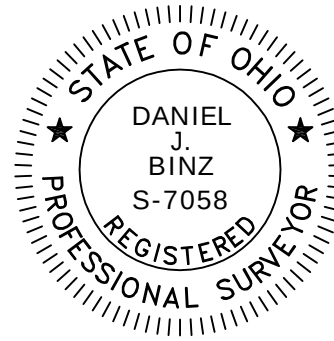
TRANSFERRED IN THIS DAY OF 2023

BY: DEPUTY WARREN COUNTY AUDITOR

CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION, ON AND THAT ALL MONUMENTS WERE SET AS SHOWN.

DANIEL J. BINZ
PROFESSIONAL SURVEYOR NO. 7058



OWNER ADDRESS:

Monroe JSE, LLC
4479 RED BANK EXPRESSWAY
CINCINNATI, OHIO 45227

FLOOD NOTE:

By graphic plotting only, this property is in
Zone X and Zone AE of the Flood Insurance Rate Map, Community Panel No.
39017C0229F, which bears an effective date of
10 19, 2018 and Zone AE is in a Special Flood Hazard Area.

RIGHT-OF-WAY DEDICATION PLAT
TURTLECREEK TOWNSHIP, CITY OF MONROE
SECTION 5 & 6, TOWNSHIP 3, RANGE 3
WARREN COUNTY, OHIO

Job Number
23001.19

Revisions

Date Issued
7-18-23

Sheet Number

1
1

Binz Surveying, LLC
OHIO - INDIANA - KENTUCKY - FLORIDA
• ALTA/ACSM SURVEY • MORTGAGE LOCATION SURVEY • PROPERTY SURVEY
• GPS • TOPOGRAPHIC SURVEY • CONSTRUCTION LAYOUT
binzsurveying@gmail.com 513-845-4512

ORDINANCE NO. 2024-38

AN ORDINANCE AMENDING AND SUPPLEMENTING VARIOUS SECTIONS OF THE PLANNING AND ZONING CODE.

WHEREAS, Planning Commission recommended that Council approve the amendment and supplement of various sections of the Planning and Zoning Code on November 19, 2024; and

WHEREAS, Council deems it in the best interest of the City to accept Planning Commission's recommendation.

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

SECTION 1: Section 1201.06(F)(3) of the Planning and Zoning Code is hereby amended and supplemented to read as follows:

“Approved Planned Unit Developments (PUDs). Planned Unit Development agreements approved prior to the effective date of this PZC are governed according to the express terms and conditions of each agreement, unless expressly repealed, revoked, or modified as provided in the PZC.”

SECTION 2: Table 2.03(C)-1 of the Planning and Zoning Code is hereby amended as follows:

“

Table 2.03(C)-1, GR Lot and Building Standards

ac = acre du = dwelling unit du/a = unit per acre st = story sf. = square feet ' = feet

Key			
	Development Type	Conventional	Conservation
	Open Space (min.)	15%	30%
	Maximum Density (du/ac)	6	8

Table 2.03(C)-1, GR Lot and Building Standards

ac = acre du = dwelling unit du/a = unit per acre st = story sf. = square feet
= feet

Key			
	Development Type	Conventional	Conservation
	Minimum Floor Area [1]		
	Single-Unit Detached	1,800 sf.	1,800 sf.
	Single-Unit Attached/Duple x	1,600 sf.	1,600 sf.
	Zero Lot Line Townhouse	1,800 sf.	1,800 sf.
		1,600 sf.	1,600 sf.
Lot Standards			
A	Lot Area (min.)	6,000 sf.	3,500 sf.
	Single-Unit Detached	2,500 sf.	1,500 sf.
	Single-Unit Attached/Duple x	6,000 sf.	3,500 sf.
	Zero Lot Line Townhouse	2,000 sf.	1,500 sf.
B	Lot Width (min.)	40'	30'
Building Standards			
Primary Building Placement			
C	Front Setback (min.)	30'	20'
D	Side Setback (min.) [2]	0/5'	0/5'
E	Street Side Setback (min.)	20'	15'
F	Rear Setback (min.)	30'	20'
Accessory Building Placement			
	Front Setback (min.)	--	--
G	Side Setback (min.) [3]	5'/10'	5'/10'
H	Street Side Setback (min.)	--	--

Table 2.03(C)-1, GR Lot and Building Standards

ac = acre du = dwelling unit du/a = unit per acre st = story sf. = square feet ' = feet

Key			
	Development Type	Conventional	Conservation
I	Rear Setback (min.) [3]	5'/10'	5'/10'
	Building Height and Coverage		
J	Height (max.) - Stories - Feet	2.5 30'	2.5 / 3.0 30' / 40'
K	Lot Coverage (max.)	55%	55%
	Other Site and Building Components		
	Primary Entrance Orientation	Towards primary street on front facade	Towards primary street on front facade
	Building Type Permitted	Single-Unit Detached, Zero Lot Line, Single-Unit Attached, Duplex, Townhouse	Single-Unit Detached, Zero Lot Line, Single-Unit Attached, Duplex, Townhouse
	Fence or Freestanding Walls Height (max.)		
	- Front Yard	3'	3'
	- Side Yard	6'	6'
	- Corner Yard	3'	3'
	- Rear Yard	6'	6'

Notes:

1. To calculate the floor area, all areas within basements, garages, stairs, and any attached or detached accessory building or structure shall not be included.
2. The first number represents only one side yard setback as permitted for the zero-lot line dwelling unit as allowed in the SR zoning district. The second number represents the minimum for the non-zero setback side. See the definition in Section 1209.03, *Definitions*.
3. The first number represents accessory structures and uses under 12 feet in height and the second number is for accessory structures and uses 12 feet in height or taller. All accessory structures and uses 12 feet in height or taller shall be set back a minimum of 10 feet from the side and rear lot lines."

SECTION 3: Table 2.03(C)-2 of the Planning and Zoning Code is hereby amended to read as follows:

“

Table 2.03(C)-2, GR References to Related Standards	
Standard Topic	Location in PZC
Accessory Uses and Structures	1203.07
Open Space	Article 04.02
Building Design	1204.06
Screening and Fencing	1204.22
Floodplain and Floodway Development	City of Monroe Code of Ordinances, Chapter 1446
Parking, Loading, and Circulation	Article 04.04
Landscaping, Screening, and Buffering	Article 04.05
Signage	Article 04.06
Outdoor Lighting	Article 04.07
Subdivision Design	Chapter 1205

”

SECTION 4: Table 2.03(D)-2 of the Planning and Zoning Code is hereby amended to read as follows:

“

Table 2.03(D)-2, NC References to Related Standards	
Standard Topic	Location in PZC
Accessory Uses and Structures	1203.07
Open Space	Article 04.02
Building Design	1204.06
Screening and Fencing	1204.22
Floodplain and Floodway Development	City of Monroe Code of Ordinances, Chapter 1446
Parking, Loading, and Circulation	Article 04.04
Landscaping, Screening, and Buffering	Article 04.05
Signage	Article 04.06
Outdoor Lighting	Article 04.07
Subdivision Design	Chapter 1205

“

SECTION 5: Section 2.03(E)A. of the Planning and Zoning Code is hereby amended to read as follows:

“2.03(E) Urban Residential (UR)

- A. **Purpose.** The Urban Residential (UR) district provides for areas of higher gross density designed to accommodate a diverse range of housing types including single-unit

attached and multi-unit dwellings. The district is intended for areas within or adjacent to mixed-use centers to serve as a higher-density residential transition from suburban neighborhoods. Given its urban transition character, there are higher densities and greater amenity spaces set aside for streetscapes, greens, common landscaping, plazas, and resident gathering areas, as well as common landscaping and screening. Amenities are linked together with abutting developments to create a system of interconnected public spaces. The role of the UR District is to provide a variety of living types and spaces near and in support of commercial businesses and work spaces within mixed-use centers.”

SECTION 6: Table 2.03(E)-2 of the Planning and Zoning Code is hereby amended to read as follows:

“

Table 2.03(E)-2, UR References to Related Standards	
Standard Topic	Location in PZC
Accessory Uses and Structures	1203.07
Open Space	Article 04.02
Building Design	1204.06
Screening and Fencing	1204.22
Floodplain and Floodway Development	City of Monroe Code of Ordinances, Chapter 1446
Parking, Loading, and Circulation	Article 04.04
Landscaping, Screening, and Buffering	Article 04.05
Signage	Article 04.06
Outdoor Lighting	Article 04.07
Subdivision Design	Chapter 1205

“

SECTION 7: Section 1202.04 F. 3. d. i. and vii are hereby amended supplemented to read as follows:

“i. *Lot Area and Width.* The minimum lot area may be that of the smallest lot in the context of the development, as defined in Paragraph vii, Context, below. The minimum lot width may be that of the narrowest lot in the context of the development. Refer to Section 1207.33, *Replat*, for requirements related to replatting existing lots.

vii. *Context.* This Subsection identifies various contexts that inform the allowances provided in Subsection d., Alternative Standards, above, and as depicted in Figure 1202.04-4, *Context Illustrations*.

- (A) Alley Lot. If the infill site is an alley lot, then the context consists of other adjacent alley lots and the surrounding lots within the block that includes the infill site (shown in green).
- (B) Corner Lot. If the infill site is a corner lot, then the context consists of both block faces that include the infill site and the lots directly across the street from the infill site.

- (C) Interior Lot. If the infill site is an interior lot, then the context consists of the block face that includes the infill site and the lots directly across the street from the infill site.
- (D) Lots in Unimproved Block Face. If the infill site is within a block face that does not include other lots improved with buildings, then the context consists of the opposing block faces (being immediately opposite the same street as the project site) and the remaining lots on the block of the infill site.
- (E) Lots in Unimproved Block. If the infill site is within a block that does not include other lots improved with buildings, and the block face opposite the given project site does not include other lots improved with buildings, then the context consists of the block faces surrounding the block that includes the infill site.”

SECTION 8: Section 1202.05 A. of the Planning and Zoning Code is hereby amended to read as follows:

“Purpose. The Mixed-Use (MU) District provides for areas that foster the development of high-activity uses within a connected and walkable environment outside of the downtown area. The district requires a compatible mix of residential, commercial, retail, service, live-work uses, and open spaces, together with certain governmental, educational, religious, recreational, and support uses. Urban design standards maintain a neighborhood commercial scale, promote pedestrian activity, and maintain the unique character of innovative design. Development within this district is denser than other parts of the City and generally consists of multi-story buildings that are built to the street; parking that is located on-street, to the rear of the property, built under or on top of a building, or in standalone parking structures.”

SECTION 9: Section 2.05(C)A. of the Planning and Zoning Code is hereby amended to read as follows:

“Purpose. The Highway Commercial (HC) district provides for a variety of commercial retail and service uses in freestanding or multi-tenant buildings and centers located around the State Route 63 and Interstate 75 interchange. The character of development within the HC district consists of sites varying in size and scale catering to regional destinations and interstate traffic.”

SECTION 10: Section 2.05(E) A. of the Planning and Zoning Code is hereby amended and supplemented to read as follows:

“Purpose. The Employment Center (EC) district provides for business park or a larger-scale corporate or medical campus development. This district is appropriate for office, commercial uses and services, overnight accommodations, professional services, medical uses, some limited small-scale light industrial uses, and research and development facilities. The EC is intended for diversity in building types and uses but also to minimize impact on adjacent properties. The character of development within the EC consists of a suburban, campus-style setting and may include an internal street system serving individual lots that contain single-business or multi-tenant buildings.”

SECTION 11: Table 2.05(F)-1 of the Planning and Zoning Code is hereby supplemented to read as follows:

“

Table 2.05(F)-1, LI Lot and Building Standards	
ac. = acre	du = dwelling unit
sf. = square feet	st. = story
' = feet	
Development	Standard
Key Category	Commercial
Lot Area	N/A
Lot Width	N/A
-- Open Space (min)	15%
Building Standards	
Building Placement and Lot Coverage	
A Front Setback (min) [1][2] -Arterial -Collector	20'/150' 20'/150'
B Side Setback (min) [1][2]	10'/200'
C Rear Setback (min) [1][2]	10'/200'
Building Height and Coverage	
D Height (min./max.)	0'/55'
E Lot Coverage	85%
Access and Parking	
-- Parking Type(s)	On-Site
-- Parking Location	Front/Side/Rear
F Parking Lot Setback [2][3]	10'/200'
Required Parking Spaces	See Section 1204.14, <i>Off-Street Loading and Stacking</i> for number of spaces required.
Other Site and Building Components	
Frontage Type	--
Primary Entrance Orientation	Toward primary street, open space, or parking area
Allowed Setback Encroachments (max.)	
- Architectural Features	3'
- Building Frontage	3'
Accessory Building Setbacks (min.)	
- Front, Corner	Accessory buildings shall not be located in the front or street-facing side yard on a corner lot.

Table 2.05(F)-1, LI Lot and Building Standards

ac. = acre du = dwelling unit sf. = square feet st. = story ' = feet

Development		Standard
Key	Category	Commercial
	- Alley	10'
	- Any Other Property Line	10'
	Accessory Building Height	35'
	Fence or Freestanding Walls Height (max.)	
	- Front Yard	6'
	- Side Yard	8'
	- Corner Yard	6'
	- Rear Yard	8'

Notes:

1. A setback that adjoins and shares a common property line with another district shall be the greater width of the setback or the minimum required district buffer as outlined in Article 04.05, *Landscaping, Screening, and Buffering*. All surface parking along public roads must be screened with landscaping.
2. The second number on the setbacks apply to properties when a parcel is directly adjacent to a residential use or zoning district.
3. Access drives used for semi trucks and/or parking of semi trucks or trailers shall be no closer than 200 feet to the property line when adjacent to a residential zone or use. Access drives and parking for employee automotive vehicles shall be no closer than 100 feet to the property line when adjacent to a residential zone or use. The only exception for access drive location is for emergency vehicle access as determined by the City.”

SECTION 12: Table 2.05 (G)-1 of the Planning and Zoning Code is hereby supplemented to read as follows:

“

Table 2.05(G)-1, HI Lot and Building Standards

ac. = acre du = dwelling unit sf. = square feet st. = story ' = feet N/A= not applicable

Development		Standard
Key	Category	Commercial
	Lot Area (min.)	N/A
	Lot Width (min.)	N/A
--	Open Space (min)	15%
	Lot Coverage (max.)	85%
Building Standards		
	Building Placement and Lot Coverage	

Table 2.05(G)-1, HI Lot and Building Standards

ac. = acre du = dwelling unit sf. = square feet st. = story ' = feet N/A= not applicable

Development		Standard
Key	Category	Commercial
A	Front Setback (min.) [1][2]	20'/150'
	-Arterial	20'/150'
	-Collector	
B	Side Setback (min.) [1][2]	10'/200'
C	Rear Setback (min.) [1][2]	10'/200'
Building Height and Coverage		
D	Height (min./max.)	0'/70'
Access and Parking		
--	Parking Type(s)	On-Site
--	Parking Location	Front/Side/Rear
E	Parking Lot Setback [2][3]	10'/200'
	Required Parking Spaces	See Section 1204.14, <i>Off-Street Loading and Stacking</i> for number of spaces required.
Other Site and Building Components		
	Frontage Type	--
	Primary Entrance Orientation	Toward primary street, open space, or parking area
Allowed Setback Encroachments (max.)		
	- Architectural Features	3'
	- Building Frontage	3'
Accessory Building Setbacks (min.)		
	- Front, Corner	Accessory buildings shall not be located in the front or street-facing side yard on a corner lot.
	- Alley	10'
	- Any Other Property Line	10'
	Accessory Building Height	35'
Fence or Freestanding Walls Height (max.)		
	- Front Yard	6'
	- Side Yard	8'
	- Corner Yard	6'
	- Rear Yard	8'

Table 2.05(G)-1, HI Lot and Building Standards

ac. = acre du = dwelling unit sf. = square feet st. = story ' = feet N/A= not applicable

Development	Standard
Key Category	Commercial

Notes:

1. A setback that adjoins and shares a common property line with another district shall be the greater width of the setback or the minimum required district buffer as outlined in Article 04.05, *Landscaping, Screening, and Buffering*. All surface parking along public roads must be screened with landscaping.
2. The second number on the setbacks apply to properties when a parcel is directly adjacent to a residential use or zoning district.
3. Access drives used for semi trucks and/or parking of semi trucks or trailers shall be no closer than 200 feet to the property line when adjacent to a residential zone or use. Access drives and parking for employee automotive vehicles shall be no closer than 100 feet to the property line when adjacent to a residential zone or use. The only exception for access drive location is for emergency vehicle access as determined by the City.”

SECTION 13: Table 1203.02-1 of the Planning and Zoning Code is hereby amended to read as follows:

“

Table 1203.02-1, Primary Use Table														
Key: P = Permitted Use C = Conditional Use L = Limited Use -- = Prohibited														
Use Category (1203.03)	Use Type	R	S	G	N	U	M	D	H	G	E	L	H	Use Standard
Residential Use Categories														
Household Living	Single-Unit Detached Home	P	P	P	P	--	--	--	--	--	--	--	--	
	Zero Lot Line Home	--	P	P	P	--	--	--	--	--	--	--	--	
	Single-Unit Attached Home	--	--	P	--	P	--	--	--	--	--	--	--	
	Duplex	--	--	P	--	P	P	--	--	--	--	--	--	
	Live-Work Unit	--	--	--	--	C	P	P	--	--	--	--	--	1203.05
	Multiplex	--	--	--	--	L	P	P	--	--	--	--	--	1203.04
	Townhouse	--	--	P	--	P	P	P	--	--	--	--	--	
	Multi-Unit	--	--	--	--	P	P	P	--	--	--	--	--	
	Upper Floor Residential	--	--	--	--	--	L	L	L	--	--	--	--	1203.04
	Other Household Living uses not listed above	C	C	C	C	C	C	C	--	--	--	--	--	1203.05
Group Living	Adult Family Home or Small Residential Facility	P	P	P	P	--	--	--	--	--	--	--	--	

Table 1203.02-1, Primary Use Table															
Key: P = Permitted Use C = Conditional Use L = Limited Use -- = Prohibited															
Use Category (1203.03)	Use Type	R R	S R	G R	N C	U R	M U	D T	H C	G C	E C	L I	H I	Use Standard	
	Adult Group Home or Large Residential Facility	--	--	--	--	C	--	--	--	--	--	--	--	1203.05	
	Institutional Care Facility	--	--	C	--	C	--	--	--	--	--	--	--	1203.05	
	Other Group Living uses not listed above	C	C	C	C	C	C	C	--	--	--	--	--	1203.05	
Agricultural and Animal-Related Use Categories															
Agricultural-Related	Greenhouse or Nursery	L	--	--	--	--	--	--	--	P	--	P	--	1203.04	
	Raising of Crops	P	--	--	--	--	--	--	L	L	P	P	P	1203.04	
	Other Agriculture-Related uses not listed above	C	--	--	--	--	--	--	--	--	P	P	P	1203.05	
Animal-Related	Kennel	L	--	--	--	--	C	--	--	C	--	--	--	1203.04 and 1203.05	
	Stables, Private	P	--	--	--	--	--	--	--	--	--	--	--		
	Raising of Livestock	L	--	--	--	--	--	--	--	--	--	--	--	1203.04	
	Veterinary Office (Without Boarding)	--	--	--	--	--	P	P	P	P	P	P	P		
	Other Animal-Related uses not listed above	C	--	--	--	--	--	--	C	C	--	C	C	1203.05	
Public and Civic Use Categories															
Community Facilities	Public Community Centers	C	C	C	C	C	P	P	P	P	P	--	--	1203.05	
	Place of Public Assembly	C	C	C	C	C	P	P	P	P	--	--	--	1203.05	
	Residential Recreational Facility	P	P	P	P	P	P	P	--	--	--	--	--		
	Other Community Facilities uses not listed above	--	--	--	--	--	P	P	P	P	--	--	--		
Daycare Facilities	All Daycare Facilities uses not listed above	--	--	--	--	C	L	L	--	L	L	L	--	1203.04 and 1203.05	
Educational Facilities	College, University, or Other Higher Educational Institution	--	--	--	--	--	--	--	P	P	P	P	--		

Table 1203.02-1, Primary Use Table														
Key: P = Permitted Use C = Conditional Use L = Limited Use -- = Prohibited														
Use Category (1203.03)	Use Type	R R	S R	G R	N C	U R	M U	D T	H C	G C	E C	L I	H I	Use Standard
	Primary or Secondary Educational Institution	C	C	C	C	C	C	C	--	--	--	--	--	1203.05
	Other Educational Facilities uses not listed above	--	--	--	--	--	P	P	P	P	P	P	--	
Government Facilities	All Government Facilities uses	C	C	C	C	C	P	P	P	P	P	P	P	1203.05
Medical Facilities	Hospital or Outpatient Center	--	--	--	--	--	C	C	C	C	C	--	--	1203.05
	Other Medical Facilities uses not listed above	--	--	--	--	--	P	P	P	P	P	--	--	
Parks and Open Areas	Active Park, Playground, or Ball Field	C	C	C	C	C	L	L	L	L	L	L	L	1203.04 and 1203.05
	Cemetery, Columbarium, Mausoleum, or Memorial Park	C	C	C	C	C	--	--	--	--	--	--	--	1203.05
	Community Garden	L	L	L	L	L	L	L	--	--	--	--	--	1203.04
	Other Parks and Open Areas uses not listed above	P	P	P	P	P	P	P	P	P	P	P	P	
Passenger Terminal Facilities	All Passenger Terminal Facilities	--	--	--	--	--	--	--	--	--	--	--	--	
Social Services	All Social Service uses	--	--	--	--	--	--	--	--	--	--	--	--	
Utilities	Wireless Telecommunication Facilities (co-location on existing facility)	L	L	L	L	L	L	L	L	L	L	L	L	1203.04
	All Minor Utilities not listed above	P	P	P	P	P	P	P	P	P	P	P	P	
	Solar Farms	L	--	--	--	--	--	--	--	--	--	--	--	1203.04
	All Major Utilities uses not listed above	C	C	C	C	C	C	C	C	C	C	C	C	1203.05
Commercial Use Categories														
	24- Hour Operation Adjacent to a Residential District or Use								C	C	C	C	C	1203.05
Automotive Sales and Services	Automotive Body and Major Repair	--	--	--	--	--	--	--	--	--	--	--	L	1203.04

