Legislative Session Minutes

February 13, 2023

COMMITTEE MEETINGS

Mount Vernon City Council
Committee Meeting Schedule
February 13, 2023

6:15-6:26 p.m.	Pool management	Parks & Lands Keener
6:26-6:41 p.m.	Water Plant control system	Utilities Woods
6:41-6:51 p.m.	Water/Wastewater staffing	Employee & Community Relations Francis
6:51-7:07 p.m.	Emmett CDBG project, transport plan	Streets & Public Buildings Severns
7:07-7:15 p.m.	Clintonville sewer project	Utilities Woods

- 02-13-23 Committee Meeting Schedule

MEETING WILL RECESS UNTIL 7:30 P.M.

CALL TO ORDER

Attendee	Title	Status
John Francis	Second Ward	Present
Mike Hillier	Fourth Ward	Present
Janis Seavolt	At Large	Present
Tammy Woods	Third Ward	Present
Amber Keener	At Large	Present
Mel Severns	Councilman	Present
James Mahan	First Ward	Present
Bruce Hawkins	President	Present

<RollCallList Status="Absent">

{Attendee(*):First Last}	{Attendee(*):Title}	Absent

INVOCATION

Justin Meier, Grace Baptist Church, performed the invocation.

PLEDGE OF ALLEGIANCE

All recited in unison.

ACCEPTANCE OF MINUTES

- City Council - Legislative Session - Jan 23, 2023 7:30 PM

Seavolt made a motion to accept the minutes from Council's Legislative Session of Jan. 23, 2023, with a second by Woods. Motion to accept passed by a voice vote of 7-0.

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Janis Seavolt, At Large
SECONDER:	Tammy Woods, Third Ward
AYES:	Francis, Hillier, Seavolt, Woods, Keener, Severns, Mahan

RECEIVE PETITIONS AND COMMUNICATIONS

None.

RECEIVE COMMITTEE REPORTS

Council accepted without comment the minutes for the Finance and Budget Committee meeting of Jan. 21, 2023, and the minutes for the Council as a Whole, Streets and Public Buildings Committee, Utilities Committee, Employee and Community Relations Committee and Planning and Zoning Committee meetings of Jan. 23, 2023.

- 01-21-23 Finance and Budget Committee Meeting Minutes
- 01-23-23 Council as a Whole Committee Meeting Minutes
- 01-23-23 Streets and Public Buildings Committee Meeting Minutes
- 01-23-23 Utilities Commission Meeting Minutes
- 01-23-23 Employee and Community Relations Committee Meeting Minutes
- 01-23-23 Planning and Zoning Committee Meeting Minutes

LIQUOR CONTROL LICENSE

None.

PROCLAMATION

None.

PERSONS SPEAKING ON MATTERS OF CITY CONCERN

None.

RESOLUTIONS FOR THIRD READING

None.

RESOLUTIONS FOR SECOND READING

RESOLUTION NO. 2023-11

A RESOLUTION APPROVING THE PND COMPREHENSIVE DEVELOPMENT PLAN AS SUBMITTED BY HIGHLAND REAL ESTATE AND APPROVED BY THE MOUNT VERNON MUNICIPAL PLANNING

COMMISSION FOR PARCEL #66-00501.000 ON NEWARK ROAD; AND DECLARING AN EMERGENCY.

Planning and Zoning: Hillier, Severns

Resolution No. 2023-11 was given a second reading.

RESULT:	**SECOND READING**	**Next: 2/27/2023 7:30 PM**

RESOLUTION NO. 2023-12

A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACT FOR PHASE THREE OF THE CLINTONVILLE SANITARY AND STORM SEWER PROJECT; AND DECLARING AN EMERGENCY.

Utilities: Woods, Keener

Woods made a motion to suspend the rule requiring three separate readings of Resolution No. 2023-12, with a second by Keener. Motion to suspend passed by a roll-call vote of 7-0. Woods made a motion to adopt Resolution No. 2023-12, with a second by Keener. Motion to adopt passed by a roll-call vote of 7-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Tammy Woods, Third Ward
SECONDER:	Amber Keener, At Large
AYES:	Francis, Hillier, Seavolt, Woods, Keener, Severns, Mahan

RESOLUTIONS FOR FIRST READING

RESOLUTION NO. 2023-16

A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO ACCEPT THE GIFT OF A STATUE FROM THE ARIEL FOUNDATION; AND DECLARING AN EMERGENCY.

