

ORDINANCE NO. 2009 - 110

AUTHORIZING THE ACQUISITION OF EASEMENTS AND ACCEPTING DONATION OF CERTAIN OTHER EASEMENTS AS PART OF THE US 42 (READING ROAD) IMPROVEMENT PROJECT, AND DECLARING AN EMERGENCY

WHEREAS, the City of Mason has determined the need to make certain improvement to US 42 (Reading Road), and

WHEREAS, as a result of the US 42 (Reading Road) Improvement Project, it will be necessary to acquire by purchase certain easements and accept the donation of certain easements; and

WHEREAS, City Council has determined that it is in the best interest of the citizens of the City of Mason to proceed with the acceptance and acquisition of certain property.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Mason, Ohio, six members elected thereto concurring:

Section 1. That the City Manager, as part of the US 42 (Reading Road) Improvement Project, is hereby authorized to acquire by purchase or to accept the donation of certain interests in the various real property listed in Exhibit A, attached hereto and incorporated herein by reference.

Section 2. That the City Manager is further authorized to provide any other reasonable equitable relief to the listed property owners as may be necessary to complete the Project.

Section 3. That the City Manager is further authorized to acquire the necessary easements at a cost not to exceed the fair market value for each easement, as indicated in Exhibit A.

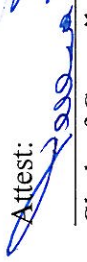
Section 4. That the City Manager is further authorized to execute any and all documents necessary to complete the donation, acquisition and acceptance of the necessary property interests.

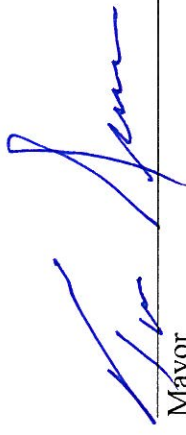
Section 5. That the Finance Director of the City of Mason is hereby authorized to make payments for said acquisitions in amounts equal to that identified in any acquisition agreements executed by the City Manager.

Section 6. That this Ordinance is hereby declared an emergency measure necessary for the immediate preservation of the public health, safety and general welfare and shall be effective immediately upon its passage. The reason for said declaration of emergency is the need to assemble the necessary interests in the real property at the earliest possible date.

Passed this 12th day of October 2009.

Attest:


Clerk of Council


Mayor

**READING ROAD IMPROVEMENT PROJECT (WAR-42-0.00)
EXHIBIT A**

Parcel No.	SDWLL_NBR	Owner Name	Address	Net Take	Total Offer
1-T	15041010050	William E. and Grace Mitchell	Butler-Warren Rd.	0.0048 ac	\$300.00
5 - T -1				0.0145 ac	
5 - T -2	15041010120	Marjorita Scilling	1225 Reading Road	0.0099 ac	\$1,220.00
7- T - 1		Fred and Darlene Ziegenhardt		0.0185 ac	
7- T - 2	15041010110		1201 Reading Road	0.0169 ac	\$1,456.00
8 - SH				0.0092 ac	
8 - DU		Fortess Storage of Mason		0.0423 ac	
8 - T	15041020110		1233 Castle Dr.	0.0265 ac	\$20,441.00
9 SH		LEA-G Associates, LTD		0.0100 ac	
9 T	15041010100		1185 Reading Road	0.0579 ac	\$5,301
		O'Reilly Automotive Inc.			
10-T	15041020100		1226 Reading Road	0.0292 ac	\$1,951.00
11 - SH				0.0121 ac	
11 - DU				0.0650 ac	
11 - T	15041010090	Walter B. Stallcup	1155 Reading Road	0.0158 ac	\$24,418.00
12 - DU		Builder's Firstsource - Ohio Valley, LLC		0.1409 ac	
12 - T	15041260070		1242 Reading Road	0.0379 ac	\$13,903.00
13 - DU		Autozone, Inc.		0.0212 ac	
13 - T	15041010240		1145 Reading Road	0.0207 ac	\$3,638.00
14 - DU				0.1015 ac	
14 - T - 1				0.0063 ac	
14 - T - 2	15041260100	Klosterman Baking	1114 Reading Road	0.0040 ac	\$21,874.00
15 - T	15041010070	Michael J. & Tracy L. Sepela	1119 Reading Road	0.0550 ac	*
16- DU-1				0.0414 ac	
16-DU-2				0.0351 ac	
16-T-1			1110 & 1104 Reading Road	0.0139 ac	
16-T-2	15041260021	Four "R" Company		0.0117 ac	*
17- T	15041010160	Donald Lamping (Mason Auto Sales)	1107 Reading Road	0.0198 ac	\$1,386.00
18- DU		Carlos Todd		0.0223 ac	
18-T	15041270050	Properties, LLC	6645 Western Row	0.0103 ac	\$3,303.00
19- SH		Alphons M. Velduis		0.0032 ac	
19 - T	15041030010	(MGM Auto Sales)	1101 Reading Road	0.0207 ac	\$3,792.00
20 - T	15053790180	David Family Limited Partnership	1086 Reading Road	0.0045 ac	\$450.00
21 - T	15053780150	Kings - Mason Properties, LTD	1069 Reading Road	0.0206 ac	\$894.00
22 - T -1				0.0068 ac	
22 - T -2	15053790161	Mason Pharmacy	1086 Reading Road	0.0206 ac	\$2,329.00
23- T	15053780430	Mason Land Holdings, LLC	Reading Road	0.0430 ac	\$1,935.00
24- SH				0.0955 ac	
24 - DU		Baumhower		0.2998 ac	
24 - T	15053790130	Properties, LLC	1070 Reading Road	0.0456 ac	*