Table 1203.02-1, Primary Use Table														
Key: P = Permitted Use C = Conditional Use L = Limited Use -- = Prohibited														
Use Category (1203.03)	Use Type	R R	S R	G R	N C	U R	M U	D T	H C	G C	E C	L I	H I	Use Standard
	Automotive Sales, Leasing, or Rental	--	--	--	--	--	--	--	L	L	--	--	--	1203.04
	Automotive Servicing	--	--	--	--	--	L	--	--	L	--	P	P	1203.04
	Retail Fuel Sales	--	--	--	--	--	--	--	--	L	--	--	--	1203.04
	Vehicle Washing Establishment	--	--	--	--	--	--	--	L	L	--	--	--	1203.04
Entertainment and Recreation, Indoor	Entertainment Device Arcades	--	--	--	--	--	--	--	--	C	--	--	--	1203.05
	Event Hall or Conference Center	C	--	--	--	--	L	L	L	L	L	--	--	1203.04
	Microbrewery, Microdistillery, or Microwinery	--	--	--	--	--	L	L	L	L	L	P	P	1203.04
	Sexually Oriented Business	--	--	--	--	--	--	--	--	L	--	--	--	1203.04
	Shooting Range, Indoor	--	--	--	--	--	--	--	--	--	--	P	P	
	Video Lottery Terminals (VLT)	--	--	--	--	--	--	--	P	P	--	P	P	1203.04
	Other Indoor Entertainment and Recreation uses not listed above	C	--	--	--	--	P	P	P	P	P	P	--	1203.05
Entertainment and Recreation, Outdoor	All Outdoor Entertainment and Recreation uses	C	--	--	--	--	L	L	L	L	L	--	--	1203.04 and 1203.05
Office	All Office uses	--	--	--	--	--	P	P	P	P	P	P	P	
Overnight Accommodations	Bed and Breakfast Establishments	C	C	C	C	C	--	--	--	--	--	--	--	1203.05
	Short-Term Rental	--	C	C	C	C	C	C	C	--	--	--	--	1203.05
	Other Overnight Accommodation uses not listed above	--	--	--	--	--	P	P	P	P	P	--	--	
Parking, Commercial	Parking Garages	--	--	--	--	--	L	L	L	L	L	L	L	1203.04
	Parking Lots	--	--	--	--	--	--	--	--	--	L	L	L	1203.04
	Park-and-Ride Facility	--	--	--	--	--	P	P	P	P	P	P	P	
	Other Commercial Parking uses not listed above	--	--	--	--	--	--	--	--	--	--	--	--	
Restaurants	Brewpub	--	--	--	--	--	L	L	L	L	L	--	--	1203.04

Table 1203.02-1, Primary Use Table														
Key: P = Permitted Use C = Conditional Use L = Limited Use -- = Prohibited														
Use Category (1203.03)	Use Type	R R	S R	G R	N C	U R	M U	D T	H C	G C	E C	L I	H I	Use Standard
Retail Sales, Services	Restaurant, Drive-In	--	--	--	--	--	L	L	L	L	L	L	L	1203.04
	Other Restaurant uses not listed above	--	--	--	--	C	P	P	P	P	P	P	P	1203.05
	All Retail Repair-Oriented uses	--	--	--	--	--	P	P	P	P	P	P	P	
	Antique Mall	--	--	--	--	--	--	L	--	L	--	--	--	1203.04
	Flea Market	--	--	--	--	--	--	--	C	--	--	--	--	1203.05
	Small Box Discount Retail Store	--	--	--	--	--	--	--	L	L	--	--	--	1203.04
	Other Retail Sales-Oriented uses not listed above	--	--	--	--	--	L	L	L	L	L	L	--	1203.04
Industrial Use Categories	Other Retail Service-Oriented uses not listed above	--	--	--	--	--	L	L	L	L	L	L	--	1203.04
	24- Hour Operation Adjacent to a Residential District or Use											C	C	1203.05
	Heavy Industrial All Heavy Industrial Uses	--	--	--	--	--	--	--	--	--	--	--	P	
	Artisan/Micro-Manufacturing	--	--	--	--	--	--	--	--	--	L	L	L	1203.04
	Contractor Service, Equipment, and Storage Yard	--	--	--	--	--	--	--	--	--	--	C	L	1203.04 & 1203.05
	Building or Lumber Yard	--	--	--	--	--	--	--	--	C	--	P	P	1203.05
	Research and Development Facility	--	--	--	--	--	--	--	--	--	P	P	P	
Light Industrial	Truck, Trailer, or Equipment Sales, Leasing, or Rental	--	--	--	--	--	--	--	--	--	--	P	P	
	All other Light Industrial uses not listed above	--	--	--	--	--	--	--	--	--	--	P	P	
	Resource Extraction All Resource Extraction uses	--	--	--	--	--	--	--	--	--	--	--	--	
Self-Service Storage	All Self-Storage Facilities uses	--	--	--	--	--	--	--	--	--	--	C	C	1203.05

Table 1203.02-1, Primary Use Table																
Key: P = Permitted Use C = Conditional Use L = Limited Use -- = Prohibited																
Use Category (1203.03)	Use Type	R	S	G	N	U	M	D	H	G	E	L	H	Use		
		R	R	R	C	R	U	T	C	C	C	I	I	Standard		
Warehousing and Freight Movement	Warehousing and Freight Movement uses	--	--	--	--	--	--	--	--	--	L	P	P	1203.04		
Waste-Related	All Waste-Related uses	--	--	--	--	--	--	--	--	--	--	--	--			
Wholesale Trade	All Wholesale Trade uses	--	--	--	--	--	--	--	--	--	--	P	P			

“

SECTION 14: Table 3.03(B)-2 of the Planning and Zoning Code is hereby amended to read as follows:

“

Table 3.03(B)-2, Group Living Use Category	
<i>Characteristics:</i> Residential occupancy of a structure by a group of people that does not meet the definition of Household Living. Tenancy is usually arranged on a monthly or longer basis. Generally, Group Living structures have a common eating area for residents, and the residents may receive care or training. Caregivers may or may not reside on site.	
Primary Uses	Accessory Uses
- Adult Family Home or Small Residential Facility - Adult Group Homes or Large Residential Facilities - Institutional Care Facility - Other uses meeting the characteristics of the Group Living Use Category as determined by the Director	- Associated Office - Food Preparation and Dining Facility - Garden - Greenhouse or Nursery (noncommercial) - Minor Utilities

“

SECTION 15: Table 303.03(C)-1 and -2 of the Planning and Zoning Code are hereby amended to read as follows:

“

Table 3.03(C)-1, Agricultural Use Category	
<i>Characteristics:</i> Uses primarily related to the raising of plants and associated enterprises including, but not limited to floriculture, horticulture, row and field crops, viticulture, and orchards.	
Primary Uses	Accessory Uses

Table 3.03(C)-1, Agricultural Use Category	
<i>Characteristics:</i> Uses primarily related to the raising of plants and associated enterprises including, but not limited to floriculture, horticulture, row and field crops, viticulture, and orchards.	
- Community Gardens - Firewood, Commercial Storage and Sales - Grain and Oilseed Milling, Exclusively Grown on Premises - Greenhouse or Nursery - Raising of Crops - Wineries, Processing Fruits Exclusively Grown on premises - Other uses meeting the characteristics of the Agricultural Use Category as determined by the Director	- Agricultural Buildings - Associated Office - Minor Utilities - Outdoor Display of Merchandise - Parking And Storage of Operable Farm Vehicles and Farm Machinery - Solid Waste Collection and Trash Enclosures - Roadside Stand

Table 3.03(C)-2, Animal-Related Use Category	
<i>Characteristics:</i> Use primarily related to the raising of animals and associated enterprises.	
Primary Uses	Accessory Uses
- Kennel - Raising of Livestock - Stables, Private - Stables, Public - Veterinary Office (With Boarding) - Veterinary Office (Without Boarding) - Other uses meeting the characteristics of the Animal-Related Use Category as determined by the Director	- Agricultural Buildings - Associated Office - Barn or Stable - Minor Utilities - Outdoor Display of Merchandise - Parking And Storage of Operable Farm Vehicles and Farm Machinery - Solid Waste Collection and Trash Enclosures - Roadside Stand

“

SECTION 16: Table 3.03(D)-3 of the Planning and Zoning Code is hereby amended to read as follows:

“

Table 3.03(D)-3, Educational Facilities Use Category	
<i>Characteristics:</i> Public and private schools at the elementary, middle, or high school level that provide basic academic education. Also includes colleges and other institutions of higher learning that offer courses of general or specialized study leading to a degree usually in a campus setting.	
Primary Uses	Accessory Uses

Table 3.03(D)-3, Educational Facilities Use Category

Characteristics: Public and private schools at the elementary, middle, or high school level that provide basic academic education. Also includes colleges and other institutions of higher learning that offer courses of general or specialized study leading to a degree usually in a campus setting.

▪ College, University, or Other Higher Educational Institution ▪ Primary or Secondary Educational Institution ▪ Vocational or Trade School ▪ Other uses meeting the characteristics of the Educational Facilities Use Category as determined by the Director	▪ Assembly Hall ▪ Associated Office and Storage ▪ Auditorium or Theater ▪ Before- and After-School Day Care ▪ Concession ▪ Dormitory ▪ Food Preparation and Dining Facility ▪ Garden ▪ Laboratory ▪ Library ▪ Medical Clinic ▪ Minor Utilities ▪ Recreation Facility
---	--

“

SECTION 17: Table 3.03(E)-1 of the Planning and Zoning Code is hereby amended to read as follows:

“

Table 3.03(E)-1, Automotive Sales and Services Use Category

Characteristics: Direct sales of and service to automotive passenger vehicles and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles.

Primary Uses	Accessory Uses
▪ Automotive Body and Major Repair (e.g., Autobody or Engine Repair, Painting, Seat Cover and Upholstery Service, etc.) ▪ Automotive Sales, Leasing, or Rental ▪ Automotive Servicing (e.g., Auto Detailing, Minor Scratch and Dent Repair, Quick Lubrication Service, Tire Sales, and Mounting, etc.) ▪ Retail Fuel Sales ▪ Vehicle Washing Establishment ▪ Other uses meeting the characteristics of the Vehicle Sales and Services Use Category	▪ Associated Office and Storage ▪ Concessions ▪ Food Preparation and Dining Facility ▪ Minor Utilities ▪ Outdoor Displays of Merchandise ▪ Outdoor Storage ▪ Sale of Auto Parts ▪ Towing ▪ Vehicle Storage

“

SECTION 18: Section 3.03(E) H. and I. of the Planning and Zoning Code are hereby amended to read as follows:

“

Restaurant Use Category	
<i>Characteristics:</i> Establishments that prepare and sell food and beverages for on-premises or off-premises consumption.	
Primary Uses	Accessory Uses
▪ Bakery ▪ Brewpub ▪ Coffee or Tea Shop ▪ Ice Cream Shop ▪ Restaurant, Delivery Only ▪ Restaurant, Drive-In ▪ Restaurant, Takeout Only ▪ Restaurant, Standard ▪ Other uses meeting the characteristics of the Restaurant Use Category	▪ Associated Office and Storage ▪ Drive-Through Facility ▪ Minor Utilities ▪ Outdoor Dining Area ▪ Recreation Facility

Retail Repair, Sales, and Services Use Category.

Retail Repair, Sales, and Services Use Category

Characteristics: Companies or individuals involved in the sale, lease, or rental of new or used products, or providing personal services or repair services to the general public.

Primary Uses

Accessory Uses

Repair-Oriented Uses:

- Stores offering repair of:
 - Bicycles
 - Clocks
 - Electrical Appliances (Small)
 - Electronics
 - Household Appliances
 - Furniture
 - Jewelry or Watches
 - Locks and Keys
 - Office Equipment
 - Musical Instruments
 - Rugs
 - Shoes
 - Upholstery

Sales-Oriented Uses:

- Antique Mall
- Convenience Store
- Department Store
- Flea Market
- Florist
- Grocery Store
- Pharmacy/Drug Store
- Shopping Center
- Small Box Discount Retail Store
- Stores Selling, Leasing, or Renting Consumer, Home, and Business Goods, including but not limited to:
 - Antiques
 - Art Supplies
 - Automotive Parts and Accessories
 - Bicycles
 - Books and Stationery
 - Cameras and Photographic Supplies
 - Clothing and Apparel Accessories
 - Collectibles
 - Electronics
 - Farm and Gardening Supplies (not including heavy equipment)
 - Fabric
 - Floor Coverings
 - Fruits and Vegetables
 - Furniture and Home Furnishings
 - Gifts and Novelties
 - Hardware
 - Hobby and Craft Supplies
- Associated Office and Storage
- Concession
- Day Care for Children of Employees
- Food Preparation and Dining Facility
- Minor Utilities
- Outdoor Displays of Merchandise

- Home Improvement Supplies
- Household Appliances
- Household Products
- Jewelry and Watches
- Live Bait
- Luggage
- Meats or Fish
- Medical Supplies
- Music Instruments, Supplies, or Records
- Newspapers and Magazines
- Office Equipment and Business Machines Rental
- Office Supplies and Equipment
- Pets and Pet Supplies
- Plants
- Shoes
- Sporting Goods and Athletic Equipment
- Toys

■

Service-Oriented Uses:

- Art, Dance, Drama, Music, or Photography Instruction or Studio
- Barber Shop or Beauty Salon
- Blueprinting or Photocopying
- Dry Cleaning and Laundry Drop-Off/Pick-Up Only
- Funeral Home
- Health and Fitness Studio
- Informational and Instructional Services
- Optician/Optometrlist
- Pet Groomer
- Tanning Salon
- Tattoo and Body Art Establishment
- Tailoring
- Other uses meeting the characteristics of the Retail Repair, Sales, and Services Use Category

“

SECTION 19: Table 3.03(F)-2 of the Planning and Zoning Code is hereby amended and supplemented to read as follows:

“

Table 3.03(F)-2, Light Industrial Use Category	
<i>Characteristics:</i> Uses engaged in the manufacturing, assembly, or processing of non-combustible and non-explosive industrial, business, or consumer goods (from basic finished inputs such as metal, stone, glass, plastic, or rubber); Packaging (packing, bottling, canning, or wrapping) of assembled products; and Contractors and building maintenance services and similar uses that perform services off-site. Few customers, especially the general public, come to the site.	
Primary Uses	Accessory Uses
▪ Artisan/Micro-Manufacturing ▪ Brewery, Large ▪ Building or Lumber Yard ▪ Catering Establishment, Large Scale ▪ Contractor Service, Equipment, and Storage Yard ▪ Dry Cleaning or Laundry Plants ▪ Extermination Services ▪ Fabrication and Assembly of: ○ Appliances ○ Bicycles ○ Clothing ○ Communication Equipment ○ Computer Software ○ Electrical or Electronic Components and Accessories ○ Food Products ○ Furniture (where wood is milled off-site) ○ Hardware ○ Mechanical Components ○ Paper and Paper Products ○ Pharmaceuticals ○ Scientific or Professional Instruments ○ Toys ▪ Packaging Facilities including for: ▪ Bottling Beverages ▪ Canning and Wrapping Foods ▪ Boxing Electronic Components ▪ Micro-manufacturing ▪ General Industrial Services ▪ Research and Development Facilities ▪ Truck, Trailer, or Equipment Sales, Leasing, or Rental	▪ Associated Office and Storage ▪ Associated Retail Sales Related to the Primary Use ▪ Associated Showroom ▪ Day Care for Children of Employees ▪ Electric vehicle charging ▪ Fleet Maintenance ▪ Food Preparation and Dining Facility for Employees ▪ Fueling Facility ▪ Medical Clinic for Employees ▪ Meeting Space ▪ Minor Utilities ▪ Outdoor Storage ▪ Recreation Facility ▪ Single Attached Residential Unit for Caretaker ▪ Solid Waste Collection and Trash Enclosures ▪ Warehouse

“

SECTION 20: Section 1203.04 E. 4. c. and G. 3. of the Planning and Zoning Code are hereby amended to read as follows:

“Setback. If the use is abutting a SR, NC, GR, or UR zoning district or residential use, the minimum setback for all activities shall be at least 50 feet.

Retail Fuel Sales.

- a. Frontage Along Certain Corridors. The use shall not be located on a lot with frontage along Ohio State Route 63, Ohio State Route 4, or Cincinnati Dayton Road.
- b. Canopies. Canopies shall be set back a minimum of 15 feet from street rights-of-way, and shall not exceed a clearance height of 14 feet.
- c. Semi-Trailer Truck Parking.
 - i. No semi-trailer truck parking stalls are permitted other than temporary stacking for refueling. No site shall install excessive amounts of unmarked and/or unprogrammed pavement in order to effectively provide semi-trailer truck parking.
 - ii. No more than three single refueling stations for semi-trailer trucks are permitted. The number of semi-trailer truck refueling stations shall not exceed the number of automobile refueling stations.
- d. Vacant or Inoperative Retail Fuel Sales.
 - i. If any automotive servicing use is vacant or not operational for a period of at least six consecutive months, such station shall be presumed to be a nuisance affecting or endangering surrounding property values and to be detrimental to the public health, safety, convenience, comfort, property or general welfare of the community and shall be abated.
 - ii. Vacant or inoperative automotive servicing use shall be maintained in accordance with the requirements of this code and all underground storage tanks shall be secured and maintained to prevent leaking, access by unauthorized individuals, and meet all established state regulations for storage tanks.
 - iii. Any removal of pumps or tanks shall be undertaken in accordance with safe accepted practices as prescribed by the National Fire Protection Association and filling depressions to the grade level of the lot.
 - iv. The owner of the station shall be required to consistently maintain the premises.”

SECTION 21: 1203.04 G. of the Planning and Zoning Code is hereby supplemented to read as follows:

“13. Restaurant, Drive in

- a. Setback. All structures and activity areas, except off-street parking, shall be set back a minimum of 50 feet from all lot lines.”

SECTION 22: Section 1203.04 H. 2. of the Planning and Zoning Code is hereby amended to read as follows:

“Contractor Service, Equipment, and Storage Yard.

- a. Setback. All structures and activity areas, except off-street parking, shall be set back a minimum of 200 feet from all lot lines.
- b. Screening. A plan illustrating outdoor storage and how it is to be screened shall be submitted as part of the site plan review process.”

SECTION 23: Section 1203.05 G., H, and I. of the Planning and Zoning Code are hereby amended and supplemented to read as follows:

“G. Civic and Institutional Conditional Use Standards.

- 1. *Place of Public Assembly.* The height of the main structure or any building shall comply with restrictions of the applicable zoning district with the exception of a steeple or tower, which may not exceed 75 feet in height.
- 2. *Daycare Facilities.*
 - a. Lot Size. The use shall be located on a lot that is a minimum of 10,000 square feet.
 - b. Play Areas. Outdoor play areas shall be:
 - i. Permitted in the side and rear yards only; and
 - ii. Enclosed with a fence or wall that is a minimum of five feet in height.
 - c. Pick Up and Drop Off Areas.
 - i. Unloading and loading of children from vehicles shall only be permitted in the approved vehicular use area of the facilities.
 - ii. An on-site drop off area sufficient to accommodate four vehicles shall be provided and shall be located in a manner not to obstruct movement in and out of established parking spaces.
- 3. *Primary or Secondary Education Institution.*
 - a. Lot Size.
 - i. Elementary School. The use shall be located on a lot that is at least five acres.
 - ii. Junior High School. The use shall be located on a lot that is at least 25 acres
 - iii. Senior High School. The use shall be located on a lot that is at least 40 acres.
 - b. Setback. All structures and activity areas, except off-street parking, shall be set back a minimum of 40 feet from the front lot line and a minimum of 100 feet from all other lot lines.
- 4. *Active Park, Playground, or Ball Field.*
 - a. Setbacks. All structures and activity areas, except off-street parking, shall be set back a minimum of 75 feet from all lot lines.
 - b. Retail Sales. Only retail uses which are customarily accessory or incidental to the main recreational use shall be permitted and shall include such uses as refreshment stands, souvenir stands, and concession stands.
- 5. *Cemetery, Columbarium, Mausoleum, or Memorial Park.*
 - a. Lot Size. The use shall be located on a lot that is at least 20 acres.
 - b. *Ingress and Egress.* There shall be no more than two ingress/egress drives onto the property. No drive shall exceed 35 feet in width.

H. Commercial Conditional Use.

- 1. *Bed and Breakfast Establishments*
 - a. Lot Size. The use shall be located on a lot is at least 30,000 square feet.
 - b. Trash Facilities. Central facilities for the collection and disposal of trash shall be provided.