Parks and Lands: Keener, Woods

Keener made a motion to suspend the rule requiring three separate readings of Resolution No. 2023-16, with a second by Woods. Motion to suspend passed by a roll-call vote of 7-0. Keener made a motion to adopt Resolution No. 2023-16, with a second by Woods. It was noted that a grant has been received for the installation and maintenance of the Statue of Liberty statue gifted to the City from the Ariel Foundation. There followed a discussion about security measures that could be taken to prevent vandalism to the statue. Motion to adopt passed by a roll-call vote of 7-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Amber Keener, At Large
SECONDER:	Tammy Woods, Third Ward
AYES:	Francis, Hillier, Seavolt, Woods, Keener, Severns, Mahan

RESOLUTION NO. 2023-17

A RESOLUTION AUTHORIZING AND DIRECTING THE SAFETY-SERVICE DIRECTOR OF THE CITY OF MOUNT VERNON, OHIO TO PURCHASE A NEW DUMP TRUCK FOR THE MOUNT VERNON WATER DEPARTMENT

THROUGH THE STATE COOPERATIVE PURCHASE PLAN; AND DECLARING AN EMERGENCY.

Utilities: Woods, Keener

Woods made a motion to suspend the rule requiring three separate readings of Resolution No. 2023-17, with a second by Keener. Motion to suspend passed by a roll-call vote of 7-0. Woods made a motion to adopt Resolution No. 2023-17, with a second by Keener. Safety-Service Director Rick Dzik said timing on the adoption of the legislation is crucial, as the dump truck the City wishes to purchase would be available immediately, at a cost within budget. Motion to adopt passed by a roll-call vote of 7-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Tammy Woods, Third Ward
SECONDER:	Amber Keener, At Large
AYES:	Francis, Hillier, Seavolt, Woods, Keener, Severns, Mahan

RESOLUTION NO. 2023-18

A RESOLUTION AUTHORIZING AND DIRECTING THE SAFETY-SERVICE DIRECTOR OF THE CITY OF MOUNT VERNON, OHIO TO ENTER INTO CONTRACT WITH GRAY MATTER SYSTEMS, LLC; AND DECLARING AN EMERGENCY.

Utilities: Woods, Keener

Resolution No. 2023-18 was given a first reading. The chair of the Utilities Committee requested a 10-minute committee meeting on the legislation for Feb. 27, 2023.

RESULT:	**FIRST READING**	**Next: 2/27/2023 7:30 PM**

RESOLUTION NO. 2023-19

A RESOLUTION AUTHORIZING AND DIRECTING THE SAFETY-SERVICE DIRECTOR OF THE CITY OF MOUNT VERNON, OHIO TO ENTER INTO CONTRACT WITH RICHLAND ENGINEERING LTD.; AND DECLARING AN EMERGENCY.

Streets and Public Buildings: Severns, Francis

Severns made a motion to suspend the rule requiring three separate readings of Resolution No. 2023-19, with a second by Francis. Motion to suspend passed by a roll-call vote of 7-0. Severns made a motion to adopt Resolution No. 2023-19, with a second by Francis. Emily Platt of the Engineering Department commented that the design work for the Dan Emmett Neighborhood Community Development Block Grant Project could be completed by the end of the year, pending adoption of the legislation. Motion to adopt passed by a roll-call vote of 7-10.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Mel Severns, Councilman
SECONDER:	John Francis, Second Ward
AYES:	Francis, Hillier, Seavolt, Woods, Keener, Severns, Mahan

RESOLUTION NO. 2023-20

A RESOLUTION AUTHORIZING AND DIRECTING THE SAFETY-SERVICE DIRECTOR OF THE CITY OF MOUNT VERNON, OHIO TO ENTER INTO CONTRACT WITH GLAUS, PYLE, SCHOMER, BURNS & DEHAVEN, INC.; AND DECLARING AN EMERGENCY.

Streets and Public Buildings: Severns, Francis

Severns made a motion to suspend the rule requiring three separate readings of Resolution No. 2023-20, with a second by Francis. Motion to suspend passed by a roll-call vote of 7-0. Severns made a motion to adopt Resolution No. 2023-20, with a second by Francis. Emily Platt of the Engineering Department said she was unsure of the timing for a citywide transportation strategic planning study. Motion to adopt passed by a roll-call vote of 7-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Mel Severns, Councilman
SECONDER:	John Francis, Second Ward
AYES:	Francis, Hillier, Seavolt, Woods, Keener, Severns, Mahan

RESOLUTION NO. 2023-21

A RESOLUTION AUTHORIZING AND DIRECTING THE SAFETY-SERVICE DIRECTOR OF THE CITY OF MOUNT VERNON, OHIO TO PURCHASE EQUIPMENT FOR THE PUBLIC WORKS DEPARTMENT; AND DECLARING AN EMERGENCY.