25-T-1	15053780420	Mason Shopping Center Partnership	1065 Reading Road	0.0541 ac	\$3,174.00
25-T-2		The Lebanon		0.0421 ac	
26-DU	15053790080	Citizen's National Bank	1050 Reading Road	0.0489 ac	*
26-T				0.0462 ac	
27-SH	15053780180	Ohio Valley Goodwill Ind.	1063 Reading Road	0.0107 ac	\$4,754
27-T				0.0140 ac	
28-DU	15053790090	Thornton Oil Corporation	1030 Reading road	0.0132 ac	\$10,309.00
28-T				0.0279 ac	
29-SH	15053320010	Yaw Toung Lin & Yen Jun Wei	1061 Reading Road	0.0140 ac	*
29-DU				0.0065 ac	
30-SH		MHP Holding -		0.0857 ac	
30-DU	15054510010	Mason, LTD	1010 Reading Road	0.0786 ac	\$15,828.00
30-T				0.1453 ac	
31-SH				0.0136 ac	
31-DU	15054030010	Hitesh & Parul Patel	1005 Reading Road	0.0406 ac	\$10,577.00
31-T				0.0213 ac	
32--SH				0.0869 ac	
32-DU		International Paper		0.0958 ac	
32-T-1	15054510020	Co.	990 Reading Road	0.0165 ac	\$13,201.00
32-T-2				0.0149 ac	
33-SH-1				0.0114 ac	
33-SH-2				0.0058 ac	
33-DU-1				0.0320 ac	
33-DU-2	15054030020	Herdman Family, LTD	999 Reading Road	0.0060 ac	\$7,128.00
33-T		Harrison Ovation, LLC	Tri-Way Drive	0.0146 ac	
34-DU	15054580012			0.0972 ac	\$9,719.00
35-SH				0.0106 ac	
35-DU		David D. And Donna		0.0200 ac	
35-T	15054030090	D. Baker	997 Reading Road	0.0241 ac	\$8,003.00
36-SH				0.0241 ac	
36-DU				0.0327 ac	
36-T	15054060010	Mason Crossing, LLC	6674 Tri - Way Drive	0.0991 ac	\$15,414.00
37-SH				0.0056 ac	
37-DU		Timothy D. & Connie		0.0246 ac	
37-T	15054030080	Y. Reigert	991 Reading Road	0.0195 ac	\$5,371.00
38-DU				0.0499 ac	
38-T	15054260270	Kinnela, LLC	854 Reading Road	0.0044 ac	\$4,003.00
39-SH				0.0004 ac	
39-DU				0.0055 ac	
41-SH	15054030100	Timothy D. & Connie		0.0046 ac	
41-DU	15054030110	Y. Reigert	969 Reading Road	0.0849 ac	\$10,756.00
40-DU		Southerland & Buechner Co. LTD		0.0418 ac	
40-T	15054260210		846 Reading Road		\$1,473.00
42-DU				0.1035 ac	
42-T	15054260200	Steven Scott Harris & Patrick C. Jordan	836 Reading Road	0.0469 ac	\$11,897.00
43-SH				0.0061 ac	
43-DU				0.0646 ac	
43-T	15054030040	Mohamed Abdel Aziz	945 Reading Road	0.0058 ac	\$6,166.00