- c. Employees. The number of employees, other than occupants or owners, shall not exceed two.
 - d. Guest Bedrooms. There shall be a maximum of eight guest bedrooms.
 - e. Length of Stays. Stays shall be short-term in nature and no guest shall be permitted to stay for a period exceeding two weeks.
2. *Event Hall or Conference Center.*
- a. Minimum Parcel Size. The minimum parcel size shall be five acres.
 - b. Access. The site shall have direct access from an arterial or collector street.
 - c. Maximum Floor Area. The total maximum floor area utilized for event hall or conference activities shall be no more than 10 percent of the total lot area.
 - d. Hours of Operation. The use may only operate between the hours of 7:00 a.m. and 10:00 p.m.
 - e. Noise. Noise generated by the use, as measured at any property line, shall not exceed 40 decibels (dB) between the hours of 8:00 PM and 10:00 PM, and shall not exceed fifty (50) decibels (dB) at any other time.
 - f. Setbacks. All structures and activity areas, except off-street parking, shall be set back a minimum of 200 feet from all lot lines abutting any residential zoning district. All off-street parking shall be set back a minimum of 20 feet from all lot lines abutting any residential zoning district. All structures and activity areas, shall be set back a minimum of 20 feet from all other lot lines.
 - g. Restroom Facilities. Permanent restroom facilities shall be required commensurate with the capacity of the building(s), subject to approval by the appropriate county health department.
 - h. Outdoor Lighting. Any exterior lighting shall adhere to all requirements of Article 04.07, *Outdoor Lighting*.
 - i. All events that include sound amplification of any kind or that include 50 or more people in attendance between the hours of 7:00 AM and 10:00 PM must take place entirely within a fully enclosed building(s).
 - j. Fire and Building Code Requirements. Any building(s) in which events are held shall meet applicable building and fire code requirements for assembly uses.
3. *Flea Market.*
- a. Indoor Square Footage. A majority of the use's square footage must be indoors.
 - b. Outdoor Dining or Displays Merchandise. Any outdoor dining, sales, display, or storage shall comply with the applicable requirements in 1203.07, *Accessory Uses and Structures*.
 - c. Zoning Permits. All vendors shall be subject to zoning permit requirements.
4. *Other Entertainment and Recreation, Outdoor Uses Not Listed in Table.* All structures and activity areas, except off-street parking, shall be set back a minimum of 200 feet from all lot lines abutting a residential district or use and a minimum of 100 feet from all other lot lines.
5. *Restaurant, Drive-In.*
- a. Freestanding Drive-Through Facility Prohibited. Restaurants with drive-through facilities only are prohibited.
 - b. Setback. All structures and activity areas, except off-street parking, shall be set back a minimum of 50 feet from all lot lines.
6. *Self-Storage Facilities Uses.*

- a. Height. Storage structures shall not exceed 25 feet in height.
- b. Setback. All structures and activity areas shall be set back a minimum of 200 feet from all lot lines abutting a residential district or use and a minimum of 20 feet from all other lot lines.
- c. Driveways and Travel Lanes. All one-way driveways shall provide for one 10-foot parking lane and one 15-foot travel lane. Traffic direction and parking shall be designated by signage or driveway painting. All two-way driveways shall provide for one 10-foot parking lane and two 12-foot travel lanes. The parking lanes may be eliminated when the driveway does not serve the storage units.
- d. Enclosure. The storage area shall be completely enclosed by walls, fences or buildings, or a combination thereof. All storage shall be within a closed building except that within the grounds of a self-service storage warehouse where recreational vehicles and motor vehicles may be placed in outdoor storage areas which are separated from view from adjacent streets and property by walls, fences or landscaping. Outdoor storage areas shall not exceed fifteen percent of the gross site area and shall not count toward meeting parking requirements.
- e. Interior Landscaping. Interior landscaping shall be based on 15 square feet of landscaping per parking space required and will be distributed reasonably evenly across the lot area.
- f. Buffer Landscaping. A 25-foot-wide landscaping buffer, parallel to the street frontage, equal to the property frontage, excluding ingress/egress drives, shall be landscaped with trees in the ratio of at least one tree for every 2,000 square feet or fraction thereof of the landscaped area. Landscaping should consist of a variety of hardy evergreen planted material, including trees and low-medium-high profile shrubs, together with suitable ground cover that is either seeded with grass or mulched and maintained in such a manner as not to impair vehicle visibility.
- g. Fueling. No gasoline or other motor vehicle fuel pumps or tanks shall be permitted on the premises.
- h. Commercial Business. No auctions, sales, service or repair activities or anything other than dead storage and the rental and supervision of storage units shall be conducted on the premises.

I. Industrial Conditional Use Standards.

- 1. *Contractor Service, Equipment, and Storage Yard and Building and Lumber Yard.*
 - a. Setback. All structures and activity areas, except off-street parking, shall be set back a minimum of 200 feet from all lot lines.”

SECTION 24: Section 1203.06 T. of the Planning and Zoning Code is hereby amended to read as follows:

“T. **Minor Modification.** Any repair, antenna modification, height modification that does not exceed the maximum permitted, ground equipment additions within the screened area as required in this section, and minor structure additions may be approved by the Director and shall be required to submit an application for zoning permit.”

SECTION 25: Section 1203.07 C., D., E. and F. of the Planning and Zoning Code are hereby amended and supplemented to read as follows

“G. General Standards for All Accessory Uses and Structures. All accessory uses and accessory structures shall meet the following standards:

1. *Subordination.*
 - a. An accessory use or structure shall be subordinate in size, scale, and intensity to a principle use and shall serve a principal use or structure.
 - b. No structure or building shall be used for an accessory use unless the primary building is also operating with a permitted use.
 - c. A non-agricultural accessory structure shall be subordinate in height and gross floor area to the principal structure.
2. *Ownership.* Be owned or operated by the same person or business as the principal use or structure;
3. *Same Property.* Be located on the same lot or parcel as the principal use or structure;
4. *Location.* Be located in the rear yard unless specific additional requirements permit other yards; The Director may grant an exception to location on through lots that have two front yards (i.e. State Route 63) for the area that functionally serves as the rear yard, subject to any provisions that may be imposed to ensure the surrounding character and privacy of the neighboring lots are preserved.
5. *Commercial Use.* Accessory structures located on residentially zoned or used property shall not be used for commercial purposes.
6. *Setbacks.* Setback requirements for all accessory structures are established for each building type and are set forth in the district chapter (Section 1202.03, *Residential Districts Standards*; Section 1205.05, *Mixed Use and Nonresidential Districts Standards*) unless otherwise regulated specifically within this Section.
7. *Height.* An accessory use or structure may not exceed:
 - a. *Residential Use.* In residential districts or for any residential uses, the height of all accessory structures shall be subordinate to the height of the principal structure, unless specifically permitted with standards (i.e. Small Wind Energy Conservation Systems).
 - b. *RR Zoning District.* 40 feet in height for agricultural use buildings.
 - c. *SR, GR, NC, and UR Zoning Districts.* 20 feet in height.
 - d. *All Mixed Use and Nonresidential Zoning Districts.* An accessory use may not exceed 35 feet in height.
8. *Architectural Standards.* New accessory buildings shall be constructed of materials similar to the materials used on the principal dwelling or may, in all cases, be constructed of brick, stone, cultured stone, cement siding, wood, stucco and synthetic stucco materials, or other material permitted in Section 1204.06, *Residential Building Elements and Architectural Design*. Decks, gazebos, pergolas, and similar structures must be constructed from materials that are complementary to the principal structure.
9. *Timing of Use.* An accessory use or structure may only be constructed after the principal use and building has been established on the lot; and
10. *Easements.* Accessory structures shall not encroach into any private or public easement unless specifically authorized.
11. *Permissions.* Any accessory use or structure shall, at minimum, require a zoning permit. The Director shall have the authority to determine if a proposed accessory use is of a scale a nature as to be a second principal structure and/or use of the site, subject to all requirements of principal buildings, including the applicable architectural standards.

D. Table of Permitted Accessory Uses and Structures. Table 1203.07-1, *Permitted Accessory Uses and Structures*, lists the accessory uses and structures allowed within all zoning districts. The following is an explanation of the abbreviations and columns in Table 1203.07-1, *Permitted Accessory Uses and Structures*

1. "P" = The accessory use or structure is permitted by right and is not subject to additional use-specific standards;
2. "L" = The accessory use or structure is permitted subject to use-specific standards and approval of a Zoning Permit by the Director (See use-specific standards set forth in this Section);
3. "C" = The accessory use or structure is permitted subject to use-specific standards and approval of a Conditional Use Permit by the City Council (See 1203.05, *Conditional Use Standards*); and
4. "--" = The use is prohibited.

Table 1203.07-1, Permitted Accessory Uses and Structures

Accessory Use Or Structure	Residential Districts					Mixed Use Districts		Non Residential Districts	
	RR	SR	GR	NC	UR	MU	DT	HC, GC	EC, LI, HI
Accessory Buildings	L	L	L	L	L	L	L	L	L
Accessory Dwelling Units	L	L	L	L	L	--	--	--	--
Agricultural Buildings	L	--	--	--	--	--	--	--	--
Amateur Radio Antennas	L	L	L	--	--	--	--	--	--
Automated Teller Machines (ATMs)	--	--	--	--	--	L	L	L	C
Community Gardens	L	L	L	L	L	L	L	L	L
Detached Garages	L	L	L	L	L	L	L	L	L
Detached Storage/Utility Sheds, Gazebos, and Similar Structures	L	L	L	L	L	L	L	L	L
Drive-Through Facility, Principle Use Associated	--	--	--	--	--	--	--	L	C
Drop-Off Box	--	--	--	--	--	--	--	P	--
Electric Vehicle (EV) Charging Station - Level 1 and 2	L	L	L	L	L	L	L	L	L
Electric Vehicle (EV) Charging Station - Level 3 and Battery Exchange	--	--	--	--	--	--	--	L	L
Home Occupation	L	L	L	L	L	L	L	--	--
Guard Shack and Related Structures	--	--	--	--	--	--	--	--	L
Outdoor Dining	--	--	--	--	--	L	L	L	--
Outdoor Sales/Display	--	--	--	--	--	L	L	L	L
Outdoor Bulk Storage	--	--	--	--	--	--	--	L	L

Table 1203.07-1, Permitted Accessory Uses and Structures

Accessory Use Or Structure	Residential Districts					Mixed Use Districts		Non Residential Districts	
	RR	SR	GR	NC	UR	MU	DT	HC, GC	EC, LI, HI
Porches or Decks	L	L	L	L	L	L	L	L	--
Radio and Television Antennas	L	L	L	L	L	L	L	L	L
Raising of Chickens	L	L	L	L	--	--	--	--	--
Recreational Facilities and Swimming Pools	L	L	L	L	L	L	L	L	L
Roadside Stands	L	--	--	--	--	--	--	L	L
Satellite Dishes	L	L	L	L	L	L	L	L	L
Short-Term Rental	L	L	L	L	L	L	L	--	--
Small Wind Energy Conversion Systems (SWECS)	L	--	--	--	--	--	--	--	C
Solid Waste Collection and Trash Enclosures	L	L	L	L	L	L	L	L	L
Solar Panels (Small Scale)	L	L	L	L	L	L	L	L	L
Type-B Day Care Home (1-6 children)	P	P	P	P	P	--	--	--	--
Unenclosed Patios	L	L	L	L	L	L	L	L	L

E. Standards for Residential Accessory Structures or Uses.

1. Generally.

- a. Screening. An accessory structure located in an interior side yard shall be screened by a six-foot tall opaque fence or wall.
- b. Size. The cumulative total of all accessory structures shall be subject to maximum lot coverage allotments for each district as established in *Section 1202.03 Residential District Standards*.

2. Accessory Dwelling Units (ADUs). Accessory dwelling units shall be permitted in all residential zoning districts as an accessory use to single-unit detached on lots greater than or equal to 9,000 square feet, or the single-unit attached housing type in the UR zoning districts, subject to the following standards:

- a. ADU Types. There are two types of ADUs:
 1. Integrated ADUs; and
 2. Detached ADUs.
- b. Integrated ADUs. Integrated ADUs are located within a permitted building and shall comply with the building placement standards for the permitted and associated principal building types established in Article 02.02, *Residential Zoning Districts*.
 1. Integrated ADUs may be established by dividing space within a principal building (See (A) in Figure 1203.07-1, below), or by

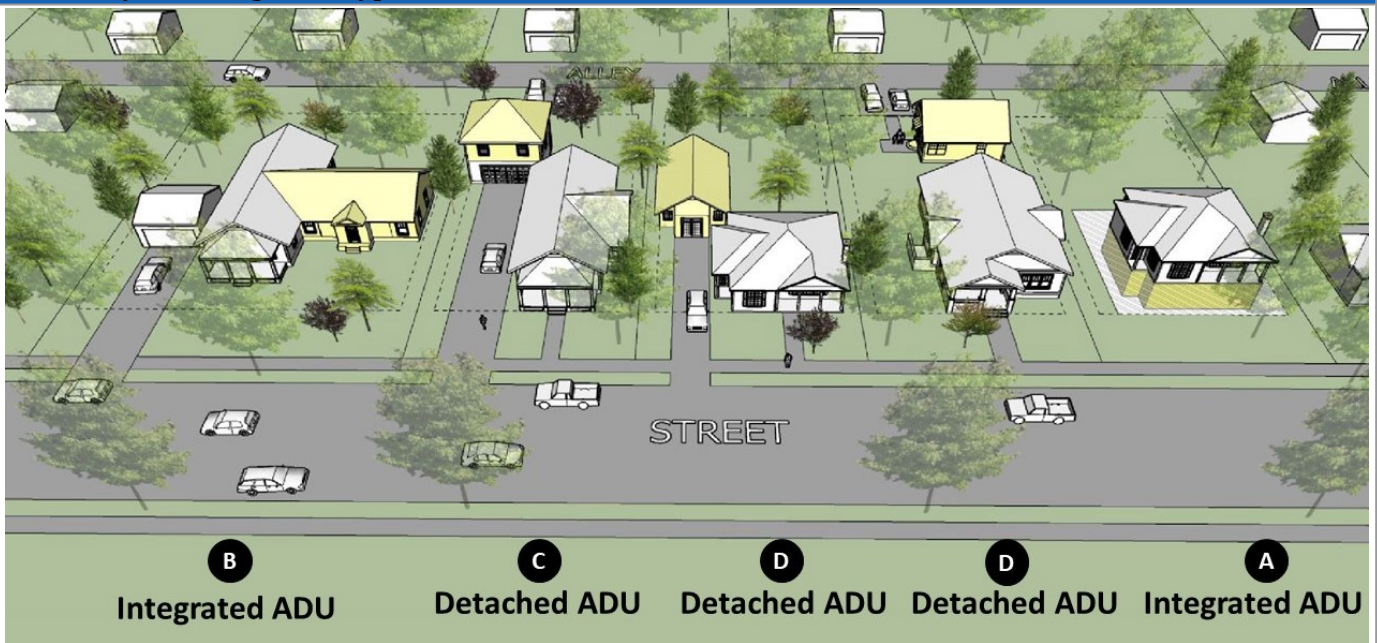
adding floor area to an existing building (See (B), below). Integrated ADUs may be accessed from within the principal building or from outside, according to the standards of this Section.

2. Integrated ADUs appearance:
 - a. Integrated ADUs shall not involve design modifications to the exterior of the principal building that make their presence obvious.
 - b. Where exterior doors provide direct access to the integrated unit, such doors shall be designed, located, and configured in a manner that is typical for secondary access to a residential dwelling (e.g. side doors, French doors, etc.).
 - c. Any exterior stairs that would serve as the primary entrance to the ADU shall be located on the side or rear of the principal structure and are prohibited from being located on the front of the principal structure.
 - d. If a principal building is expanded to accommodate an integrated ADU, the expansion shall be designed in a manner that is comparable to the principal building.
 - e. Only one entrance may be located on the front facade of the principal building facing the street unless the building contained additional front entrances prior to the ADU's construction.
- c. Detached ADUs.
 1. Detached ADUs are dwelling units that are located inside of an accessory structure, such as a detached residential garage (See (C) in Figure 1203.07-1, below) or detached structure (D).
 2. *Alleys*. Where an improved alley adjacent to the lot exists, vehicular access to the ADU shall take place from the alley.
- d. Prohibited Locations.
 1. An ADU shall not be located on a lot where any short-term rental residential use exists.
 2. ADUs may not be established within manufactured homes or structures and vehicles that do not have a permanent foundation, including, but not limited to recreational vehicles, travel trailers, or campers.
- e. Maximum Floor Area of the ADU.
 1. *Measurement*. The floor area is measured as the area within the ADU itself and does not include areas of an accessory building that are used for other purposes, such as a detached garage or a workshop that is not incorporated into the ADU.
 2. *Standard*. The floor area of an ADU shall not exceed 25 percent of the total square footage of the principal residential building to which it is accessory, or 800 square feet, whichever is greater.
- f. Required Parking for ADUs. In the SR, GR, and UR districts, in addition to the parking requirements for the principal residential use set out in Section

1204.10, *Off-Street Parking Spaces Required*, one off-street parking space for the ADU shall be provided.

Figure 1203.07-1

Accessory Dwelling Unit Types



3. *Amateur Radio Antennas*. Noncommercial amateur radio antenna structures are permitted when in compliance with the following standards:
 - a. Use Requirement. The structure is for use by licensed amateur radio operators.
 - b. Height. Such tower shall not exceed 100 feet in height, except by conditional use permit.
 - c. Construction Requirement. The construction shall be of such type as may be required by the City to form a safe and durable structure.
 - d. Encroachments. Components of the antenna shall not be permitted to extend across the property line of the property on which the antenna is located.
 - e. Setback. The antenna structure shall be set back a distance equal to the height of the tower plus an additional 20 feet.
4. *Community Gardens*. As an accessory use, community gardens are subject to the following regulations:
 - a. Prohibitions and General Requirements. On-site sale of community garden food products is prohibited in the residential districts;
 - b. All equipment shall be stored in an enclosed building;
 - c. The garden site shall be designed and maintained to prevent any chemical pesticide, fertilizer or other garden waste from draining onto adjacent properties or public rights-of-way;
 - d. On-site trash, recyclable, and compost containers shall be located and maintained as far as practicable from residential dwelling units located on adjoining lots;
 - e. Signage. One sign is allowed on lots on which a community garden use is located, which shall not exceed four square feet in area and shall include the name and phone number of the property owner or the garden manager;
 - f. The property shall be maintained free of tall weeds and debris;

- g. Dead garden plants shall be regularly removed and, in any instance, no later than December 1 of each year; and
- h. Fencing. The perimeter of community gardens shall be fenced.
- 5. *Detached Garages and Detached Storage/Utility Sheds, Gazebos, and Similar Structures.*
 - a. Surface Material for Garages. All detached storage or detached garage structures shall have a solid asphalt or concrete floor surface. Alternate materials may be approved by the Director.
 - b. Surface Material for Other Structures. Utility Sheds (generally 200 square feet and under), gazebos, and similar structures may be permitted with wooden, paver, or other alternative solid floor surfaces, as approved by the Director.
 - c. Paved Surface. Accessory structures that are to house vehicles shall be located so that access is made by a paved surface (asphalt or concrete) driveway.
- 6. *Home Occupations.*
 - a. Use Limitation.
 - i. Such use shall be conducted entirely within the dwelling unit and no use of any accessory building or yard space shall be permitted.
 - ii. More than one home occupation may be permitted within any single dwelling unit provided that the total of all home occupations complies with the standards of this section.
 - iii. Not more than one person, who is not a resident of the premises, may participate in the home occupation as an employee or volunteer.
 - iv. The following are examples of permitted home occupations:
 - (A) Clerical and other similar business services;
 - (B) Instruction in music, dance or other type of teaching with a maximum number of two students at a time;
 - (C) The office of a professional accountant, attorney, broker, consultant, insurance agent, realtor, architect, engineer, sales representative, and similar office-oriented occupations;
 - (D) Artists, sculptors, photographers, home crafts;
 - (E) Barber shop/beauty salon with a maximum of one chair;
 - (F) A licensed massage therapist who provides massage therapy for a maximum of one client at any given time; or
 - (G) Any similar use as determined by the Director.
 - b. Space Limitation. No more than the equivalent of 25 percent of the gross floor area of any dwelling shall be utilized for a home occupation.
 - c. Home Offices. Persons utilizing their home office space (e.g., working from home during off-hours or telecommuting) shall not be subject to these home occupation regulations.
 - d. Performance Standards. The nature of home occupation as an accessory use relative to its location and conduct of activity shall be such that the average neighbor, under normal circumstances, would not be aware of its existence. In keeping with this, the external appearance and residential character of the dwelling unit shall not be altered in any manner to identify the presence of a nonresidential use.
 - e. Storage. There shall be no outside storage of any kind related to the home occupation and only commodities made on the premises or commodities that are considered

- accessory to the services provided (i.e. shampoo in a beauty salon) may be sold on the premises. No display of the products shall be visible from the street.
- f. Parking. No additional parking burden, due to the home occupation, shall be created.
 - g. No equipment, process, materials, or chemicals which create offensive noises, vibration, smoke, dust, odor, heat, glare, x-rays, radiation, or electrical disturbances shall be utilized in the home occupation.
 - h. Deliveries. Delivery of any materials necessary for a home occupation shall be limited to automobiles, light duty trucks or vans.
 - i. Hours of Operation. Hours of operation for a home occupation that entails client visits or incoming deliveries is restricted to no earlier than 8:00 a.m. and no later than 8:00 p.m. each day of the week, except that operation on Sundays is restricted to 12:00 p.m. to 6:00 p.m.
 - j. Signage. No sign, other than one non-illuminated nameplate, two square feet in area and mounted flat on the front face of the dwelling, shall be erected or maintained on the premises.
7. *Porches or Decks*. Porches and decks may be permitted shall comply with the following standards:
- a. Porches and decks are permitted in all yards.
 - b. Porches and Decks shall be set back a minimum of five feet from all lot lines.
 - c. Porches and decks in the front or side yard shall be required to meet all the setback requirements for principal buildings in the applicable zoning district.
 - d. Porches or decks in any yard that are enclosed (with screening or other materials) or have a solid roof shall meet the setback requirements for principal buildings in the applicable zoning district.
 - e. All other porches may extend into required setbacks in accordance with the applicable zoning district of the use.
8. *Raising of Chickens*. Raising of Chickens shall be permitted in residential zoning districts subject to compliance with all the following requirements:
- a. Location. The raising of chickens shall only be permitted in the rear yard.
 - b. Maximum Number and Limitation.
 - i. For all residential lots one-third acre or less that contain a single-unit dwelling unit/house the maximum number of chickens allowed is three.
 - ii. For all residential lots over one-third acre that contain a single-unit dwelling unit/house the maximum number of chickens allowed is six.
 - iii. There is no restriction on chicken breeds. Ducks, geese, turkeys, peafowl, male chickens/roosters, or any other poultry or fowl are not permitted.
 - iv. Eggs, chicks, adult chickens, and processed chickens shall not be sold. Chicken manure and compost using chicken manure shall not be sold or otherwise distributed.
 - c. Chicken Enclosures. The design and materials for a chicken enclosure shall comply with the following (see also Figure 1203.07-2, *Acceptable Chicken Coop and Pen Features*):
 - i. General. A chicken coop and chicken pen shall be provided and the chickens shall be secured in the coop or pen at all times. No person shall release or set any chicken free from such coop or pen.

