

**ORDINANCE 2023 – 96**

**AN ORDINANCE LEVYING SPECIAL ASSESSMENTS  
FOR THE PURPOSE OF ACQUIRING AND  
CONSTRUCTING CERTAIN, SEWER AND RELATED  
IMPROVEMENTS IN THE CITY (WESTERN ROW).**

WHEREAS, this Council by Resolution 2023-3 adopted January 9, 2023, has declared the necessity of constructing the improvements described in such Resolution, has determined to proceed therewith and has adopted the estimated assessments with respect to such improvements prepared and filed with the Clerk of Council; and

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

NOW, THEREFORE, the City of Mason (herein the “City”), County of Warren, Ohio hereby ordains:

SECTION 1. That the list of assessments of the cost and expense of the Improvements amounting in the aggregate to \$231,479 plus related financing charges, issuance and ongoing administrative fees and expenses, set forth in the Petition requesting the Improvements previously accepted by this Council (the “Petition”), as previously reported to this Council and now on file in the office of the Clerk of this Council, be and the same is hereby adopted and confirmed and that there be and are hereby levied and assessed upon the lots and lands bounding and abutting upon the Improvements such lots and lands being more particularly described in Resolution 2023-3 of this Council the several amounts reported on such list.

SECTION 2. That this Council hereby finds and determines that the assessments, as now on file in the office of said Clerk, are in the proportion to the estimated assessments as originally filed as the actual cost of the above-described Improvements is to the estimated cost of the Improvements as originally filed.

SECTION 3. That the Owner has waived its right to pay the assessments in cash and all assessments and installments thereof against each lot or parcel of land shall be certified by the Clerk of Council to the County Auditor as provided by law to be placed by him or her on the tax duplicate and collected in twenty-three annual or forty-six semi-annual installments in collection years 2025 through and including 2047 with interest thereon at the same rate as shall be borne by the notes or bonds issued in anticipation of the collection of said assessments, as other taxes are collected.

SECTION 4. The Clerk of Council is hereby directed to deliver a certified copy of this Ordinance to the County Auditor within twenty (20) days after its adoption.

SECTION 5. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of

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

SECTION 6. That this Ordinance shall be effective from and after the earliest period allowed by law.

PASSED: November 13, 2023.

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Mayor

Attest:

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Clerk of Council

CERTIFICATE

The undersigned hereby certifies that the foregoing is a true and correct copy of Ordinance No. 2023-96 adopted by the City Council of Mason on the day 13th of November, 2023, and that on the \_\_\_ day of November, 2023 a date within twenty (20) days of the adoption of the foregoing Ordinance, a true and correct copy of such Ordinance was filed with the Warren County Auditor.

\_\_\_\_\_  
Clerk of Council

RECEIPT

The undersigned hereby acknowledges receipt of the foregoing Ordinance No. 2023-96.

\_\_\_\_\_  
Warren County Auditor

Dated:

\_\_\_\_\_

EXHIBIT A  
ANNUAL ASSESSMENTS

Western Row

To be levied each year 2025-2047

<u>Lot #</u>	<u>Acres</u>	<u>Annual Assessment Amount</u>	<u>Percentage of Total Assessments</u>
Lot 5 DLM	4.7128	\$5,973.24	38.31%
Lot 8 Hotel	2.2734	2,865.07	18.48
Lot 7	0.7960	1,008.89	6.47
Lot 9	1.1778	1,492.80	9.57
Lot 10	0.5519	699.51	4.48
Lot 11	1.3699	1,736.28	11.14
Lot 12	1.4205	1,800.41	11.55

## DESCRIPTION OF ASSESSED PROPERTIES

### Legal Description and Parcel Numbers

**Legal Description for WRLD Subdivision Lot 5 Parcel #16-28-101-044 4.7128 acres**

Situated in Section 28, Towne 4, Range 2, City of Mason, Warren County, Ohio and being known, numbered and designed as Lot 5 of WRLD SUBDIVISION SECTION 2, recorded in Plat Book 106, Pages 64 - 65, of the Warren County, Ohio Recorder's records.

**Legal Description for WRLD Subdivision Lot 7 Parcel #16-28-107-001 0.7960 acres**

Situated in Section 28, Towne 4, Range 2, City of Mason, Warren County, Ohio and being known, numbered and designed as Lot 7 of WRLD SUBDIVISION SECTION 2, recorded in Plat Book 106, Pages 64 - 65, of the Warren County, Ohio Recorder's records.

**Legal Description for WRLD Subdivision Lot 8 2.2734 acres**

Situated in Section 28, Towne 4, Range 2, City of Mason, Warren County, Ohio and being known, numbered and designed as Lot 8 of WRLD SUBDIVISION SECTION 3, recorded in Plat Book 106, Pages 89 -91, of the Warren County, Ohio Recorder's records.

**Legal Description for WRLD Subdivision Lot 9 1.1778 acres**

Situated in Section 28, Towne 4, Range 2, City of Mason, Warren County, Ohio and being known, numbered and designed as Lot 9 of WRLD SUBDIVISION SECTION 3, recorded in Plat Book 106, Pages 89 -91, of the Warren County, Ohio Recorder's records.

**Legal Description for WRLD Subdivision Lot 10 0.5519 acres**

Situated in Section 28, Towne 4, Range 2, City of Mason, Warren County, Ohio and being known, numbered and designed as Lot 10 of WRLD SUBDIVISION SECTION 3, recorded in Plat Book 106, Pages 89 -91, of the Warren County, Ohio Recorder's records.