Finance and Budget: Seavolt, Mahan

Seavolt made a motion to suspend the reading requiring three separate readings of Resolution No. 2023-21, with a second by Mahan. Motion to suspend passed by a roll-call vote of 7-0. Seavolt made a motion to adopt Resolution No. 2023-21, with a second by Mahan. Safety-Service Director Richard Dzik commented that all the vehicles and equipment listed for purchase in the legislation are in the budget. Motion to adopt passed by a roll-call vote of 7-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Janis Seavolt, At Large
SECONDER:	James Mahan, First Ward
AYES:	Francis, Hillier, Seavolt, Woods, Keener, Severns, Mahan

RESOLUTION NO. 2023-22

A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO SELL BY SEALED BID OR DISPOSE OF EQUIPMENT IN THE PUBLIC WORKS DEPARTMENT NOT NEEDED FOR PUBLIC USE BY THE CITY OF MOUNT VERNON; AND DECLARING AN EMERGENCY.

Finance and Budget: Seavolt, Mahan

Seavolt made a motion to suspend the rule requiring three separate readings of Resolution No. 2023-22, with a second by Mahan. Motion to suspend passed by a roll-call vote of 7-0. Seavolt made a motion to adopt Resolution No. 2023-22, with a second by Mahan. Safety-Service Director Rick Dzik commented that it's the intention of the Public Works Director to sell the vehicles and equipment listed in the legislation via GovDeals. Motion to adopt passed by a roll-call vote of 7-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Janis Seavolt, At Large
SECONDER:	James Mahan, First Ward
AYES:	Francis, Hillier, Seavolt, Woods, Keener, Severns, Mahan

RESOLUTION NO. 2023-23

A RESOLUTION ALLOWING THE MUSKINGUM VALLEY COUNCIL OF THE BOY SCOUTS OF AMERICA TO HOLD THE 2023 SPRING CAMPOREE AT ARIEL-FOUNDATION PARK; AND DECLARING AN EMERGENCY.

Parks and Lands: Keener, Woods

Keener made a motion to suspend the rule requiring three separate readings of Resolution No. 2023-23, with a second by Woods. Motion to suspend passed by a roll-call vote of 7-0. Keener made a motion to adopt Resolution No. 2023-23, with a second by Woods. Keener explained where in Ariel-Foundation Park the Boy Scouts would be having their Camporee, pending adoption of the legislation. Motion to adopt passed by a roll-call vote of 7-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Amber Keener, At Large
SECONDER:	Tammy Woods, Third Ward
AYES:	Francis, Hillier, Seavolt, Woods, Keener, Severns, Mahan

RESOLUTION NO. 2023-24

A RESOLUTION AUTHORIZING AND DIRECTING THE AUDITOR OF THE CITY OF MOUNT VERNON TO PAY BILLS FROM 2022; AND DECLARING AN EMERGENCY.

Finance and Budget: Seavolt, Mahan

Seavolt made a motion to suspend the rule requiring three separate readings of Resolution No. 2023-24, with a second by Mahan. Motion to suspend passed by a roll-call vote of 7-0. Seavolt made a motion to adopt Resolution No. 2023-24, with a second by Mahan. Auditor Terry Scott commented on the legislation. Motion to adopt passed by a roll-call vote of 7-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Janis Seavolt, At Large
SECONDER:	James Mahan, First Ward
AYES:	Francis, Hillier, Seavolt, Woods, Keener, Severns, Mahan

RESOLUTION NO. 2023-25

A RESOLUTION AUTHORIZING AND DIRECTING THE AUDITOR OF THE CITY OF MOUNT VERNON TO PAY BILLS PURSUANT TO SECTION 5705.41 (D), THEN AND NOW CERTIFICATION.

Finance and Budget: Seavolt, Mahan

Seavolt made a motion to suspend the rule requiring three separate readings of Resolution No. 2023-25, with a second by Mahan. Motion to suspend passed by a roll-call vote of 7-0. Seavolt made a motion to adopt Resolution No. 2023-25, with a second by Mahan. Auditor Terry Scott commented on the legislation. Motion to adopt passed by a roll-call vote of 7-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Janis Seavolt, At Large
SECONDER:	James Mahan, First Ward
AYES:	Francis, Hillier, Seavolt, Woods, Keener, Severns, Mahan

ORDINANCES FOR THIRD READING

None.

ORDINANCES FOR SECOND READING

None.

ORDINANCES FOR FIRST READING

ORDINANCE NO. 2023-01

AN ORDINANCE TO CREATE THE POSITION OF HUMAN RESOURCES INTERN, AND DECLARING AN EMERGENCY.