- ii. Location of Coop and Pen. The chicken coop and chicken pen all be located at least 15 feet from any property line or public right-of-way and a minimum of 25 feet from any residential structure on an adjoining lot.
- iii. Coop.
 - (A) The coop shall be enclosed with a solid material on all sides and have a have a solid roof and door(s).
 - (B) The coop shall be at least two feet high, and provide at least three square feet of floor area per chicken with a maximum area of 100 square feet. The maximum height is six feet.
 - (C) The coop shall provide one square foot of window per 15 square feet of floor area, and vents as necessary to ensure adequate ventilation. If the floor area is less than 15 square feet, then at least one window measuring one foot by one foot shall be provided.
 - (D) Doors shall be constructed so that they can shut and lock. Windows shall be constructed so they can shut.
 - (E) Windows and vents shall be covered with wire that is 16-gauge or wider diameter with maximum spacing of one inch by one inch.
 - (F) In all instances the coop is required to substantially meet the architectural requirements for accessory structures with the intent to comply with architectural features in Figure 1203.07-2, *Acceptable Chicken Coop and Pen Feature*.
- iv. Pen.
 - (A) The chicken pen shall be constructed of wood or alternate material as approved and wire fencing material that is 19-gauge or wider diameter with maximum spacing, overall or along the lower portion for graduated poultry fencing, of one inch by six inches. The maximum height is six feet with a maximum area of 160 square feet.
 - (B) The pen shall provide at least 10 square feet of area per chicken. The fence shall rise at least three feet above the ground.
 - (C) The pen shall be covered with wire or solid roofing.
- d. Other Standards.
 - i. Chickens shall have access to feed and clean water at all times, and such feed and water shall be inaccessible to rodents, wild birds, and predators. Chickens shall be provided adequate bedding in the chicken coop and perches are encouraged.
 - ii. No more than 2 cubic feet of chicken manure shall be stored, for use as unprocessed fertilizer. All other manure shall be disposed of or composted. All stored manure shall be completely contained in a waterproof container. Any compost using chicken manure shall be produced in an enclosed backyard composter.
 - iii. The chicken coop, chicken pen, and surrounding area shall be kept clean, dry, odor free, and in a neat and sanitary condition at all times. All manure, uneaten feed, and other trash shall be removed in a timely manner and disposed of in a sanitary manner.

- iv. Chicken coops and pens shall be completely screened from adjacent roadways and parcels by a six-foot tall solid opaque fence, wall, or equivalent landscape vegetative material.
- v. Slaughter shall not be visible from any adjacent property, public area, or right-of-way and only if for use by the occupants of the premises and not for sale. If a chicken dies from causes other than slaughter, it shall promptly be placed into a plastic bag, which shall be closed securely and disposed of with household waste.
- vi. In a public health emergency declared by the Health Department or appropriate agency, including but not limited to an outbreak of Avian Flu, immediate removal of the chickens or other corrective action may be required, in accordance with applicable public health regulations and procedures.
- vii. In the event that violation(s) of this section occurs twice within any given 365-day period, the City shall have the right to revoke the accessory use permit for the raising of chickens and order the immediate removal of all chickens, and related chicken raising structures, and uses.

Figure 1203.07-2, Acceptable Chicken Coop and Pen Features



Figure Notes:

- A. Pen constructed of wood or alternate material.
- B. Wire fencing material and a pen area maximum of 160 square feet and height maximum of 6 feet. The fence shall rise a minimum of 3 feet above ground to prevent chickens from escaping.
- C. Roofing material shall be wire or solid material.

9. *Recreational Facilities and Swimming Pools.* Swimming pools, hot tubs, spas, ponds, lakes, and residential recreational facilities such as bathhouses and tennis courts shall comply with the following conditions and requirements:

- a. Location.
 - i. The facility or accessory structures shall only be permitted in the side or rear yard.
 - ii. The facility or accessory structures adjacent thereto shall not be located in any front yard.
 - iii. No facility or adjacent accessory structure situated in the side yard shall be located closer than 20 feet from the side lot line.
 - iv. No facility or adjacent accessory structure situated in the rear yard shall be located closer than ten feet from any side or rear lot line.
 - v. A private temporary swimming pool, pond, or lake, containing water 24 inches or less in depth water and less than 150 square feet may be located in any yard provided it is not closer than 5 feet to any lot line.
- b. Fencing. A residential recreational facility's fencing may exceed height, type, and location requirements as established in the base zoning district and as required in Section 1204.22, *Screening and Fencing*, as determined by the Director when the fencing is necessary for the security and safety of the use.
- c. **Private Swimming Pools.**
 - i. A private swimming pool, hot tub, spa, pond, or lake containing water more than 24 inches in depth water shall be completely surrounded by a fence or barrier at least 48 inches in height above the finished ground level measured on the side of the barrier away from the pool to prevent uncontrolled access by children from the street or from adjacent properties. Spas or hot tubs with a safety cover that complies with ASTM F1346-91 shall be exempt from the fence provisions. If the swimming pool is above grade and exceeds four feet in height, no fence shall be required however, all access ladders shall be removed or secured to prevent access when not in use.
 - ii. Openings in the fence or barrier shall not allow passage or access. The fence or barrier shall be constructed of one of the following materials:
 - iii. Vertical wooden boards placed close enough together to serve as a barrier to prohibit access to children, pets, etc.;
 - iv. A decorative metal fencing with slats or poles placed close enough to prohibit access; or
 - v. Split rail fencing, Kentucky Board or similar type of fencing with woven wire is acceptable provided that the wire is installed on the inside of the fence.
 - vi. The enclosure around any private swimming pool, hot tub, spa, pond, or lake shall have an access opening, as necessary, that shall have gates that close and latch automatically, and can be locked when not in use.
 - vii. The entire fence shall be kept in a neat condition and in a state of good repair. The swimming pool, hot tub, spa, shall be maintained in a clean and healthful condition, and no such pool shall be permitted to accumulate foul, stagnant, or dirty water.
 - viii. The facilities shall be located on the same lot as the principal building, structure or use;

- ix. The private swimming pool, hot tub, spa, pond, or lake is intended to be used solely for the enjoyment of the occupants of the principal use of the property on which it is located.
- d. **Community Pools.**
 - i. Exclusive of PUD Districts, community pools shall be set back a minimum of 50 feet all lot lines and 150 feet from all lot lines that abut a single-unit dwelling lot.
 - ii. Community pools shall be landscaped with plantings on all sides and rear property lines.
 - iii. Community pools shall meet all standards as required for private swimming pools in this section.
 - iv. Community pools may be subject to the structural and sanitary requirements of the Ohio Department of Health.
- e. **Exemptions.**
 - i. Swings, playsets, sandboxes, gardens with garden type fencing, clotheslines, outdoor fire pits, and chimneys are permitted in the side or rear yards, and do not require a zoning permit.
 - ii. Wood piles are permitted in the rear yard only and do not require a zoning permit.
 - iii. Birdbaths, basketball hoops, fountains, flagpoles, statues are permitted in any yard and do not require a permit.
 - iv. Trellises less than 10 square feet are permitted in any yard and do not require a permit.
 - v. Detention or retention ponds as required for development purposes are exempt from the requirements of this section.

10. *Short-Term Rental.*

- a. **Generally.**
 - i. The dwelling unit used as a Short-Term Rental must be the property owner's or owner-authorized resident's primary residence, regardless of dwelling unit type.
 - ii. If the property owner or owner-authorized resident is not present in the residence, the property can be used as a Short-Term Rental for a maximum of 120 days in a calendar year. If the property owner or owner-authorized resident is physically present and occupies the residence during the rental stay, there is no limitation on the number of days the property can be used as a Short-Term Rental.
- b. **Zoning Permit Required.**
 - i. A Short-Term Rental may not operate without a Zoning Permit pursuant to the requirements in Section 1207.14, *Zoning Permit*.
 - ii. The Zoning Permit for the Short-Term Rental does not run with the property but is issued to the specific owner of the property. The permit shall expire upon sale or transfer of the property. The permit shall not be transferred or assigned to another individual, person, entity, or address but may be managed by a third party on behalf of the owner.
- c. **Location.**

- i. No non-owner-occupied Short-Term Rental shall be located within 500 feet of another non-owner-occupied Short-Term Rental.
 - ii. No non-owner-occupied Short-Term Rental shall be located in the RR, SR, NC, and GR zoning districts.
- d. Operational Standards. All Short Term Rental owners and tenants shall comply with the following rules and regulations:
 - i. All short-term tenants shall comply with all applicable noise, housing, public health, fire, and safety ordinances of the City.
 - ii. Parking in private driveways shall be used first, with overflow parking on the street where permitted. Parking on-site in non-driveway areas (i.e., front yard areas, parkways, and rear yards) shall be prohibited.
 - iii. No meals shall be prepared for or served to the short-term tenants by the owner or the owner's agents.
 - iv. Use of the Short Term Rental for any commercial or large social events or gatherings, such as weddings, shall be prohibited.
 - v. The Permit with all local contact information and emergency safety information shall be prominently displayed within the Short-Term Rental.
 - vi. The City-issued Zoning Permit number shall be used in all rental marketing materials.
 - vii. During the term that a Short-Term Rental is occupied by a short-term tenant, the owner or the local contact person designated by the owner shall be available at all times for the purpose of responding within one hour to complaints regarding the condition or operation of the Short-Term Rental or the conduct of short-term tenants. If the local contact person designated by the owner changes, the owner shall update the permit on file within three days.
 - viii. Maximum overnight occupancy of a Short-Term Rental shall be limited to two occupants per bedroom, plus an additional two occupants per dwelling unit. The maximum overnight occupancy per dwelling unit shall be 15 occupants.

F. Standards for Nonresidential Accessory Uses and Structures.

1. Generally.

- 1. Height. An accessory use may not exceed 35 feet in height unless indicated within this Section.
- 2. Encroachments. A detached accessory building shall not encroach on any required buffer.
- 3. Building or Structure Limitations. There shall be no more than three detached accessory buildings on a lot where the principle building is 200,000 SF or less. One additional accessory building may be permitted for every 100,000 square feet of principal building floor area in excess of 200,000 square feet.
- 4. Location. Unless specifically allowed in a front yard, an accessory building may only be permitted in the rear yard.
- 5. Director Discretion. The Director shall have the authority to determine if a proposed accessory use is of a scale a nature as to be a second principal building and/or use of the site, subject to all requirements of principal buildings, including the applicable architectural standards.

2. *Agricultural Buildings.*

- a. Use Limitations. In the RR District, agricultural buildings are permitted only as accessory to the Raising of Livestock or Raising of Crops.
- b. Location and Setbacks.
 - i. In the RR District, an agricultural building is permitted in any yard, provided it meets the side and rear yard setback requirements and is a minimum of 200 feet from the front yard lot line.
 - ii. If directly adjacent to an SR, NC, GR, or UR zoning district or residential use the minimum setback for all livestock uses, such as agricultural livestock buildings or pasturing areas shall be 50 feet.
 - iii. For purposes of multiple lots under single ownership, the Director may waive the setback requirements.

3. *Automated Teller Machines (ATMs).*

- a. Building Materials. ATMs are permitted as an accessory use when they meet the applicable architectural standards and are constructed of the same or better materials as the primary building.
- b. Height. No part of an ATM structure shall exceed 15 feet in height unless the ATM is built into the side of the principal building.
- c. Setbacks. All structures and activity areas, except off-street parking, shall be set back a minimum of 50 feet from all lot lines abutting a residential zoning district and a minimum of 35 feet from all other lot lines.
- d. Stacking Requirements. All ATMs that are built into a drive-through facility shall be subject to the vehicle stacking requirements of Section 1204.14, *Off-Street Vehicle Loading and Stacking*.
- e. Location. To the maximum extent feasible, ATMs shall be located in the side or rear yard.

4. *Drive-Through Facilities.*

- a. Use Limitations.
 - i. These standards shall not apply to carry-out restaurants where a user can pick up pre-ordered food either at a window or inside the principal building.
 - ii. No service shall be rendered, deliveries made, or sales conducted within the required front yard;
- b. Signage. See Section 1204.26, *Permanent Signs*, for regulations addressing signs related to the facility.
- c. Fencing. A solid fence or screen between six feet in height shall be constructed along any property line abutting a residential district.
- d. Ancillary Structures. All drive-through areas, including but not limited to menu boards, stacking lanes, trash receptacles, loudspeakers, drive-up windows, and other objects associated with the drive-through area shall be located in the side or rear yard of a property to the maximum extent feasible, and shall not cross, interfere with, or impede any public right-of-way.
- e. Parking. Customers served in vehicles shall be parked to the sides and/or rear of the principal structure.

- f. **Speaker Setbacks.** Audible electronic devices such as loudspeakers, automobile service order devices, and similar instruments shall be set back a minimum of 300 feet from any residential dwelling unit.
 - g. **Stacking Requirements.** Drive-through facilities shall be subject to the vehicle stacking requirements of Section 1204.14, *Off-Street Vehicle Loading and Stacking*.
 - h. **Ingress and Egress.** All points of entrance or exit shall be set back a minimum of 100 feet from the intersection of any street.
- 5. **Drop-Off Boxes.**
 - a. **Location.** Drop-off boxes shall only be permitted in the side or rear yard.
 - b. **Screening.**
 - i. The drop-off box shall be screened on a minimum on three sides to a height that fully screens the use unless otherwise required in this code.
 - ii. Screening shall be accomplished by the use of hedges, wall, or decorative fence that provides full opacity screening.
- 6. **Electric Vehicle (EV) Charging Stations.**
 - a. **Generally.**
 - i. An electric vehicle charging space as an accessory use is permitted provided that the space does not interfere with vehicular, bicycle, or pedestrian circulation, including fire lanes and access to the site.
 - ii. An electrical permit is required for the installation of charging equipment.
 - iii. All Electric Vehicle Charging Stations shall include an emergency power shutoff located in a location easily accessible by emergency responders.
 - b. **Permitted Locations and Standards.**
 - i. **All Uses.** Electric vehicle charging stations may be located in any yard.
 - ii. **Residential Uses.**
 - (A) Unless the charging station is located in a parking structure, charging stations are limited to Level 1 and Level 2 type facilities as defined in Section 1209.03, *Definitions*.
 - (B) Level 1 or Level 2 charging stations shall only be provided for the residents and their guests as an accessory to primary residential use.
 - (C) The charging stations shall be located within a fully enclosed attached or detached garage.
 - iii. **Mixed-Use and Nonresidential Use.**
 - (A) Level 1 or Level 2 charging stations shall be permitted as accessory to all uses.
 - (B) Level 3 charging stations shall be limited to commercial and industrial uses only in zoning districts indicated in Table 1203.07-1, *Permitted Accessory Uses and Structures*.
 - (C) The space must be located in a parking structure or parking lot that serves a principal use; and
 - (D) EV charging stations shall be reserved for parking and charging of electric vehicles only.
 - c. **Parking.**

- i. Electric vehicle charging stations located within parking lots or garages may be included in the calculation of the minimum required parking spaces.
 - ii. All EV parking spaces shall meet the minimum dimensional standards of Section 1204.11, *Off-Street Parking Design*.
 - d. Equipment Standards and Protection. Equipment for electric vehicle charging stations shall comply with the following standards:
 - i. Charging equipment shall be protected by wheel stops, bollards, or similar devices to prevent damage.
 - ii. Charger cords shall be retractable or have hanging or storage locations outside of pedestrian pathways.
 - iii. Cords connecting chargers to vehicles shall not cross driveways, sidewalks, or loading areas.
 - iv. Equipment shall be protected by wheel stops or concrete-filled bollards.
 - e. Signage.
 - i. Each electric vehicle charging station located in a mixed-use, nonresidential, or agricultural use shall be posted with signage indicating the space is only for electric vehicle charging purposes.
 - ii. Wayfinding signs conveniently located to guide motorists to the charging stations are permitted with the approval of the Director.
 - iii. The following information shall be posted at all electric vehicle charging stations:
 - (A) Voltage and amperage levels;
 - (B) Geographic location, date of installation, equipment type and model;
 - (C) Hour of operations if time limits or tow-away provisions are to be enforced by the property owner;
 - (D) Usage fees;
 - (E) Safety information;
 - (F) A 24-hour on-call contact information for reporting when the equipment is not operating or other problems.
- 7. *Guard Shacks and Related Structures*.
 - a. Building Materials. Guard shacks and related structures shall be constructed of complimentary or similar materials to the principle structure.
 - b. Location. Structures should be located in the side or rear yard. The Director may permit the structure to be located in the front yard if the applicant can show cause as to why it cannot be located in the side and rear yards.
 - c. Size. Structures should be of an appropriate size as is customary for the use.
- 8. *Outdoor Dining*. Outdoor dining areas are permitted when they comply with the following regulations:
 - a. Location.
 - i. Outdoor dining areas are permitted in any yard.
 - ii. Outdoor dining areas shall not be located in such a manner as to require customers and employees to cross driveways or vehicular use areas to go between the café/food service area and the principal building.

- b. Dimensions. Outdoor dining areas wider than four feet shall be surrounded by decorative railings or fencing that separates the eating area from the sidewalks or vehicular traffic.
 - c. Other Standards.
 - i. Umbrellas that shelter diners from the elements shall be secured so as not to create a hazard in windy conditions.
 - ii. Permanently enclosed outdoor dining areas either by a permanent roof or to expand the existing structure shall meet all the requirements of a building within the applicable zoning district and shall require the issuance of a zoning permit.
 - iii. Temporary tents covering outdoor dining areas are permitted when they comply with the following regulations:
 - (A) They shall only be permitted for a maximum of six months in a calendar year.
 - (B) They shall be constructed of black vinyl or other materials as approved by the Director.
 - (C) They must have windows or similar architectural features.
9. *Outdoor Sales/Display*. Temporary and permanent facilities for outdoor sales/display (e.g., garden supply sales, news and flower stands, and similar uses) that are accessory to another principal use may be permitted upon compliance with the following:
- a. Location.
 - i. Outdoor sales/display areas may be permitted provided that the merchandise is displayed on the sidewalk or walkway adjacent to the building in the front yard.
 - ii. Outdoor sales/display areas may also be permitted in the side or rear yard.
 - iii. Outdoor sales/display areas that are not located adjacent to the principal building shall not be located more than 20 feet away from the principal building.
 - iv. Outdoor sales/display areas may be permitted in the front yard, away from sidewalks and buildings, under the following provisions:
 - (A) The outdoor sales/display area shall not reduce the amount of off-street parking spaces provided to a number below the minimum number of required spaces; and
 - (B) No more than 2,400 square feet of the front yard (exclusive of display areas on a sidewalk or walkway) shall be dedicated to outdoor sales.
 - b. Pedestrian Movement. The placement of the merchandise shall not interfere with pedestrian movement on any sidewalk or walkway. A minimum of five feet of the sidewalk or walkway shall be clear of merchandise to allow for safe pedestrian movement.
 - c. Fencing or Screening. Fenced or screened outdoor sales/display areas must incorporate materials, architectural features, and fencing that complement the principal building.
10. *Outdoor Bulk Storage*. The following regulations shall apply to commercial or industrial outdoor bulk storage (including items such as trailers, supplies, and materials):
- a. Areas designated for outdoor bulk storage shall only be permitted in the side or rear yard. Front yard outdoor storage may be approved in industrial or

commercial districts if storage is integral to the business operations and cannot be located elsewhere (i.e. truck storage or distribution centers) as determined and approved by the Director.

- b. Outdoor storage shall not interfere with parking or the safe and unobstructed use of vehicular or pedestrian accessways or walkways.
- c. Outdoor storage shall not include the use of banners, pennants, strings of pennants, or similar decorations.
- d. Outdoor storage areas shall be required to be located on a paved solid surface of asphalt or concrete. Gravel surfaces are prohibited.
- e. Outdoor storage areas shall be required to be fully screened with a solid fence, or wall, at least 8 feet in height and not to exceed 14 feet in height. The screening shall be constructed of materials similar or complementary to those materials used on the principal building within the development, unless more specific standards apply. Open fence types may be permitted in combination with landscaping and screening as determined by the Director for the material type and height.
- f. Outdoor storage areas that are visible from a front yard or public/private road shall also have a continuous evergreen hedge or similar at minimum of 6 feet tall at installation.

11. *Radio and Television Antennas.* Radio, television, or other similar receiving dish, antenna, or structure, shall not be located closer to the street than the front building line.