44 - Du	15054260160	William C. & Matilda Trammel	826 Reading Road	0.1085 ac	
44 - T-1				0.0461 ac	
44 - T-2				0.0356 ac	\$25,842.00
45 - SH	15054030050	City of Mason		0.1677 ac	
45 - DU				0.0409 ac	
46 - DU	15052000160	Reading Road Partners, LLC	818 Reading Road	0.0164 ac	
46 - T				0.0570 ac	\$4,710.00
47 - SH	15052000240	Board of County Commissioners		0.0008 ac	
47 - DU				0.0207 ac	
48 - SH	15052000040	Beverly Barr, Eugene Jeffery, Thomas Jeffery	808 Reading Road	0.0424 ac	
48 - T				0.0897 ac	*
49 - SH	15052000230	City Of Mason		0.0361	
49 - DU				0.5632	
50 - SH	15052000260	Beverly A. Barr	804 Reading Road	0.0495 ac	
50 - DU				0.1301 ac	*
51 - DU-1	15052000410	Everybody's Farm Inc.		0.0068 ac	
51 - DU-2				0.0118 ac	
51 - T				0.0739 ac	\$5,178.00
53 - DU	15052000190	Bunell Hill Development Co.		0.0389 ac	
53 - T-1				0.0341 ac	
53 - T-2				0.0106 ac	\$13,121.00
54 - SH-1				0.0253 ac	
54 - SH -2				0.0035 ac	
54 - DU-1				0.0125 ac	
54 - DU-2				0.0021 ac	
54 - T -1	16351510240	David Family, LP	800 Reading Road	0.0157 ac	
54 - T-2				0.0031 ac	*
55 - DU	15052490010	U. S. Postal Service	575 Reading Road	0.0250 ac	
55 - T				0.0414 ac	\$6,815.00
57 - DU				0.0020 ac	
57 - T				0.0118 ac	
59 - DU				0.0660 ac	
59 - T - 1	16351020170	Inmet Associates	773 Reading Road	0.0339 ac	
59 - T - 2				0.0123 ac	\$11,400.00
58 - SH	16351510110	Lawrence E. Klasmeyer	790 Reading Road	0.0274 ac	
58 - DU				0.0265 ac	
58 - T				0.0096 ac	\$19,935.00
60 - SH	16351510150	Lawrence E. Klasmeyer	788 Reading Road	0.0272 ac	
60 - DU				0.0394 ac	
60 - T				0.0250 ac	\$27,128.00
61 - SH	16351020100	TBW Real Estate, LLC	771 Reading Road	0.0435 ac	
61 - DU				0.0981 ac	\$34,747.00
62 - SH	16351510130	Neak Properties	770 Reading Road	0.0012 ac	
62 - DU				0.0182 ac	
62 - T				0.0455 ac	*

63- SH						0.0260 ac	
63- DU						0.0441 ac	
63- T	16351020070	Patricia A. Shroder		763 Reading Road		0.0480 ac	\$29,782.00
64- DU						0.0009 ac	
64- T	16351510170	Cincinnati Chinese Church				0.0104 ac	\$316.00
65- SH						0.0010 ac	
65- DU						0.0024 ac	
65- T	16351020260	HAM SEC Investments		755 Reading Road		0.0070 ac	\$929.00
66 - SH						0.0228 ac	
66- Du						0.1175 ac	
66- T	16351510180	Eugene A. Jeffery		762 Reading Road		0.0186 ac	\$23,030.00
67- SH						0.0037 ac	
67- Du						0.0057 ac	
67- T	16351020210	Christopher J. Koob		755 Reading Road		0.0300 ac	\$3,777.00
68- T-1						0.0188 ac	
68- T-2	16351030020	SBIC # 2 LTD		754 Reading Road		0.0132 ac	\$2,080.00
69 - SH						0.0156 ac	
69 - DU						0.0220 ac	
69 - T	16351020060	Jeffery D. Benson		753 Reading Road		0.0611 ac	\$44,055.00
70 - T	16351030030	Ronald J. & Paula Herman				0.0011 ac	\$300.00
71- SH- 1						0.0113 ac	
71- SH- 2						0.0220 ac	
71- SH- 3						0.0271 ac	
71- DU- 1	16351020050					0.0350 ac	
71- DU- 2	16351020040	The First Baptist Church of Mason				0.0446 ac	
71- DU- 3	16351020030			735 Reading Road		0.0569ac	\$70,942.00
72- SH -1						0.0076 ac	
72- SH -2						0.2138 ac	
72- DU -1						0.0306 ac	
72- DU -2						0.3157 ac	
72- T						0.0888 ac	
72- T -1						0.0201 ac	
72- T -2						0.0805 ac	
73 - SH							*
73 - T	16351260011	Jarvis Properties, LLC		740 Reading Road		0.0160 ac	
74 - Sh						0.0092 ac	\$6,141.00
74 - DU						0.0053 ac	
74 - T	16351270010	American Country Productions		730 Reading Road		0.0320 ac	*
75 - T						0.0104 ac	
	16351260040	Speedway SuperAmerica		711 Reading Road		0.0095 ac	\$1,577.00
76 - T						0.0091 ac	\$637.00
80 - SH- 1						0.0084 ac	
80 - SH- 2						0.0116 ac	
80 - T- 1						0.0065 ac	
80 - T- 2	16351280020	Mesa Properties		5614 Tylersville Road		0.0078 ac	*
82- SH						0.0054 ac	
82 - T	16368000020	Cincinnati Gas & Electric		700 Reading Road		0.0065 ac	*

* To be Determined by City Manager