**Legal Description for WRLD Subdivision Lot 11 1.3699 acres**

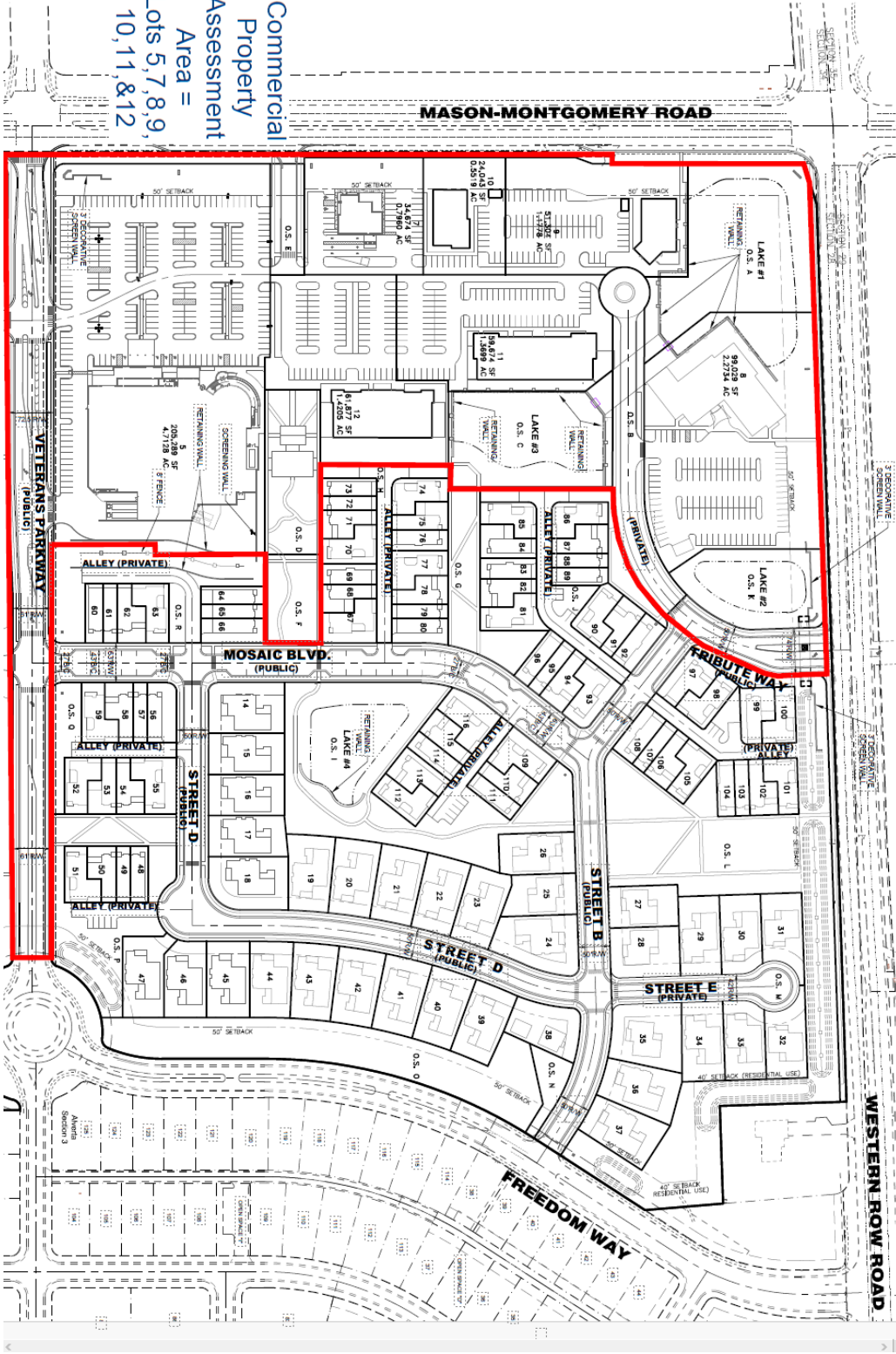
Situated in Section 28, Towne 4, Range 2, City of Mason, Warren County, Ohio and being known, numbered and designed as Lot 11 of WRLD SUBDIVISION SECTION 3, recorded in Plat Book 106, Pages 89 -91, of the Warren County, Ohio Recorder's records.

**Legal Description for WRLD Subdivision Lot 12 1.4205 acres**

Situated in Section 28, Towne 4, Range 2, City of Mason, Warren County, Ohio and being known, numbered and designed as Lot 12 of WRLD SUBDIVISION SECTION 3, recorded in Plat Book 106, Pages 89 -91, of the Warren County, Ohio Recorder's records.

Site Plan Showing lots

Commercial  
Property  
Assessment  
Area =  
Lots 5, 7, 8, 9,  
10, 11 & 12







NOTICE OF ASSESSING ORDINANCE

Notice is hereby given that the Council of the City of Mason, Ohio, passed on November 13, 2023, Ordinance No. 2023-96 levying special assessments for the purpose of constructing certain sewer and related improvements in the City and related costs; that the assessment against each lot or parcel of land shall be certified to the County Auditor for collection with other taxes in twenty-three (23) annual or forty-six (46) semi-annual installments with interest thereon at the same rate as shall be borne by the bonds issued in anticipation of the collection of such assessments.

The assessments levied by such Ordinance are now on file and may be inspected in the office of the Clerk of Council of this Municipality.

By Order of the Council of the  
City of Mason, Ohio

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Clerk of Council

Parcel No. \_\_\_\_\_

Assessment Amount \$ \_\_\_\_\_