12. *Roadside Stands.*

- a. *Roadside stands are permitted in any yard but shall be located outside of any right-of-way.*
- b. *A roadside stand must be operated in association with an existing agricultural use and must be located on the same property or on adjoining property under the same ownership as the agricultural use.*
- c. *The roadside stand may not exceed 1,000 square feet in size and must be located within a permanent structure.*
- d. *A minimum of 51 percent of the product display area must be devoted to a product(s) grown on the associated farm.*
- e. *The roadside stand may include food preparation utilizing products produced on the associated farm.*
- f. *The roadside stand must comply with the applicable building code and permitting requirements as well as all applicable regulations related to the treatment and disposal of wastewater.*

13. *Satellite Dishes.*

- a. Satellite dishes of one meter in diameter or less shall be exempt from the provisions of this section and shall not require a zoning permit. To the maximum extent feasible, the dish should be located in the side or rear yard.
- b. Any satellite dish that is larger than one meter in diameter shall be subject to the following standards:
 - i. The dish shall only be permitted in the rear yard and shall be set back 15 feet from the principal dwelling and 10 feet from all lot lines.
 - ii. The maximum diameter of any dish shall be 10 feet in a residential zoning district and 12 feet in all other zoning districts.

- iii. The dish shall not exceed 15 feet in height as measured from the natural grade level.
- iv. Fencing or landscaping shall be installed around the dish or the subject property so as to fully screen the dish from view from adjacent properties or street rights-of-way.

14. *Small Wind Energy Conversion Systems (SWECS).*

- a. SWECS may be located on lots with a minimum lot area of 2.5 acres or more. However, if the proposed turbine is attached to a building and the turbine (to the top of the blades) does not exceed the maximum building height requirement of the applicable zoning district, there shall be no minimum lot area requirement.
- b. The maximum height of a stand-alone SWECS shall be 150 feet from natural grade to the top of an extended rotor blade.
- c. All portions of a SWECS support structure must, at a minimum, meet the setback requirements for the applicable zoning district. SWECS must also be set back a minimum distance equal to 110 percent of the height of the SWECS, as measured to the top of the rotor blades, from all lot lines.
- d. Only a single tower and single turbine shall be permitted on a property. Multiple turbines may be permitted with a conditional use permit if attached to a nonresidential building and if the diameter of the rotor is less than six feet.
- e. Climbing access to the tower structure shall be limited by:
 - i. Placing fixed climbing apparatus no lower than 10 feet from the ground; and
 - ii. Placing a six-foot fence or shielding around the SWECS.
- f. SWECS shall be of a scale intended for on-site power consumption and shall not be designed to produce energy to sell to electric providers. This regulation shall not prohibit a property owner that is installing a SWECS from connecting to the local electric system if mandated by the electric provider for the purposes of safety.

15. *Solar Panels (Small-Scale).*

- a. Freestanding solar panels shall be limited to a maximum height of 16 feet and shall be located in the rear yard.
- b. Roof-mounted solar panels on the front side of a roof facing a street shall be flush-mounted to the roof.
- c. Roof-mounted solar panels that do not face a street shall not exceed more than 36 inches in height from the roof plane.

16. *Solid Waste Collection and Trash Enclosures.*

- a. Generally. Solid waste collection and trash enclosures shall be incorporated into the overall design of the building and landscape so that visual impact of brush and waste containers are fully contained and out of view from adjacent properties and public rights-of-way.
- b. Damage Prevention. Whenever screening material is placed around any large waste receptacle (dumpster) or waste collection unit which is emptied or removed mechanically on a regular basis, a curb or bollards to contain the placement of the container shall be provided within the required screening material. The curbing or bollards shall be at least one foot from the screening material and shall be

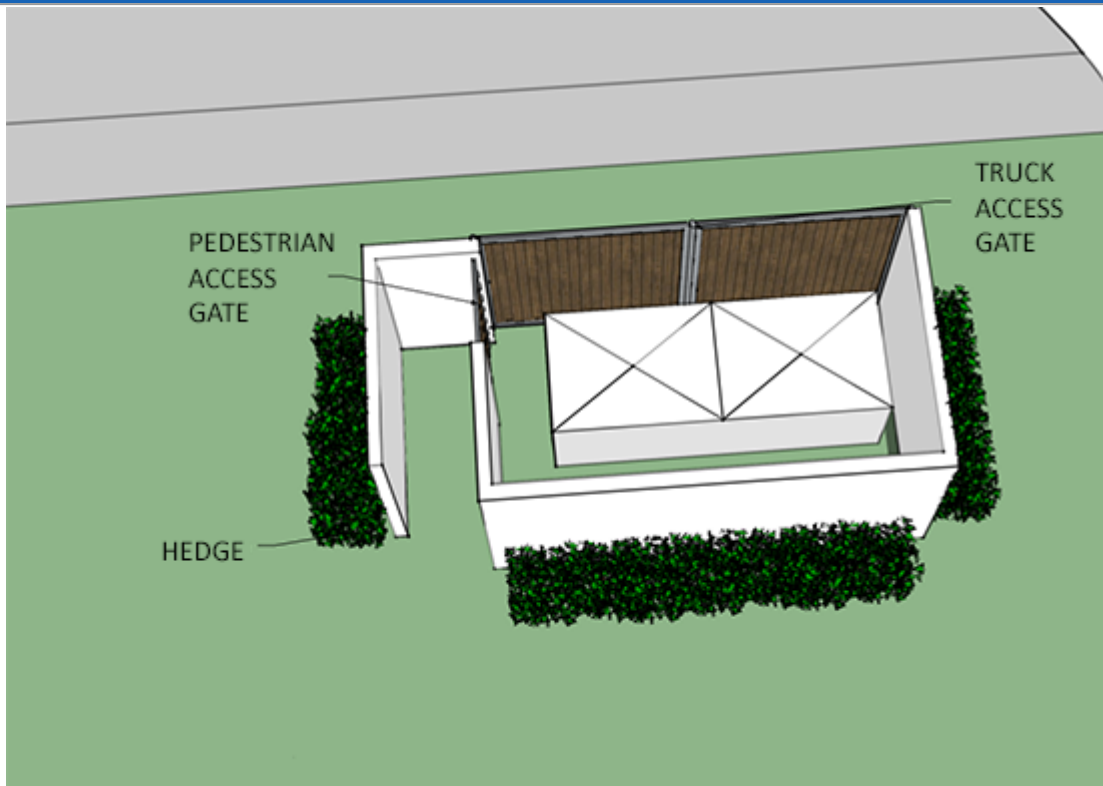
designed to prevent possible damage to the screening when the container is moved or emptied.

- c. Residential Uses. Centralized solid waste facilities may be provided for attached or multi-unit residential uses by the use of dumpsters or garbage bins if it is demonstrated that:
 - i. The facilities are located no more than 200 feet (walking distance) from the individual residential uses that they are intended to serve.
 - ii. The facilities are located in a side or rear yard, unless it is not possible to provide service access in such locations.
 - iii. Access to the facilities is configured to meet the requirements of the City refuse service.
 - iv. The areas where dumpsters and/or garbage bins are stored are fully enclosed by a solid wall or fence to match the principal building in terms of materials.
 - v. The enclosures have gates that remain closed at all times except when the dumpster or garbage bins are being serviced.
 - vi. The enclosures are landscaped as indicated in Figure 1203.07-2, Trash Enclosures for Residential and Nonresidential Uses.
 - vii. The enclosures are oriented so that landscaping faces adjoining properties or streets.
- d. Nonresidential Uses. Solid waste collection facilities, generally. Dumpsters or garbage bins may be provided for solid waste collection if it is demonstrated that:
 - i. The facilities are located no more than 200 feet (walking distance) from all individual commercial uses that they are intended to serve.
 - ii. The facilities are located behind the principal building in a side or rear yard.
 - iii. The facilities are placed a minimum distance of 20 feet from any public right-of-way, public sidewalk, or property line that abuts a residential zoning district or use;
 - iv. Access to the facilities is configured to meet the requirements of the City refuse service.
 - v. The areas where dumpsters and/or garbage bins are stored are fully enclosed by an opaque fence, wall, or enclosure constructed of any one or more of the following materials and include an opaque gate:
 - (A) Redwood;
 - (B) Rough cedar;
 - (C) Pressure-treated lumber;
 - (D) Brick;
 - (E) Concrete;
 - (F) Composite fencing material; and
 - (G) Masonry materials.
 - vi. A minimum height shall be the greater of six feet or one foot taller than the waste container provided that the maximum height shall not exceed 10 feet in height.

- vii. The areas where dumpsters and/or garbage bins are stored are fully enclosed by a solid wall or fence constructed of masonry to match the principle building.
- viii. Meet City engineering, infrastructure, and construction design standards, including those that pertain to maneuvering space.
- ix. The enclosures are landscaped as indicated in Figure 1203.07-2, *Trash Enclosure for Residential and Nonresidential Uses*.
- x. The enclosures are oriented so that landscaping faces adjoining properties or streets.

17. Figure 1203.07-2

18. Trash Enclosures for Residential and Nonresidential Uses



19.

14. *Unenclosed Patios.*

- e. All unenclosed patios shall be set back a minimum of three
- f. Unenclosed patios shall be permitted in any yard.

SECTION 26: Table 1204.01-1 of the Planning and Zoning Code is hereby supplemented to read as follows:

“

Table 1204.01-1, Section Purpose Statements		
Section and Title	Purpose	
Article 04.02, Open Space	<i>Parks and open space provide a valuable asset to the urban form of the city, its historical development, and the general welfare of its residents by enhancing property values, providing adequate light and air space, preventing overcrowding of land, providing visual buffering between roadways and structures, and promoting the beautification of the city. The purpose of this Article is to:</i> ▪ <i>Expand on the open space to provide for amenities that provide a range of community benefits - from passive natural open space for low residential development, focal points for new mixed-use development, gathering spaces, or key public benefits (such as stormwater management);</i> ▪ <i>Apply open space requirements for projects that are sufficiently large to accommodate them; and</i> ▪ <i>Encourage development where public open space is already available.</i>	
Article 04.03, Building Elements and Architectural Design	<i>The purpose of this Article is to encourage development that contributes to the City of Monroe's unique sense of place, reflecting the community's physical character and adding to it in appropriate ways. The provisions of this Article are intended to:</i> ▪ <i>Preserve and enhance a community character that conveys a positive, lasting impression on both residents and visitors;</i> ▪ <i>Provide buildings that are functional, safe, and attractive;</i> ▪ <i>Establish the physical and functional relationships between buildings and the public realm; and</i> ▪ <i>Prescribe the rules related to building massing, form, and design.</i>	

Table 1204.01-1, Section Purpose Statements

Section and Title	Purpose
Article 04.04, <i>Parking, Loading, and Circulation</i>	<i>The purpose of this Article is to regulate the amount and location of vehicle parking, loading areas, access, and mobility in order to promote a more efficient use of land, enhance the development form, encourage the use of alternative modes of transportation, provide for better pedestrian movement, and protect air and water quality. The provisions of this Article are intended to:</i> ▪ <i>Prevent and alleviate the congestion of public streets;</i> ▪ <i>Encourage the incorporation of alternative modes of transportation by emphasizing pedestrian circulation and establishing requirements for bicycle parking;</i> ▪ <i>Increase and protect the capacity of the roadway system;</i> ▪ <i>Promote greater safety of passage between highway and land;</i> ▪ <i>Minimize the detrimental effects of vehicular use areas on adjacent properties;</i> ▪ <i>Encourage the reduction of impervious surfaces through effective design and the use of shared parking where practical; and</i> ▪ <i>Promote the health, safety, and public welfare by establishing minimum requirements for off-street parking and loading areas as well as provisions for access control.</i>
Article 04.05, <i>Landscaping, Screening, and Buffering</i>	<i>The purpose of this Article is to protect and promote the public health, safety, general welfare, and beautification of the City through landscaping, screening, and bufferyards. The provisions of this Article are intended to:</i> ▪ <i>Protect privacy and provide buffering between land uses of differing intensities;</i> ▪ <i>Create an aesthetically pleasing environment that improves the quality of life for the citizens;</i> ▪ <i>Aid in noise, glare, and heat abatement;</i> ▪ <i>Contribute to the process of air purification, ground water recharge, and control of ground water runoff;</i> ▪ <i>Encourage efforts to preserve large trees, natural wetlands, and/or other natural features;</i> ▪ <i>Prevent tree loss by eliminating or reducing compaction, filling, or excavation near tree roots;</i> ▪ <i>Prevent or reduce soil erosion and sedimentation and stormwater runoff;</i> ▪ <i>Enhance energy conservation;</i> ▪ <i>Control the urban heat island effect; and</i> ▪ <i>Increase and maintain property values.</i>

Table 1204.01-1, Section Purpose Statements

Section and Title	Purpose
Article 04.06, Signage	<i>Regulating the location, size, placement, and physical characteristics of signs is necessary to enable the public to locate goods, services, and facilities and to receive a wide variety of other messages, commercial and noncommercial, without difficulty and confusion, to encourage the general attractiveness of the community, to enhance public safety, and to protect property values. The provisions of this Article are intended to:</i> ▪ <i>Enhance the economy and the business and industry of the City by promoting the reasonable, orderly, and effective display of signs and thereby encourage increased communication with the public;</i> ▪ <i>Provide the City the authority and powers to regulate signs under the United States Constitution, the Constitution of the State of Ohio, and the City Charter;</i> ▪ <i>Provide a fair, equitable, and predictable regulatory framework for all sign users;</i> ▪ <i>Promote and protect the public health, safety, comfort, morals, and convenience;</i> ▪ <i>Restrict signs and lights that will increase the probability of traffic congestion and accidents by distracting attention or obstructing vision;</i> ▪ <i>Reduce conflict among signs and light and between public and private information systems;</i> ▪ <i>Promote signs that are compatible with their surroundings;</i> ▪ <i>Ensure regulations that constitutionally protect free expression and do not burden the content of protected messages displayed on signs; and</i> ▪ <i>Protect that incidental restriction on the freedom of speech is no greater than is essential to the furtherance of the interests protected by this Article;</i>
Article 04.07, Outdoor Lighting	<i>The purpose of this Article is to enhance the visual environment of the City and promote safety and continued well-being by:</i> ▪ <i>Preventing the trespass of artificial light onto rights-of-way, residential, nonresidential, industrial, and institutional properties in ways that constitute a hazard to public safety or interference with the use, value, and enjoyment of the property;</i> ▪ <i>Helping to minimize heat generation resulting in higher temperatures during night-time hours; and</i> ▪ <i>Helping to minimize the City's carbon footprint.</i>
Article 04.08, Miscellaneous Development Standards	<i>The purpose of the performance standards to provide for the peaceful and quiet enjoyment of property and to set forth regulations so that no use shall be constructed or operated so as to create a nuisance or to create any noxious, objectionable, or other undesirable effects on persons or property outside of the lot line of said use. Materials, uses and products produced shall be adequately housed, shielded, or screened so that the health, safety, and welfare of persons occupying the property or adjacent properties are not jeopardized.</i>

“

SECTION 27: Section 1204.06 B. 6. b.of the Planning and Zoning Code is hereby supplemented to read as follows:

“Material Replacement. Where an existing building is constructed with brick, stone, cultured stone, cement siding, wood, stucco, or synthetic stucco material, such materials shall only be replaced with the same material or materials on the list of approved building materials approved by the Planning Commission that shall be kept in a document maintained by the Development Department.”

SECTION 28: Section 1204.07 B. of the Planning and Zoning Code is hereby supplemented to read as follows:

“Building Materials.

1. *Permitted Exterior Building Materials.* The entire exterior of all wall areas (front, rear, and sides) shall comply with 1204.05, *General Provisions*.
2. *Prohibited Exposed Structural Frame.* The structural frame of a building shall not be exposed to the exterior of a building.
3. *Prohibited Exterior Building Materials.* Exposed metal panels (such as corrugated metal) shall be prohibited in all districts. This shall not apply to metal roofs, flashing, aluminum storefront associated with windows, or high-quality metal siding such as copper, bronze, or other decorative metal, which may be used on a case-by-case basis.
4. *Accessory Structures.* All nonresidential accessory structures shall be constructed of materials similar to the materials used on the principal building or may, in all cases, be constructed of brick, stone, cultured stone, cement siding, wood, stucco and synthetic stucco materials.”

SECTION 29: Table 1204.10-1 of the Planning and Zoning Code is hereby amended and supplemented to read as follows:

“

Table 1204.10-1 Minimum and Maximum Parking			
SF = square feet GFA = Gross Floor Area -- = No minimum or no maximum, as applicable			
Use Category	Subtype	Minimum Spaces	Maximum Spaces
Residential and Agricultural			
Household Living	Dwelling, Multi-Unit (Apartment)	1 per bedroom	2 per dwelling unit
	Dwelling, Single-Unit Attached	2 per dwelling unit	4 per dwelling unit
	Dwelling, Single-Unit Detached	2 per dwelling unit	4 per dwelling unit
	Dwelling, Duplex	2 per dwelling unit	4 per dwelling unit
	Dwelling, Townhouse	2 per dwelling unit	4 per dwelling unit

Table 1204.10-1

Minimum and Maximum Parking

SF = square feet GFA = Gross Floor Area -- = No minimum or no maximum, as applicable

Use Category	Subtype	Minimum Spaces	Maximum Spaces
	Dwelling, Multiplex	1 per bedroom	2 per dwelling unit
Group Living	Assisted Living Facility	1 per 2 beds	1 per unit + 1 per employee
	Boarding or Rooming House	1 per bedroom	1 per bedroom
	Group Home	2 per dwelling unit	2 per dwelling unit
	Nursing Home	1 per 2 beds	1 per 2 beds
	Group Living (Other than Listed)	2 per dwelling unit	2 per dwelling unit
Residential Accessory Uses ¹	Accessory Dwelling Unit	1 per dwelling unit	1 per dwelling unit
	Bed and Breakfast Home	1 per bedroom	1 per bedroom
	Farm Stand	1 per stand	3 per stand
	Group Day Care (6 to 12 children)	--	1 per dwelling unit
	Residential Accessory Use (Other than Listed)	--	--
	Upper-Story Residential	1 per dwelling unit	1.5 per dwelling unit
Agricultural and Animal Services	Community Garden	1 per 500 SF GFA	1 per 200 SF GFA
	Kennel	1 per 1,000 SF GFA plus 1 drop-off space per 20 kennel spaces	1 per 250 SF GFA plus 1 drop-off space per 20 kennel spaces
	Plant Nursery, Greenhouse, and Landscaping Business	1 per 250 SF of indoor sales plus 1 per 1000 square feet of outdoor sales/display areas	--
	Veterinary Clinic	1 per 500 SF GFA	1 per 200 SF GFA
	Veterinary Hospital	1 per 500 SF retail area	1 per 300 SF retail area
	Crop Production	--	--
	Nursery (Retail)	1 per 500 SF retail area	1 per 200 SF retail area
	Stable (Public or Commercial)	1 per 4 stalls plus 1 per employee	2 per horse boarded

Table 1204.10-1

Minimum and Maximum Parking

SF = square feet GFA = Gross Floor Area -- = No minimum or no maximum, as applicable

Use Category	Subtype	Minimum Spaces	Maximum Spaces
Public and Civic Use			
Community Facilities	Club or Lodge	1 per 300 SF GFA	1 per 200 SF GFA
	Place of Public Assembly	1 per 6 seats	1 per 1.5 seats
	Library, Aquarium, Museum, or Gallery	1 per 1,000 SF GFA	1 per 500 SF GFA
	Senior, Youth, or Community Center	1 per 300 SF GFA	1 per 200 SF GFA
Daycare Facilities	Adult Day Care	1 per employee	1.75 per employee
	Pre-School or Child Day Care Center	1 per employee	1.75 per employee
	Group Day Care Center	1 per employee	1.75 per employee
Educational Facilities	College or University	1 per 400 SF office, research, and library area; plus 1 per 300 SF assembly areas and classrooms	1 per 300 SF office, research, and library area; plus 1 per 250 SF assembly areas and classrooms
	Training Facility or Vocational School	1 per 300 SF GFA	1 per 250 SF GFA
	School, Primary or Secondary (Public or Private)-Primary-Secondary	2 per classroom (Primary); 1 per employee + 1 per 5 students (Secondary)	--
	All Other Educational Facilities	1 per 400 SF GFA	1 per 350 SF GFA
Government Facilities	Government / Non-Profit Office	1 per 400 SF GFA	1 per 200 SF GFA
	Government Services (Police, Fire, Emergency Medical Services)	--	--
Medical Facilities	Hospital	1 per 3 patient beds	1 per 2 patient beds
	Funeral Home or Mortuary	1 per 6 seats	1 per 1.5 seats

Table 1204.10-1

Minimum and Maximum Parking

SF = square feet GFA = Gross Floor Area -- = No minimum or no maximum, as applicable

Use Category	Subtype	Minimum Spaces	Maximum Spaces
	Clinic, Medical Lab, or Urgent Care	1 per 300 SF GFA	1 per 150 SF GFA
Parks and Open Areas	Active Park, Playground, or Ball Field	10 spaces per acre	--
	Botanical Garden, Nature Preserve or Trail	--	--
	Cemetery, Columbarium, Mausoleum, or Memorial Park	1 space per 4 seats in a chapel or place of assembly	--
	Park, Playground, and Common Open Space	--	--
Passenger Terminal	All other Passenger Terminal Uses	--	--
Social Service	All Social Services	Special Study, refer to Section 1204.10.E, below	
Utilities	Major Utility	1 per employee	--
	Minor Utility	--	--
Commercial and Office			
Automotive Sales and Service	Vehicle Washing Establishment	1 per 3 washing bays/stations	1 per 1 washing bays/stations
	Truck, Trailer, or Equipment Sales, Leasing, or Rental	1 per 1,000 SF sales and service building(s)	1 per 300 SF sales and service building(s)
	Retail Fuel Sales	1 per 400 SF GFA	1 per 200 SF GFA
	Automotive Body and Major Repair	1 per 250 SF GFA + 1 per employee	1 per 200 SF GFA + 1 per employee
	All Other Vehicle Sales and Service	1 per 500 SF sales and service building(s)	--
Entertainment and Recreation, Indoor	Shooting Range, Indoor	1 per 3 bays or 1 per 250 SF firing area if no bays	1 per bay or 1 per 100 SF firing area if no bays
	Bar or Tavern	1 per 200 SF GFA	1 per 100 SF GFA
	Bowling Alley	1 per lane	4 per lane

Table 1204.10-1

Minimum and Maximum Parking

SF = square feet GFA = Gross Floor Area -- = No minimum or no maximum, as applicable

Use Category	Subtype	Minimum Spaces	Maximum Spaces
	Dance Club or Dance Hall	1 per 200 SF GFA	1 per 100 SF GFA
	Fitness Gym	1 per 600 SF GFA	1 per 200 SF GFA
	Entertainment (Indoor) (Other than Listed)	1 per 250 SF GFA	1 per 200 SF GFA
	Movie or Other Theater	1 per 4 seats	1 per 3 seats
	Sexually Oriented Business	1 per 250 SF GFA	1 per 100 SF GFA
	Tattoo or Piercing Business	1 per chair plus 1 per employee	1.5 per chair plus 1 per employee
Entertainment and Recreation, Outdoor	Amphitheater	1 per 6 seats or 1 per 30 SF if no permanent seats	1 per 4 seats or 1 per 50 SF if no permanent seats
	Campground without Overnight Accommodations	1 per campsite	--
	Golf Course or Country Club	--	5 per hole
	Golf Driving Range	1 per tee area	3 per tee area
	Entertainment (Outdoor) (Other than Listed)	Greater of 1 / 6 seats or 1 / 50 SF	Greater of 1 / 4 seats or 1 / 30 SF
	Stadium, Running Track, or Ball Field	1 per 6 seats or 1 per 50 SF if no permanent seats	1 per 4 seats or 1 per 30 SF if no permanent seats
Office	Bank or Credit Union	1 per 350 SF GFA	1 per 200 SF GFA
	Offices (Other than Listed)	1 per 400 SF GFA	1 per 200 SF GFA
Overnight Accommodation	Bed and Breakfast Establishment	1 per guest room plus 2 for the owner	1.5 per guest room plus 2 for the owner
	Short-Term Rental	1 per rental unit	2 per rental unit
	Overnight Accommodations (Other than Listed)	.8 per guest room + 1 per 800 SF public meeting area and restaurant space	1 per guest room + 1 per 400 SF public meeting area and restaurant space
Parking, Commercial	All Uses	--	--

Table 1204.10-1

Minimum and Maximum Parking

SF = square feet GFA = Gross Floor Area -- = No minimum or no maximum, as applicable

Use Category	Subtype	Minimum Spaces	Maximum Spaces
Restaurant	Restaurant, Delivery Only	1 per employee	2 per employee
	Microbrewery, Microdistillery, or Microwinery	1 per 250 square feet of tasting room, taproom, or table service area. Production and storage areas shall comply with industrial use requirements.	1 per 100 square feet of tasting room, taproom, or table service area. Production and storage areas shall comply with industrial use requirements.
	Restaurant, Drive-In	1 per 250 SF GFA	1 per 150 SF GFA
	Restaurant (Other than Listed)	1 per 200 SF GFA	1 per 100 SF GFA
Retail Repair, Sales, and Service	All Uses	1 per 400 SF GFA	1 per 200 SF GFA
Self-Service Storage	All Uses	Lesser of 1 / 500 SF of office area or 1 / 25 storage units	Greater of 1 / 500 SF of office area or 1 / 25 storage units
Industrial			
Heavy Industrial	All Uses	1 per employee or 1 per 1,500 SF GFA, whichever is less	--
Light Industrial	Contractor Service, Equipment, and Storage Yard	1 per 1,500 SF storage area	1 per 300 SF storage area
	Research and Development Facility	1 per 350 SF GFA	1 per 250 SF GFA
	Light Industrial (Other Than Listed)	1 per employee or 1 per 1,000 SF GFA, whichever is less	1 per employee or 1 per 750 SF GFA, whichever is less
Warehousing and Freight Movement	All Uses	1 per 2,000 SF GFA	1 per 500 SFA
Wholesale Trade	All Uses	1 per 2,000 SF GFA	1 per 500 SF GFA
Notes: 1 In addition to the required and maximum for the primary use.			

“

SECTION 30: Section 1204.17 E. F. and G. of the Planning and Zoning Code are hereby amended to read as follows:

“E. Walkways.

1. For developments with over 25,000 square feet of gross floor area, delineated walkways a minimum of six feet in width shall link residential and commercial developments, common areas, parking areas, and buildings. If a proposed development includes multiple buildings in the site design, then an overall connectivity plan shall be provided for the development, including crosswalks and other safety features designed to encourage walking as an alternative to vehicular transportation. Walkways shall be a minimum of five feet wide and shall have a minimum six-foot landscaped buffer area between the road or access way and the walkway itself.
2. Sidewalks, at least eight feet in width, shall be provided along any facade featuring a customer entrance, and along any facade abutting parking lots. At all times, such sidewalks shall maintain a clear pedestrian passage equal to the width of the sidewalk.
3. Parking lots shall be designed to allow pedestrians to safely move from their vehicles to the buildings. This may be achieved in smaller lots by providing a sidewalk at the perimeter of the lot. On larger lots, corridors within the parking areas should channel pedestrians from the car to the perimeter of the lot. A paving material that is different in color and/or texture from that of vehicular areas shall delineate these pedestrian travel ways and shall be clearly marked. Small posts or bollards incorporating lights may also serve the same purpose.

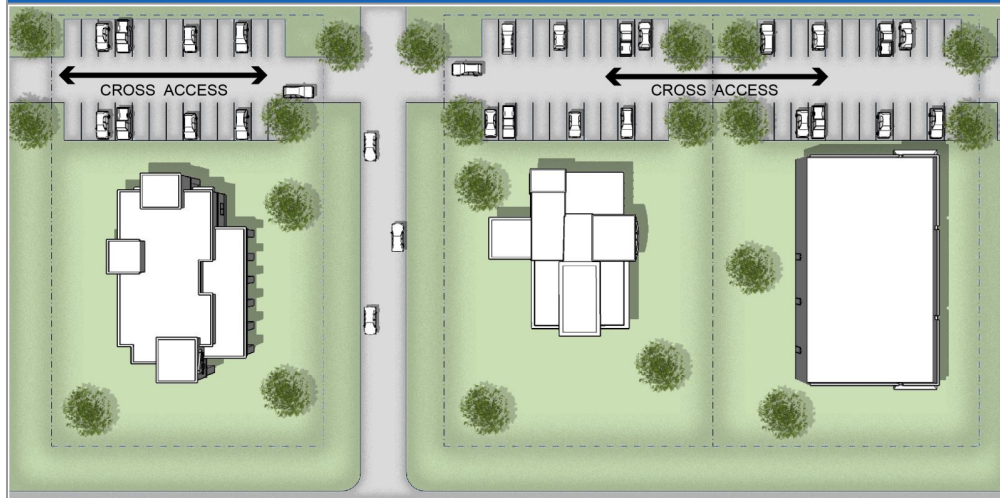
F. Pedestrian and Bicycle Access.

1. *Generally.* All development subject to this Article shall be served by an internal pedestrian and bicycle circulation system of walkways and bikeways (including sidewalks, pedestrian and bicycle paths, and/or trails) that permit safe, convenient, efficient, and orderly movement of pedestrians and bicycles within the development. Walkways and bikeways shall also be provided between the internal pedestrian and bicycle circulation system, the adjoining existing or planned city-wide trail and greenway system, as applicable, and any adjoining parks, schools, and civic uses. Sidewalks shall connect to:

- a. The primary entrance(s) of principal buildings;
 - b. Off-street vehicle and bicycle parking areas;
 - c. Existing or planned public transit stations or stops located on-site or on an adjacent street; and
 - d. Recreation facilities, common use areas, and amenities.
2. *Sidewalks Required.* All development subject to this Subsection shall install internal sidewalks or approved pedestrian paths in accordance with the provisions of this PZC. All sidewalks within public rights-of-way or associated with private streets shall be installed in accordance with the requirements established by the City Engineer.
3. *Pedestrian Connectivity.* All new multi-family, non-residential, and mixed-use development shall comply with the following standards:
- a. The internal pedestrian circulation system shall be designed to allow for pedestrian cross-access between buildings and parking areas and those on adjoining lots, or to the boundary of adjoining vacant land zoned to allow multi-family, non-residential, or mixed-use development.

- b. The Director may waive or modify the requirement for pedestrian cross-access on determining that such cross-access is impractical or undesirable due to the presence of natural features, safety factors, or unusual lot configuration.
 - c. Prior to the issuance of a building permit, easements allowing cross-access shall be platted or recorded by a separate instrument in the office of the County Clerk and Recorder.
- 4. *Bicycle Connections.* All development subject to this Subsection shall provide bicycle access routes between public bikeways and on-site bicycle parking areas. Sites shall be designed to avoid or minimize all conflicting bicycle/motor vehicle and bicycle/pedestrian movements.
- 5. *Layout and Design.* The minimum widths of improvements are as follows as per City Engineer requirements:
 - a. Bikeways or shared-use paths: 11 feet wide or as follows the ODOT Multimodal Design Guide; and
 - b. Sidewalks:
 - i. Eight feet in an UR, MU, and DT districts; or
 - ii. Five feet in all other districts;
 - c. Be clearly distinguishable from vehicular traffic lanes by painted markings, raised paving height, decorative bollards, change in pavement material or color, and/or flashing caution signals;
 - d. Have adequate lighting for security and safety; and
 - e. Meet the current Americans with Disabilities Act (ADA) Standards for Accessible Design.
- G. Cross Access.** To encourage shared parking and minimize access points along roads, new multi-unit, non-residential, and mixed-use development shall comply with the following standards:
 - 1. As displayed in Figure 1204.17-2, *Cross Access*, the internal vehicular circulation system shall be designed to allow for vehicular cross access between the development's parking and vehicular use areas and those on adjoining lots containing, or adjoining vacant land zoned to allow multi-family, non-residential, or mixed-use development.
 - 2. Cross-accessways shall provide for two-way vehicular traffic between the vehicular use areas on the adjoining lots through the use of a single access or drive aisle that is at least 24 feet wide or through two one-way accessways or aisles that are each at least 12 feet wide.
 - 3. The Director may waive or modify the requirement for vehicular cross access on determining that such cross access is impractical or undesirable due to the presence of natural features or vehicular safety factors, or other relevant considerations.
 - 4. Where such are required, easements allowing cross access to and from properties, along with agreements defining maintenance responsibilities of property owners, shall be recorded with the City Clerk before issuance of a building permit or certificate of occupancy.

Figure 1204.17-2
Cross Access



“

SECTION 31: Section 1204.19 E. of the Planning and Zoning Code is hereby amended and supplemented to read as follows:

“E. Street Trees.

1. Street trees shall be required on all public and private frontages, except interstate frontage and alleys, for all subdivisions, new sites or development, and expansions of sites or developments.
2. All new roads or extensions of existing roads, public or private whether internal or external to a site, are subject to the street tree requirements.
3. Street trees shall be required along both sides of all streets, public or private, planted 40 feet on center in the tree lawn.
4. All developments shall include street trees that comply with the requirements for plants in 1204.19(D), *Landscape Material Standards*, above.
5. Specific tree types or species prohibited or permitted to be installed within the public right-of-way shall be established in a document maintained by the Development Department.
6. Street tree placement may be subject to setback requirements from the curb, sidewalk, driveway, and other utilities. Such restrictions shall be established in a document maintained by the Development Department.
7. At the time of planting, the lowest limb of any tree shall not be less than five feet above the ground.
8. *Street Tree Alternate Locations.* During the Site Plan Review or a platting decision process, it may be determined a number of street trees cannot be located in the tree lawn as required due to spacing conflicts with driveways, utilities, street light poles, or otherwise within the sight triangle as established in Article 02.05, *Measurements and Specific Allowances*. The Director or Planning Commission, as applicable, may permit the applicant to locate those required street trees in alternate locations within the site or development such as common open or amenity spaces.”

SECTION 32: Table 1204.20-1 of the Planning and Zoning Code is hereby supplemented to read as follows:

“

Table 1204.20-1 Development Landscaping Requirements	
Landscaping Element ¹	Location and Design
Foundation Landscaping	
Two ornamental trees or 10 shrubs for every 50 linear ² feet in foundation planting area(s) facing the front setback(s)	▪ In the HC, GC, EC, LI, and HI zoning districts, the foundation plantings may be immediately abutting the foundation or within a maximum of 10 feet of the foundation. If the plantings are not immediately abutting the foundation, then the space between the foundation and plantings shall be designed for pedestrian circulation ▪ In the residential, MU, and DT zoning districts, the required foundation planting may be met with tree wells, planters, and landscaped plazas ▪ The remainder of the area designated for foundation plantings shall be landscaped with groundcover or consist of xeriscape groundcover, rocks, decorative pavers, or stamped, dyed concrete
Two ornamental trees or 10 shrubs for every 50 linear feet in foundation planting area(s) facing the side setback(s) ² .	
One ornamental tree or 5 shrubs for every 50 linear feet ² in foundation planting area(s) facing the rear setback(s).	
Parking Islands	
Endcap island with groundcover ³ and 1 canopy tree and 3 shrubs for a single row and 2 canopy trees and 6 shrubs for a double row.	▪ At the end of all parking rows ▪ Each endcap island shall be a minimum of 9' wide and the length of the parking row⁴ with 10-foot curb radii on the side closest to the drive aisle ▪ All vegetation used provides for clear visibility between two to six feet above level of the ground
Corner island with groundcover ³ and 1 canopy tree or 3 evergreen or ornamental trees	▪ At the corners of parking lots ▪ Each corner island shall be a minimum of 200 square feet in area and defined by the intersection of the parking rows at each corner of the parking lot ▪ All vegetation use provides for clear visibility between two to six feet above level of the ground
Interior island with groundcover ³ and 1 canopy tree and 3 shrubs ⁴ single row and 2 canopy trees and 6 shrubs for a double row.	▪ In the middle of parking rows planted at intervals of not less than one island for each 15 parking spaces ▪ Each interior island shall be a minimum of 9' wide and the length of the parking row⁴ with 5-foot curb radii on the side closest to the drive aisle ▪ All vegetation use provides for clear visibility between two to six feet above level of the ground

Table 1204.20-1 Development Landscaping Requirements	
Landscaping Element ¹	Location and Design
Median with groundcover ³ and ornamental Grasses, shrubs, or planters	▪ A minimum, along the entire centerline of alternating double parking rows ▪ Each median shall be a minimum of 6' wide ▪ All vegetation use provides for clear visibility between two to six feet above level of the ground
Site Landscaping	
Front Yard Landscaping	▪ Plantings make up 20 percent of required front yard ▪ This landscaping may be used to fulfill the perimeter landscaping requirements.
Perimeter with ornamental grasses, shrubs, canopy and/or ornamental trees	▪ A minimum, along the entire perimeter of all parking lots when not integrated as part of Bufferyard Landscaping outlined in 1204.21, <i>Bufferyard Landscaping</i> ▪ Each parking perimeter planting shall be a minimum of 6' wide ▪ All vegetation use provides clear visibility between two to three feet above level of the ground
Other	
Use of locally-sourced mulch wherever much is provided on-site	▪ Provided at a minimum depth of three inches.
Tree quantity exceeds required quantity based on the requirements of this Section	--
Existing tree larger than 12-inch caliper is removed	
Table Notes: 1. Existing trees that are properly located may be used in lieu of required trees. 2. Measured parallel to the building. 3. The groundcover area shall not include concrete, asphalt, or other impervious surfaces, with the exception of xeriscape groundcover, rocks, decorative pavers, or stamped, dyed concrete which may be used only within the first one and a half feet of the parking island to allow persons to access their vehicle without stepping on landscaping. The height of the groundcover plant species chosen shall not interfere with sight distance triangles along access drives or anywhere throughout the parking lot. 4. See Item H in Figure 1204.20-1, below for an example of a perimeter parking interval.	

“

SECTION 33: Section 1204.25 B. 2. and 4. of the Planning and Zoning Code are hereby amended and supplemented to read as follows:

“2. *Size and Proportions.* The square footage of changeable copy centers shall not exceed 35% of the maximum sign area permitted for that sign type within the zoning district where the proposed sign is to be located with the following requirements or limitations for the changeable copy:

- a. *Menu Board Sign.* If a menu board sign is not visible from a residential property or a public or private street, 100 percent of the copy area may be electronic.
 - b. *Marquee Sign.* The lesser of 100 square feet or 40 percent of the sign area of a marquee sign; or
 - c. *Other Sign Types.* 25 percent of the sign area of a monument sign, pylon sign, or a menu board that is visible from a residential property.
 - d. *Remainder of Sign Copy.* The balance of the sign area shall utilize permanent letters or symbols.
 - e. *Combination of Changeable Copy Sign Types.* No sign structure may include both a manual changeable copy sign and an electronic message center.
4. *Manual Changeable Copy.*
 - a. Manual changeable copy reader boards are only permitted on monument signs or marquee signs.
 - b. Lettering of manual changeable copy signs shall be of a single style and shall be of uniform color and size.”

SECTION 34: Section 1204.26 B. of the Planning and Zoning Code is hereby supplemented to read as follows:

“Generally.

1. All freestanding signs must be permanently installed in locations designated in the sign plan, and may not exceed the allowable dimensions of this Section.
2. All freestanding signs shall be located in a mulched and landscaped area that includes a variety of plant types or bushes and is equal to or larger than the total sign area of the applicable sign. Such landscaped area may be an area already used to fulfill Article 04.05 *Landscaping, Screening, and Buffering.*
3. All attached signs must be affixed to a building wall, within the designated sign area, and may not exceed the allowable dimensions of this Section.
4. Additional sign area and height is achievable if a Master Sign Plan is approved for an eligible property pursuant to Section 1207.18, *Master Sign Plan.*”

SECTION 35: Table 1204.26-3 of the Planning and Zoning Code is hereby amended to read as follows:

“

Table 1204.26-3 Allowed Freestanding Permanent Signs							
Land Use			Residential Districts				
Zoning District (in the City Limits)			Mixed-Use and Nonresidential Districts				
			RR, SR, NC, GR, UR	MU	DT	HC, GC	EC, LI, HI
Access Sign ¹							

Table 1204.26-3
Allowed Freestanding Permanent Signs

Land Use	Residential Districts	Mixed-Use and Nonresidential Districts				
Zoning District (in the City Limits)	RR, SR, NC, GR, UR	MU	DT	HC, GC	EC	LI, HI



Number Allowed	No more than 3 per principal use	
Maximum Area	4 SF per sign	6 SF per sign
Maximum Height	4 ft.	
Minimum Setback (Property Line)	3 ft.	
Illumination	Internal or External	
Sign Spacing	No two access signs shall be located within 5 feet of each other.	
Other Standards	1. All such signs located on corner lots or intersections and greater than 3 feet in height shall not be placed inside the sight triangle as described in Table 1202.11-1, <i>Measurements</i> . 2. There shall be no more than 4 total access sign poles at any road intersection.	
Sign Permit Required	Yes	

Canopy Sign



Number Allowed	--	--	--	1 per street frontage	--	1 per street frontage
Maximum Area	--	--	--	40% of the canopy fascia face per street-facing side	--	40% of the canopy fascia face per street-facing side

Table
Allowed Freestanding Permanent Signs

1204.26-3

Land Use	Residential Districts	Mixed-Use and Nonresidential Districts				
Zoning District (in the City Limits)	RR, SR, NC, GR, UR	MU	DT	HC, GC	EC	LI, HI
Minimum/Maximum Height	--	--	--	Shall not extend above the canopy fascia board	--	Shall not extend above the canopy fascia board
Illumination	--	--	--	Internal or external	--	Internal or external
Sign Permit Required	--	--	--	Yes	--	Yes
Other Standards	1. Color branding shall be permitted and shall not count towards the aggregate sign total.					

Directory Sign



Number Allowed	--	1 per property with a multi-tenant building
Maximum Area	--	2 SF per linear foot of street frontage; maximum 100 SF
Maximum Height	--	10 ft.
Minimum Setback	--	0 ft.
Illumination	--	Internal or External
Sign Permit Required	--	Yes
Other Standards	--	1. The bottom portion of the sign shall rest flush against the ground, allowing no space between the ground and the bottom of the sign structure.

Monument Sign

Table
Allowed Freestanding Permanent Signs

1204.26-3

Land Use	Residential Districts	Mixed-Use and Nonresidential Districts				
Zoning District (in the City Limits)	RR, SR, NC, GR, UR	MU	DT	HC, GC	EC	LI, HI



Number Allowed	1 per property street frontage on nonresidential properties	1 per property street frontage		1 per establishment ³	1 per property street frontage	1 per establishment ³
Maximum Area	32 SF	60 SF				
Maximum Height	6 ft.	8 ft.	8 ft.	10 ft.		10 ft.
Minimum Setback	5 ft. and 20 ft. from any adjacent lot line	10 ft. ⁴				
Illumination	--	Internal or External				
Other Signs	--	1. In residential zoning district, if an applicant proposes to use a monument sign, no wall signs shall be permitted. 2. If Monument Sign used, then a Pylon Sign shall not be allowed				
Sign Permit Required	--	Yes				

Subdivision Entry Sign



Table
Allowed Freestanding Permanent Signs

1204.26-3

Land Use	Residential Districts	Mixed-Use and Nonresidential Districts				
Zoning District (in the City Limits)	RR, SR, NC, GR, UR	MU	DT	HC, GC	EC	LI, HI
Number Allowed	2 per one of the entries to the development; 1 per all other entries	--				
Maximum Area	32 SF	--				
Maximum Height	6 ft.	--				
Minimum Setback	10 ft. from street right-of-way or property line for a private street	--				
Illumination	Internal or External	--				
Sign Permit Required	Yes	--				
Other Standards	1. Sign may be located on a base constructed of concrete not to exceed 18 inches in height and shall be surrounded by landscaping and other decorative material. 2. Sign must be located outside of existing or future utilities and any required sight triangle as established in Article 02.05, <i>Measurements and Specific Allowances</i>.					

Pole Sign¹



Table
Allowed Freestanding Permanent Signs

1204.26-3

Land Use	Residential Districts	Mixed-Use and Nonresidential Districts				
Zoning District (in the City Limits)	RR, SR, NC, GR, UR	MU	DT	HC, GC	EC	LI, HI
Number Allowed	--	--	--	<50 ft. of street frontage: 0 >50 ft. of street frontage: 1 per street frontage	--	--
Maximum Area (Per Sign Panel / Cumulative)	--	--	--	maximum 225 sq. ft.	--	--
Maximum Height	--	--	--	100 ft.	--	--
Minimum Clearance	--	--	--	50 ft. above grade	--	--
Minimum Setback	--	--	--	10 ft. ⁴	--	--
Illumination	--	--	--	Internal or External	--	--
Other Signs	--	--	--	If used, then a Monument Sign is not allowed ⁵	--	--
Sign Permit Required	--	--	--	Yes	--	--
Other Standards	1. Pole signs are restricted to HC zoning district only.					

Pylon Sign



Number Allowed	--	--	--	1 per street frontage	--
----------------	----	----	----	-----------------------	----

Table
Allowed Freestanding Permanent Signs

1204.26-3

Land Use	Residential Districts	Mixed-Use and Nonresidential Districts				
Zoning District (in the City Limits)	RR, SR, NC, GR, UR	MU	DT	HC, GC	EC	LI, HI
Maximum Area (Per Sign Panel / Cumulative)	--	--	--	35 SF / 1 SF per linear ft. of street frontage; 250 SF maximum	--	--
Maximum Height	--	--	--	<200 ft. of street frontage: 30 ft. >200 ft. of street frontage: 40 ft.	--	--
Minimum Clearance	--	--	--	8 ft. above grade and 20 ft. above the adjacent drive aisle, if the edge of the sign is within one foot of the aisle	--	--
Minimum Setback	--	--	--	10 ft. ⁴	--	--
Illumination	--	--	--	Internal or External	--	--
Other Standards	--	--	--	The width of the support(s) of the sign shall be a minimum of 50% of the width of the sign face.	--	--
Other Signs	--	--	--	If used, then a Monument Sign is not allowed ⁵	--	--
Sign Permit Required	--	--	--	Yes	--	--

TABLE NOTES: ft. = Feet; SF. = Square feet

1. Directional signs shall only be permitted in conjunction with a religious, charitable, civic, fraternal, or similar organization.
2. Identification sign area shall be determined for residential development sites on whether the site is for single-unit or multi-unit types.
3. On lots fronting on three or more public streets, then two monument signs shall be permitted.
4. Freestanding signs must be placed a minimum of three feet from the building-side edge of a sidewalk.
5. A monument sign and a pylon sign are only allowed in conjunction with one another on single properties or unified developments that are greater than 50 acres in area, that abut a Major Arterial and are located in the HC, GC, BP, LI, and HI zoning districts.

SECTION 36: Section 1205.06 A. is hereby amended and supplemented to read as follows:

“A. **Generally.**

1. *Standards.* Sidewalks and shared-use paths or trails shall be installed in accordance with this Section and the construction standards established by the Department of Public Works. The subdivider shall install sidewalks along public and private streets prior to acceptance of subdivision improvements. This requirement applies to all land uses and street classifications, except as modified in this Section.
2. *Where Required.* Sidewalks at a minimum 5 feet in width shall be installed on both sides of all subdivision streets. Sidewalks shall be required along all portions of a parcel that fronts a public or private street for a new development or expansion of existing development that requires site plan approval.”

SECTION 37: Section 1207.03A. and E. of the Planning and Zoning Code are hereby supplemented to read as follows:

“A. **Application Form.** Every development review application and submittal requirements required by this PZC shall be submitted in a form and in such numbers as established in a document maintained by the Development Department and made available to the public by the Development Department. At the time the application is submitted, a fee shall be paid in the amount established by the City's fee schedule.

E. **Application Submission Schedule.** The schedule for the submission of applications in relation to scheduled meetings and hearings of the review bodies shall be established in a document maintained by the Development Department and made available to the public. “

SECTION 38: Section 1207.06 B. 7. of the Planning and Zoning Code is hereby supplemented to read as follows:

“b. **By the Applicant After Public Notice.** A request for deferral of consideration of an application received by the Director after any required notice shall be considered as a request for a continuance of the public meeting or hearing, and may only be granted by the development review body holding the meeting or hearing.”

SECTION 39: Table 1207.10-1 of the Planning and Zoning Code is hereby supplemented to read as follows:

“

Table 1207.10-1, Development Review Summary						
♦ = Pre-Application Conference Required Pu = Published M = Mailed Notice Required -- = Not Required/Not Applicable						
Development Application (Cross-Reference to Procedure)	Submittal Timing	Pre-Application Conference	Public Notice (1207.06)	Review and Decision		Expiration ¹ (1207.09)
				Review/Recommend	Final Decision	
Improvement Plan and Permit Decisions						
Sign Permit (1207.11)	Prior to installing, relocating, or modifying a sign	--	--	Director		1 year
Construction Plans (1207.12)	Prior to construction of required public improvements and recording of the final plat	--	--	City Engineer		2 years
Certificate of Occupancy (1207.13)	Upon completion of construction or prior a change in occupancy in order to occupy a building or structure	--	--	Chief Official	Building	None
Zoning Permit (1207.14)	Prior to establishing a new use/change in use, change to a Limited Use as denoted in 1203.02, <i>Use Table</i> , or to convert a nonconformity	--	--	Director		1 year
Site Development and Use Decisions						
Site Plan (1207.15)	Prior to any development of any use unless specifically exempted in this PZC	♦	--	Director		1 year

Table 1207.10-1, Development Review Summary

◆ = Pre-Application Conference Required Pu = Published M = Mailed Notice Required -- = Not Required/Not Applicable						
Development Application (Cross-Reference to Procedure)	Submittal Timing	Pre-Application Conference	Public Notice (1207.06)	Review and Decision		Expiration ¹ (1207.09)
				Review/Recommend	Final Decision	
Improvement Plan and Permit Decisions						
Master Development Plan (1207.16)	As part of a zoning map amendment to PUD, for development in the MU zoning district, or development in two phases or more	◆	Pu M	Director	Planning Commission	1 year
Floodplain Development Permit (1207.17)	Refer to Part Fourteen, Title 6, Chapter 1446, Flood Damage Reduction, of the City's Code of Ordinances.					
Master Sign Plan (1207.18)	Prior to constructing, installing, placing, or relocating a sign or modifying a sign's dimensions or illumination	◆	--	Director		1 year
Minor Modification of Approved Plan (1207.19)	In order to make a limited modification to an application that has already been approved but has not received a Certificate of Occupancy	--	--	Same review body that makes initial approval		Same as the application being modified
Conditional Use Permit (1207.20)	Prior operation of any land use that is designated as a conditional use as denoted in 1203.02, <i>Use Table</i>	◆	Pu M	Director	Planning Commission	None, unless specified in approval

Table 1207.10-1, Development Review Summary

◆ = Pre-Application Conference Required Pu = Published M = Mailed Notice Required -- = Not Required/Not Applicable						
Development Application (Cross-Reference to Procedure)	Submittal Timing	Pre-Application Conference	Public Notice (1207.06)	Review and Decision		Expiration ¹ (1207.09)
				Review/Recommend	Final Decision	
Improvement Plan and Permit Decisions						
Temporary Use Permit (1207.21)	Prior to establishing a temporary use related to a public or commercial event unless specifically exempted in this PZC		--	Director		As specified in approved application
Text and Zoning Map Amendment Decisions						
Text Amendment (1207.22)	Prior to a change of the text in this PZC	◆	Pu	1st: Director 2nd: Planning Commission	City Council	None
Zoning Map Amendment (1207.23)	Prior to establishing or expanding a building type or use prohibited in the current zoning district	◆	Pu M ²	1st: Director 2nd: Planning Commission	City Council	None
Relief and Appeal Decisions						
Administrative Adjustment (1207.24)	In order to make a limited modification to numerical standards on an application that has already been approved but that has not received a certificate of occupancy	--	--	Director		Same as the associated application

Table 1207.10-1, Development Review Summary

◆ = Pre-Application Conference Required Pu = Published M = Mailed Notice Required -- = Not Required/Not Applicable						
Development Application (Cross-Reference to Procedure)	Submittal Timing	Pre-Application Conference	Public Notice (1207.06)	Review and Decision		Expiration ¹ (1207.09)
				Review/Recommend	Final Decision	
Improvement Plan and Permit Decisions						
Variance (1207.25)	Prior to submittal of an application that varies from the applicable standards of this PZC	◆	Pu M	Director	Board of Zoning Appeals	None
Floodplain Variance (1207.26)	Refer to Part Fourteen, Title 6, Section 1446.28, <i>Appeals and Variances</i> of the City's Code of Ordinances.					
Subdivision Design and Improvement Waiver (1207.27)	Concurrent with submittal of a preliminary plat where the applicant wishes to vary from the subdivision design standards	◆	Pu M	1st: City Engineer 2nd: Director	Planning Commission	Same as the associated plat
Appeals (1207.28)	Within 30 days after an appellant or their agent received notice or the action of the official that is the subject of the appeal	--	Pu M	Varies based on decision being appealed. Refer to 1207.28		None
Platting Decisions						
Minor Plat (1207.29)	In order to subdivide land into five or fewer lots on an existing street that doesn't require the creation of a street or expansion of municipal facilities	--	--	City Engineer	Director	30 days/ None after recordation

Table 1207.10-1, Development Review Summary

◆ = Pre-Application Conference Required Pu = Published M = Mailed Notice Required -- = Not Required/Not Applicable						
Development Application (Cross-Reference to Procedure)	Submittal Timing	Pre-Application Conference	Public Notice (1207.06)	Review and Decision		Expiration ¹ (1207.09)
				Review/ Recommend	Final Decision	
Improvement Plan and Permit Decisions						
Amending Plat (1207.30)	In order to make a minor modification to a recorded plat	◆	--	Director		30 days / None after recordation
Preliminary Plat (1207.31)	Prior to a Final Plat in order to subdivide land into six or more lots or lots that require the creation of a street or the expansion of municipal facilities	◆		1st: City Engineer 2nd: Director 3rd: Planning Commission	City Council	1 year after recommendation / 5 years after approval
Final Plat (1207.32)	Following approval of a preliminary plat and completion of improvements	--		1st: City Engineer 2nd: Director	City Council	1 year / none after recordation
Replat (1207.33)	Prior to changing the number of lots on a recorded Final Plat	◆		1st: City Engineer 2nd: Director	Planning Commission	1 year / none after recordation
Vacating Plat (1207.34)	Prior to removing the force of a recorded plat covering a property or properties	◆		1st: City Engineer 2nd: Director	Administrative body that approved the original Minor, Amending, Replat, or Final Plat	1 year/none after recordation

Tables Notes:

1. The days in the "Expiration" column are measured from the date of the issued approval. Expiration occurs if the applicant does not commence the construction or does not, as determined by the Director, diligently pursue completion of the project or the subsequent required approval. For Site Plan approval, construction is necessary excavation and piers or footings of the principal building have been completed.
2. Only applies to zoning map amendment applications for 10 or fewer parcels.

SECTION 40: Section 1207.14 of the Planning and Zoning Code is hereby supplemented to read as follows:

- A. **“Purpose.** The purpose of a Zoning Permit is to ensure a proposed development complies with the purposes and standards of this PZC. No land shall be used nor shall any building or structure be used, changed in use, established, constructed, enlarged, moved, or modified without first obtaining a Zoning Permit.
- B. **Applicability.** A Zoning Permit is required for the following:
 - 1. *Limited Uses.* Ensure that a use designated as a limited use in Table 1203.02-1, *Primary Use Table*, complies with the requirements of this PZC, including 1203.04, *Limited Use Standards*.
 - 2. *Nonconformities.* Identify a lot, building, structure, use, sign, or another site element as a legal nonconforming. A copy of such permit shall be kept on file in the offices of the Director.
 - 3. New single-family and two-family residential dwellings;
 - 4. The internal construction or change in floor area of a nonresidential development that does not increase gross floor area, increase the intensity of use, or affect parking requirements on a site that meets all development and site design standards of this code;
 - 5. Expansions of existing nonresidential uses representing an increase in gross floor area less than 25% of the existing building square feet and the associated increase in parking;
 - 6. A change in use of a nonresidential building;
 - 7. Modifications to the façade of any nonresidential building for compliance with Section 1204.07;
 - 8. Modifications to sites involving less than 25% increase to landscaping, parking or loading without expansions to buildings;
 - 9. Accessory structures and uses; and
 - 10. Temporary structures and uses;
- C. **Specific Review Procedures.** The procedures outlined in Article 07.01, *Common Development Procedures*, shall apply.
- D. **Specific Review Criteria.** To approve the application, the applicable development review official per Table 1207.10-1, *Development Review Summary*, shall consider the following:
 - 1. *Common Review Criteria.* All applicable common review criteria as denoted in Table 1207.07-1, *Common Review Criteria*;
 - 2. *Limited Use Standards.* All applicable use-specific standards as detailed in 1203.04, *Limited Use Standards*.
 - 3. *Materials or Scenario.* The materials or scenario posed by the applicant;
 - 4. *Word Meanings.*
 - a. Common Usage. The plain and ordinary meaning of the terms that are subject to the application for an interpretation as set out in a dictionary of common usage;
 - b. Explained or Defined in this Code. The provisions of Chapter 1209, *Word Usage*; and
 - c. Technical Meaning. Any technical meanings of words used in the provision and in context with the meaning of the provision;
 - 5. *Director Interpretations.* Other interpretations rendered by the Director associated with the same or related provisions of this PZC;
 - 6. *Legislative History.* The legislative history of the provision;
 - 7. *Other Sources.* Sources outside of the PZC that provide additional information on the provision in question, such as technical or professional literature; and

8. *Nonconformities*. Applicable provisions of Article 08.01, *Nonconformities*.

E. **Effect.**

1. *Generally*.

- a. *Authorization*. The approval of a Zoning Permit authorizes the applicant to proceed with the development proposed in the subject application, pending any other required approvals.
- b. *Other Required Approvals*. Development authorized by the Zoning Permit shall not be carried out until the applicant has secured all other approvals required by this PZC or any other applicable provisions of the City Code of Ordinances. Approval of a Zoning Permit shall not ensure subsequent approvals for other applications unless the relevant and applicable portions of this PZC or other applicable provisions are met.

2. *Nonconformities*. The approval of the Zoning Permit authorizes the particular nonconformity to continue in accordance with Article 08.01, *Nonconformities*.

SECTION 41: Section 1207.15 B. of the Planning and Zoning Code is hereby amended and supplemented to read as follows:

“B. **Applicability.**

1. *Full Site Plan*. Full Site Plan review is required for:

- a. Expansions of existing nonresidential uses representing an increase in gross floor area of 25% or more of the existing building square feet and the associated increase in parking;
- b. Modifications to sites involving a 25% change or greater in landscaping, parking, or loading, or outdoor storage areas, without expansions to buildings; and
- c. All applications for a conditional use permit;
- d. All development, changes in a site, or changes in use that are not exempt from site plan review below.

2. *Exemptions*. Permit and related plan review are required for all other development and as outlined in 1207.14.

SECTION 42: Section 1207.28 B. of the Planning and Zoning Code is hereby amended to read as follows:

“B. **Specific Review Procedures.** In addition to the procedures outlined in Article 07.01, *Common Development Procedures*, the following procedures shall apply:

1. *Route of Appeals*.

- a. *Appeal of Administrative Review Official Decision*. Any party aggrieved by or alleged error in a decision of an administrative review official (Director, City Engineer, or other City staff) on a matter addressed in this PZC may appeal to the Board of Zoning Appeals within 30 calendar days.
- b. *Appeal of Planning Commission Decision*. Any party aggrieved by or alleging an error in a final decision of the Planning Commission may appeal to the City Council within 30 calendar days of the Planning Commission's decision.
- c. *Appeal of City Council or Board of Zoning Appeals Decision*. Any party aggrieved by or alleging an error in a final decision of the City Council or Board of Zoning

Appeals may appeal to a court of competent jurisdiction within a timeframe established by the court.

SECTION 43: Section 1207.31 A. and D. of the Planning and Zoning Code are hereby amended and supplemented to read as follows:

“A. **Purpose.** The purpose of a Preliminary Plat is to provide sufficient information to evaluate and review the general conceptual design of a proposed major subdivision, those creating more than five lots or the dedication of new streets or infrastructure, or major extensions of infrastructure, to ensure compliance with the requirements of this PZC prior to the submittal of construction drawings and a final plat.

D. Effect.

1. *Authorization.* Approval of a Preliminary Plat shall authorize the applicant to proceed with the submission of Construction Plans (see 1207.12) and subsequently upon completion of improvements, an application for a Final Plat (see 1207.32). Approval of the preliminary plan shall be deemed general approval of the subdivision's layout only and shall not constitute approval or acceptance of a Final Plat.
2. *No Public Dedication.* Approval of the Preliminary Plat shall not constitute the acceptance of any public improvements or the creation and granting of any easements.

SECTION 44: Section 1207.32 of the Planning and Zoning Code is hereby amended and supplemented to read as follows:

“A. **Purpose.** The purpose of a Final Plat is to implement the approved preliminary plat for a major subdivision, recognize the completion of required improvements of the associated construction plans, meet the technical requirements of the final plat, and to serve as the officially recorded map of the property developed, showing the boundaries, lots, public streets, easements, and other significant facilities and features that are necessary to serve the development.

B. **Specific Review Procedures.** In addition to the procedures outlined in Article 07.01, *Common Development Procedures*, the following procedures shall apply:

1. *Phasing.* For a development to be constructed in phases, the final plat may include only a portion of the land included in the Preliminary Plan. If the site is to be developed in phases, the construction of each phase must be completed within three years of the completion of the previous phase. In all cases, a final platted development shall be completed within ten years.

C. **Specific Review Criteria.** To approve the application, the applicable development review official or body per Table 1207.10-1, *Development Review Summary*, shall make affirmative findings for the following:

1. *Common Review Criteria.* All applicable common review criteria as denoted in *Table 1207.07-1, Common Review Criteria*;
2. *Construction Plans.* The required associated Construction Plans have been approved;
3. *Bonds and Guarantees.* Any bonds or guarantees required by the City have been secured;
4. *City Standards.* Required improvements are constructed to City standards and have passed all required inspections;

5. *Preliminary Plat.*
 - a. Full Compliance. The Final Plat complies with the approved Preliminary Plat, including any conditions put on the approval; or
 - b. Deviations From Preliminary Plat. Any deviations from the Preliminary Plat are:
 - i. In the judgment of the Director, minimal and insignificant;
 - ii. Do not require a Subdivision Design Waiver or other formal approval pursuant to the provisions of this PZC; and
 - iii. Not otherwise detrimental to the public health, safety, or welfare.
 6. *Required Approval.* If the City Council finds that a Final Plat complies with all applicable decision criteria and substantially conforms to the approved Preliminary Plat, then the Final Plat shall be approved.
- D. **Effect.**
1. *Authorization.* Approval of a Final Plat shall authorize the applicant to file a copy of the approved plat in the office of the County Recorder. All costs for recording of the plat shall be borne by the applicant.
 2. *Recordation.* Approved Final Plats shall be filed in the office of the County Recorder within six months after the approval.
 3. *No Public Dedication or Duty of Maintenance or Improvement.* The approval of a Final Plat is not considered an acceptance of any proposed dedication and does not impose on the City any duty regarding the maintenance or improvement of any dedicated parts until the appropriate municipal authorities make an actual appropriation of the dedicated parts by entry, use, or improvement.
 4. *Denial.* The denial of a Final Plat is considered a refusal by the City of the offered dedication indicated on the plat.”

SECTION 45: Section 1209.03 of the Planning and Zoning Code is hereby amended and supplemented to read as follows:

“24-Hour Operation Adjacent to a Residential District or Use means a business that operates any time after 10:00 PM or prior to 5:00 AM.

Automotive Body and Major Repair means any land, building, structure, or premises used for the general repair, rebuilding, reconditioning, body or fender work, framework, painting, coating, or the replacement of parts to automobile passenger vehicles.

Contractor Service, Equipment, and Storage Yard means any land or buildings used primarily for the storage of equipment, vehicles, machinery (new or used), building materials, paints, pipe, or electrical components used by the owner or occupant of the premises in the conduct of any building trades or craft. This may also include landscaping and building maintenance facilities. This does not include uses exclusively for contractor offices and showrooms.

Educational Facilities Use Category means a public and civic use category characterized by public and private schools at the elementary, middle, or high school level that provide basic academic education. Also includes colleges and other institutions of higher learning that offer courses of general or specialized study leading to a degree usually in a campus setting. Primary

and accessory uses included in this use category can be found in 3.03(D), *Public and Civic Use Categories*.

Restaurant, Drive-in means a restaurant which does not contain a dining room but where it is intended that patrons consume food within their vehicles while parked on the lot where the restaurant is located.

SECTION 46: 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: _____

CURRENT REGULATION		A/R/C	PROPOSED CHANGE	REASON FOR CHANGE	PDF PAGE #	COMPLETED?
1204.25(B)(2)	2. Size and Proportions. The square footage of changeable copy centers shall not exceed the maximum sign area permitted for that sign type within the zoning district where the proposed sign is to be located with the following requirements or limitations for the changeable copy	ADD	2. Size and Proportions. The square footage of changeable copy centers shall not exceed 35% of the maximum sign area permitted for that sign type within the zoning district where the proposed sign is to be located with the following requirements or limitations for the changeable copy:	Keep consistency with previous code.	292	Y
1204.25(B)(4)	b. Manual changeable copy message centers, including their frames, shall make up not more than 35 percent of the sign area. The balance of the sign area shall utilize permanently affixed letters or symbols.	REMOVE	STRIKE	Move regulation to 1204.25(B)(2) which covers both manual and electronic copy.	292	Y
1204.25(B)(2)	a. <i>Other Sign Types</i> . 25 percent of the sign area of a monument sign, pylon sign, or a menu board that is visible from a residential property or a public or private street.	CHANGE	a. <i>Other Sign Types</i> . 25 percent of the sign area of a monument sign, pylon sign, or a menu board that is visible from a residential property.	Impractical.	293	Y
1202.05(A)	A. Purpose. The district concentrates a compatible mix of residential, commercial, retail, service, live-work uses, and open spaces, together with certain governmental, educational, religious, recreational, and support uses.	CHANGE	A. Purpose. The district requires a compatible mix of residential, commercial, retail, service, live-work uses, and open spaces, together with certain governmental, educational, religious, recreational, and support uses.	Provide clarity to the requirement for a mix of uses in the MU district.	49	Y
1207.29	A. Purpose. The purpose of a Preliminary Plat is to provide sufficient information to evaluate and review the general conceptual design of a proposed major subdivision to ensure compliance with the requirements of this PZC prior to the submittal of construction drawings and a final plat.	CHANGE	A. Purpose. The purpose of a Preliminary Plat is to provide sufficient information to evaluate and review the general conceptual design of a proposed major subdivision, meaning those creating more than five lots or the dedication of new streets or infrastructure, or major extensions of infrastructure , to ensure compliance with the requirements of this PZC prior to the submittal of construction drawings and a final plat.	Provide definition of major subdivision.	389	Y
1207.15(B)(1)	1. Full Site Plan. Full Site Plan review is required for: a. Expansions of existing nonresidential uses representing an increase in gross floor area of 25% or less of the existing building square feet and the associated increase in parking; Modifications to sites involving changes to landscaping, parking, or loading, not to include outdoor storage areas, without expansions to buildings; and All applications for a conditional use permit.	CHANGE	1. Full Site Plan. Full Site Plan review is required for: a. Expansions of existing nonresidential uses representing an increase in gross floor area of 25% or more of the existing building square feet and the associated increase in parking; b. Modifications to sites involving a 25% change or greater in landscaping, parking, or loading, or outdoor storage areas, without expansions to buildings; and c. All applications for a conditional use permit; d. All development, changes in a site, or changes in use that are not exempt from site plan review below.	Correction.	379	Y
1207.15(B)(2)	N/A	ADD	2. Exemptions. Permit and related plan review are required for all other development and as outlined in 1207.14.	Correction.	379	Y
1203.07(F)(10)	N/A	ADD	d. Outdoor storage areas shall be required to be located on a paved solid surface of asphalt or concrete. Gravel surfaces are prohibited.	Provide clarity to the requirement for solid surface.	160	Y
1207.28(B)	Any party aggrieved by or alleging an error in a final decision of the City Council or Board of Adjustment may appeal to a court of competent jurisdiction within a timeframe established by the court.	CHANGE	Any party aggrieved by or alleging an error in a final decision of the City Council or Board of Zoning Appeals may appeal to a court of competent jurisdiction within a timeframe established by the court.	Correct name of board.	388	Y
1207.28(B)	Any party aggrieved by or alleging an error in a final decision of the Planning and Zoning Commission may appeal to the City Council within 30 calendar days of the Planning and Zoning Commission's decision.	CHANGE	Any party aggrieved by or alleging an error in a final decision of the Planning Commission may appeal to the City Council within 30 calendar days of the Planning Commission's decision.	Correct name of board.	388	Y
1201.06(F)(3)	Approved Planned Unit Developments (PUDs). Planned Unit Development site plans approved prior to the effective date of this PZC are governed according to the express terms and conditions of each agreement, unless expressly repealed or modified as provided in Section 1207.20.	CHANGE	3. Approved Planned Unit Developments (PUDs). Planned Unit Development agreements approved prior to the effective date of this PZC are governed according to the express terms and conditions of each agreement, unless expressly repealed, revoked , or modified as provided in the PZC.	Remove incorrect code section reference.	10	Y
1203.06(P)(3)	All equipment related to the operation of a lower and any other wireless telecommunications facility structure subject to this Section	CHANGE	All equipment related to the operation of a tower and any other wireless telecommunications facility structure subject to this Section	Correct spelling of "tower".	143	Y
1203.06(T)	Minor Modification. Any repair, antenna modification, height modification that does not exceed the maximum permitted, ground equipment additions within the screened area as required in Section 1204.23(B)(5), and minor structure additions may be approved by the Director and shall be required to submit an application for zoning permit.	CHANGE	Minor Modification. Any repair, antenna modification, height modification that does not exceed the maximum permitted, ground equipment additions within the screened area as required in this section , and minor structure additions may be approved by the Director and shall be required to submit an application for zoning permit.	Remove incorrect code section reference.	145	Y
1204.03(D)	1204.03(D)(4-14)	CHANGE	Numbering runs 4-14 and should run 1-11.	Numbering runs 4-14 and should run 1-11.	178	Y
1203.04(G)(3)	Retail Fuel Station.	CHANGE	Retail Fuel Sales.	Make name consistent with Primary Use Table.	128	Y
1203.04(G)(3)	Retail Fuel Station.	CHANGE	Retail Fuel Sales.	Make name consistent with Primary Use Table.	129	Y
Table 1204.10-1	Retail Fuel Station.	CHANGE	Retail Fuel Sales.	Make name consistent with Primary Use Table.	243	Y
Table 1203.02-1	Primary Use Table, Retail Fuel Sales	CHANGE	Prohibit in HC	Make consistent with previous code.	103	Y

1207.14	N/A	ADD	B. Applicability 1. Limited Uses. Ensure that a use designated as a limited use in Table 1203.02-1, Primary Use Table, complies with the requirements of this PZC, including 1203.04, Limited Use Standards. 2. Nonconformities. Identify a lot, building, structure, use, sign, or another site element as a legal nonconforming. A copy of such permit shall be kept on file in the offices of the Director. 3. New Development a) New single-family and two-family residential dwellings; b) The internal construction or change in floor area of a nonresidential development that does not increase gross floor area, increase the intensity of use, or affect parking requirements on a site that meets all development and site design standards of this code; c) Expansions of existing nonresidential uses representing an increase in gross floor area less than 25% of the existing building square feet and the associated increase in parking; d) A change in use of a nonresidential building; e) Modifications to the façade of any nonresidential building for compliance with Section 1204.07; f) Modifications to sites involving less than 25% increase to landscaping, parking or loading without expansions to buildings; g) Accessory structures and uses; and h) Temporary structures and uses;	Correction.	378	Y
1204.07(B)	N/A	ADD	Add Section for Accessory Structures.	Clarification language.	204	Y
Table 1204.26-3	Maximum Sign Area for HC and GC; 400 ft. of street frontage = 100 SF > 400 ft. of street frontage = 150 SF	CHANGE	60 SF	Make consistent with previous code.	306	Y
Table 1204.26-3	1. Freestanding signs may be placed a minimum of three feet from the building-side edge of a sidewalk.		1. Freestanding signs must be placed a minimum of three feet from the building-side edge of a sidewalk.	Clarification language.	312	Y
1203.05(G)(1)	Place of Public Assembly. The use shall not exceed 8,500 square feet.	CHANGE	The height of the main structure of a religious place of worship or any other building shall comply with restrictions of the applicable district with the exception of a steeple or tower, which may not exceed 75 feet in height.	Make consistent with previous code.	135	Y
1204.19(E)	1. Street trees shall be required on all frontages, except interstate frontage and alleys, for all subdivisions, new sites or development, and expansions of sites or developments.	CHANGE	1. Street trees shall be required on all public and private frontages, except interstate frontage and alleys, for all subdivisions, new sites or development, and expansions of sites or developments.	Make consistent with earlier sections of code.	275	Y
1204.19(E)	3. Street trees shall be required along both sides of all streets, planted 40 feet on center in the public right-of-way (tree lawn).	CHANGE	3. Street trees shall be required along both sides of all streets, planted 40 feet on center in the tree lawn .	Make consistent with earlier sections of code.	275	Y
1204.19(E)	N/A	ADD	6. Street tree placement may be subject to setback requirements from the curb, sidewalk, driveway, and other utilities. Such restrictions shall be established in a document maintained by the Development Department.	Clarification language.	277	Y
1207.32(C)	N/A	ADD	4. City Standards. Required improvements are constructed to City standards and have passed all required inspections.	Clarification language.	391	Y
1203.05(G)(13)	N/A	ADD	13. Restaurant, Drive in a. Setback. All structures and activity areas, except off-street parking, shall be set back a minimum of 50 feet from all lot lines.	Make consistent with Primary Use Table.	131	Y
Table 1203.02-1, others	Drive thru/Drive in Restaurant	CHANGE	Drive-in Restaurant	Create standalone use and definition.	104	Y
1209.03	Restaurant, Drive-Through or Drive-in means a public eating and drinking establishment that, in addition to providing service inside the restaurant, also provides services to customers in vehicles who either drive up to a window or station or drive through to the building for purchases. Take-out only restaurants are not included this definition.	CHANGE	Restaurant, Drive-in means a restaurant which does not contain a dining room but where it is intended that patrons consume food within their vehicles while parked on the lot where the restaurant is located.	Remove "drive through restaurant" language.	427	Y
1207.06(B)	By the Applicant After Public Notice. A request for deferral of consideration of an application received by the Director after any required shall be considered as a request for a continuance of the public meeting or hearing, and may only be granted by the development review body holding the meeting or hearing.	CHANGE	By the Applicant After Public Notice. A request for deferral of consideration of an application received by the Director after any required notice shall be considered as a request for a continuance of the public meeting or hearing, and may only be granted by the development review body holding the meeting or hearing.	Add the word "notice" to complete the sentence	367	Y
1205.06(A)	The subdivider shall install sidewalks along public and private collector level and higher streets prior to acceptance of subdivision improvements. This requirement applies to all land uses and street classifications, except as modified in this Section.	CHANGE	The subdivider shall install sidewalks along public and private streets prior to acceptance of subdivision improvements. This requirement applies to all land uses and street classifications, except as modified in this Section.	Remove "collector level and higher"	344	Y
1203.07(F)(11)	1203.07(F)(11) Porches and Decks.	CHANGE	Move to 1203.07(E) Standards for Residential Accessory Structures or Uses.	Belongs as primarily residential use.	160	Y
1203.05(H)	N/A	ADD	1203.05(H)(6) Self-Storage Facilities Uses.	Pull from old code.	137	Y
1203.07(F)	N/A	ADD	1203.07(F)(12) Roadside Stands.	Pull from old code.	162	Y
Table 1203.07-1	N/A	ADD	Add "Satellite Dishes" to accessory use table	Make consistent with Limited Use Standards.	147	Y
Table 1204.26-3	N/A	ADD	2. All freestanding signs shall be located in a mulched and landscaped area that includes a variety of plant types or bushes and is equal to or larger than the total sign area of the applicable sign. Such landscaped area may be an area already used to fulfill Article 04.05 Landscaping, Screening, and Buffering.	Pull from old code.	296	Y
1203.07	N/A	ADD	4. Location. Be located in the rear yard unless specific additional requirements permit other yards; The Director may grant an exception to location on through lots that have two front yards (i.e. State Route 63) for the area that functionally serves as the rear yard, subject to any provisions that may be imposed to ensure the surrounding character and privacy of the neighboring lots are preserved.	To offer the same flexibility already provided for fences.	146	Y
1204.17	N/A	ADD	Sidewalks, at least eight feet in width, shall be provided along any facade featuring a customer entrance, and along any facade abutting parking lots. At all times, such sidewalks shall maintain a clear pedestrian passage equal to the width of the sidewalk.	Pull from old code.	269	Y
Figure 1204.17-1	Figure 1204.17-1, Cross Access	CHANGE	Figure 1204.17- 2 Cross Access	Correct numbering error.	272	Y
Table 1203.02-1, Primary Use Table	24- Hour Operation Adjacent to a Residential District or Subdivision	CHANGE	24- Hour Operation Adjacent to a Residential District or Use	Change name of use	103	Y

Table 1203.02-1, Primary Use Table	24- Hour Operation Adjacent to a Residential District or Subdivision, Public and Civic Use Categories	REMOVE	N/A	Not necessary for most public and civic use types	103	Y
1209.03 Definitions	24- Hour Operation Adjacent to a Residential District or Subdivision	CHANGE	24- Hour Operation Adjacent to a Residential District or Use	Change name of use	410	Y
Table 1203.03-1, Primary Use Table	Contractor Yard	CHANGE	Contractor Service, Equipment, and Storage Yard	Change name of use	103	Y
1203.07(F)	Agricultural Buildings, If directly adjacent to a residential zoning district, the minimum setback for all livestock uses, such as agricultural livestock buildings or pasturing areas shall be 50 feet.	REMOVE	N/A	Redundant. Same as 1203.07(F)(2)(iii)	156	Y
1203.04(E)	Setback. If the use is abutting a residential zoning district, the minimum setback for all activities shall be at least 50 feet.	CHANGE	Setback. If the use is abutting a SR, NC, GR, or UR zoning district or residential use , the minimum setback for all activities shall be 50 feet.	Correction.	126	Y
Table 1204.20-1	Front Yard Landscaping	ADD	This landscaping may be used to fulfill the perimeter landscaping requirement.	Pull from old code.	280	Y
Table 1207.10-1	Final Plat	ADD	Submittal Timing- Following approval of a preliminary plat and completion of improvements	Clarification language.	378	Y
1207.32(A)	A. Purpose. The purpose of a Final Plat is to implement the approved preliminary plat for a major subdivision, meet the technical requirements of the final plat, and to serve as the officially recorded map of the property to be developed, showing the boundaries, lots, public streets, easements, and other significant facilities and features that are necessary to serve the development.	ADD	A. Purpose. The purpose of a Final Plat is to implement the approved preliminary plat for a major subdivision, recognize the completion of required improvements of the associated construction plans, meet the technical requirements of the final plat, and to serve as the officially recorded map of the property developed, showing the boundaries, lots, public streets, easements, and other significant facilities and features that are necessary to serve the development.	Clarification language.	394	Y



DATE: November 8, 2024

PROPOSAL FOR: City of Monroe Fire Department

PROJECT SCOPE: Upgrade 6 existing drops to the MagneGrip PRO (includes existing PRO demo drop already installed)

EQUIPMENT, MATERIAL AND LABOR PRICE:

Package Includes:

Station #61 3 Drops

Station #62 4 Drops (1) Demo Drop already installed here

- (6) SHMDPRO 513 SIMPLE HOSE DROP W/MAGNEGRIP PRO minus balancers
- Shipping to Job Site
- Labor & Material to Install System
- Equipment is 100% American Made by an ISO9001-2015 Company
- Women's Business Enterprise (WBE) | Women's Owned Small Business (WOSB) Certified

PRICE.....\$20,290.50

TERMS:

- Upon approval, please submit a signed copy of this proposal and a tax exemption certificate. Projects are invoiced per station upon shipment of equipment. Payment is due upon completion of the project.
- One MagneGrip® Tailpipe Adapter and installation is included with each hose drop assembly. All vehicles that require Tailpipe Adapters must be made available to MagneGrip technicians at the time of system installation. Additional adapters upon request. Call for pricing.
- Pricing includes standard permits and business licensing fees, if required. Price does not include any state, sales, or special taxes, engineered stamped drawings or services, seismic engineering, or electrical/structural load calculations.
- Proposal is valid for 90 days.

SUBMITTED BY:



Paul Miller

11449 Deerfield Rd.
Cincinnati, OH 45242
E: pmiller@magnetgrip.com
P: 513-702-3988

ACCEPTED BY:

Company: _____

Authorized Signature: _____

Print: _____ Title: _____

PO#, If Required: _____ Date: _____



11449 Deerfield Rd. Cincinnati, OH 45242 | phone: 800-875-5440 | fax: 513-247-2502 | email: info@magnetgrip.com

magnetgrip.com | WBE/WOSB Certified | Made in USA



Proposal for:

Dave Leverage leveraged@monroeohio.org
MONROE FIRE DEPT
6262 HAMILTON MIDDLETOWN RD
MIDDLETOWN Ohio 45044-7908

Prepared by:

Peter Landry
peter.landry@stryker.com

11/26/2024



Power Pro 2 Cot and Loading system

Quote Number:11027448

Version:1

Prepared For:MONROE FIRE DEPT

Attn: Dave Leverage leveraged@monroeohio.org

Quote Date:11/26/2024

Expiration Date:02/24/2025

Remit to:Stryker Sales, LLC

21343 NETWORK PLACE

CHICAGO IL 60673-1213

USA

Rep:Peter Landry

Email:peter.landry@stryker.com

Phone Number:

Mobile:614-701-8678

Delivery Address		Sold To - Shipping		Bill To Account	
Name:	MONROE FIRE DEPT	Name:	MONROE FIRE DEPT	Name:	CITY OF MONROE FIRE DIV
Account #:	20047360	Account #:	20047360	Account #:	20127560
Address:	6262 HAMILTON MIDDLETOWN RD	Address:	6262 HAMILTON MIDDLETOWN RD	Address:	POBox 330
	MIDDLETOWN		MIDDLETOWN		MONROE
	Ohio 45044-7908		Ohio 45044-7908		Ohio 45050-0330

Equipment Products:

#	Product	Description	Qty	Sell Price	Total
1.0	650705550001	6507 POWER PRO 2, HIGH CONFIG	1	\$34,692.55	\$34,692.55
2.0	650707000002	KIT, ALVARIUM BATTERY, SERVICE	1	\$620.95	\$620.95
3.0	650700450301	ASSEMBLY, BATTERY CHARGER	1	\$695.30	\$695.30
4.0	650700450102	ASSEMBLY, POWER CORD, NORTH AM	1	\$20.35	\$20.35
5.0	639005550001	MTS POWER LOAD	1	\$32,004.86	\$32,004.86
Equipment Total:					\$68,034.01

Price Totals:

Estimated Sales Tax (0.000%):	\$0.00
Freight/Shipping:	\$300.00
Grand Total:	\$68,334.01

Prices: In effect for 30 days

Terms: Net 30 Days



Power Pro 2 Cot and Loading system

Quote Number:	11027448	Remit to:	Stryker Sales, LLC 21343 NETWORK PLACE CHICAGO IL 60673-1213 USA
Version:	1	Rep:	Peter Landry
Prepared For:	MONROE FIRE DEPT Attn: Dave Leverage leveraged@monroeohio.org	Email:	peter.landry@stryker.com
		Phone Number:	
		Mobile:	614-701-8678
Quote Date:	11/26/2024		
Expiration Date:	02/24/2025		

Terms and Conditions:
Deal Consummation: This is a quote and not a commitment. This quote is subject to final credit, pricing, and documentation approval. Legal documentation must be signed before your equipment can be delivered. Documentation will be provided upon completion of our review process and your selection of a payment schedule. Confidentiality Notice: Recipient will not disclose to any third party the terms of this quote or any other information, including any pricing or discounts, offered to be provided by Stryker to Recipient in connection with this quote, without Stryker’s prior written approval, except as may be requested by law or by lawful order of any applicable government agency. A copy of Stryker Medical's terms and conditions can be found at https://techweb.stryker.com/Terms_Conditions/index.html.

Buckeye State Pipe & Supply Co., Inc.

14680 Pleasant Valley Road
Chillicothe, OH 45601

Voice: 740-772-5400
Fax: 740-772-5402

QUOTATION

Quote Number: 45838
Quote Date: Nov 19, 2024
Page: 1

Quoted To:

CITY OF MONROE
233 S. MAIN STREET
MONROE, OH 45050
USA

Ship To:

MONROE PUBLIC WATER
1000 HOLMAN AVENUE
MONROE, OH 45050
USA

Customer ID	Good Thru	Payment Terms	Sales Rep
MO14M	12/19/24	Net 30 Days	Mark A. Graves

Quantity	Item	Description	Unit Price	Amount
100.00	MET-ESEF	5/8" x 3/4" " BADGER E-SERIES G2 BRONZE ULTRASONIC METER - ENCODER PROTOCOL (9 DIGIT; 0.010 GALLON READING) LCD DISPLAY 10' TWIST TIGHT LEAD	235.25	23,525.00
8.00	MET-ESEF	1" BADGER E-SERIES POLYMER ULTRASONIC METER - ENCODER PROTOCOL (9 DIGIT; 0.010 GALLON READING) LCD DISPLAY 10' TWIST TIGHT CONNECTOR	241.40	1,931.20
3.00	MET-ESEF	3" X 17" LL. BADGER E-SERIES BRONZE ULTRASONIC METER -ENCODER PROTOCOL (9 DIAL; 0.1 GALLON READ) LCD DISPLAY 10' TWIST TIGHT W/TOUCH COUPLER - 17" LAY LEN	2,814.00	8,442.00
140.00	MET-ORUI	ORION CELLULAR 4G LTE-M ENDPOINT- 8" TWIST TIGHT CONNECTOR- THRU THE LID MOUNT KIT	169.75	23,765.00

Subtotal	57,663.20
Sales Tax	
TOTAL	57,663.20

THIS QUOTATION IS OUR INTERPRETATION OF THE PLANS AND SPECIFICATIONS AND IS NOT GUARANTEED. WE ARE NOT RESPONSIBLE FOR DELAYS BY REASON OF STRIKES, ACCIDENTS, OR CAUSES BEYOND OUR CONTROL. THE QUOTED PRICES ARE BASED UPON RECEIPT OF THE TOTAL JOB QUANTITY; ARE FOR IMMEDIATE SHIPMENT ONLY; AND ARE SUBJECT TO CREDIT APPROVAL. FUTURE