Employee and Community Rel.: Francis, Hillier

Ordinance No. 2023-01 was given a first reading. The chair of the Employee and Community Relations Committee requested a 10-minute committee meeting on this legislation along with Ordinance No. 2023-02 for Feb. 27, 2023.

RESULT:	**FIRST READING**	**Next: 2/27/2023 7:30 PM**

ORDINANCE NO. 2023-02

AN ORDINANCE TO CREATE THE POSITION OF LAW DIRECTOR INTERN, AND DECLARING AN EMERGENCY.

Employee and Community Rel.: Francis, Hillier

Ordinance No. 2023-02 was given a first reading. The chair of the Employee and Community Relations Committee requested a 10-minute committee meeting on this legislation along with Ordinance No. 2023-01 for Feb. 27, 2023.

RESULT:	**FIRST READING**	**Next: 2/27/2023 7:30 PM**

ORDINANCE NO. 2023-03

AN ORDINANCE FIXING THE NUMBER OF HOURLY EMPLOYEES OF THE CITY OF MOUNT VERNON IN THE WATER AND WASTEWATER DEPARTMENTS; AND DECLARING AN EMERGENCY.

Employee and Community Rel.: Francis, Hillier

Ordinance No. 2023-03 was given a first reading. The chair of the Employee and Community Relations Committee requested a 10-minute committee meeting on the legislation for Feb. 27, 2023.

RESULT:	**FIRST READING**	**Next: 2/27/2023 7:30 PM**

ORDINANCE NO. 2023-04

AN ORDINANCE FIXING THE COMPENSATION AND BENEFITS OF CERTAIN EMPLOYEES OF THE MOUNT VERNON MUNICIPAL COURT EFFECTIVE JANUARY 1, 2023, AND DECLARING AN EMERGENCY.

Employee and Community Rel.: Francis, Hillier

Francis made a motion to suspend the rule requiring three separate readings of Ordinance No. 2023-04, with a second by Hillier. Motion to suspend passed by a roll-call vote of 7-0. Francis made a motion to adopt Ordinance No. 2023-04, with a second by Hillier. Auditor Terry Scott commented on the legislation. Motion to adopt passed by a roll-call vote of 7-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	John Francis, Second Ward
SECONDER:	Mike Hillier, Fourth Ward
AYES:	Francis, Hillier, Seavolt, Woods, Keener, Severns, Mahan

ORDINANCE NO. 2023-05

AN ORDINANCE FIXING THE COMPENSATION AND BENEFITS OF CERTAIN EMPLOYEES OF THE MOUNT VERNON MUNICIPAL COURT EFFECTIVE JANUARY 1, 2023, AND DECLARING AN EMERGENCY.

Employee and Community Rel.: Francis, Hillier

Francis made a motion to suspend the rule requiring three separate readings of Ordinance No. 2023-05, with a second by Hillier. Motion to suspend passed by a roll-call vote of 7-0. Francis made a motion to adopt Ordinance No. 2023-05, with a second by Hillier. Auditor Terry Scott commented on the legislation. Motion to adopt passed by a roll-call vote of 7-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	John Francis, Second Ward
SECONDER:	Mike Hillier, Fourth Ward
AYES:	Francis, Hillier, Seavolt, Woods, Keener, Severns, Mahan

ORDINANCE NO. 2023-06

AN ORDINANCE FIXING THE COMPENSATION AND BENEFITS OF CERTAIN EMPLOYEES OF THE MOUNT VERNON MUNICIPAL COURT EFFECTIVE JANUARY 1, 2023, AND DECLARING AN EMERGENCY.

Employee and Community Rel.: Francis, Hillier

Francis made a motion to suspend the rule requiring three separate readings of Ordinance No. 2023-06, with a second by Hillier. Motion to suspend passed by a roll-call vote of 7-0. Francis made a motion to adopt Ordinance No. 2023-06, with a second by Hillier. Auditor Terry Scott commented on the legislation. Francis commended Municipal Court Judge John Thatcher for attending Council meetings when legislation pertaining to the Court is on the agenda. Motion to adopt passed by a roll-call vote of 7-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	John Francis, Second Ward
SECONDER:	Mike Hillier, Fourth Ward
AYES:	Francis, Hillier, Seavolt, Woods, Keener, Severns, Mahan

REMARKS FROM THE ADMINISTRATION

Safety-Service Director Richard Dzik noted that the City recently signed a new contract for its natural gas aggregation program, and advised that letters will go out soon to residents explaining that they will need to opt out if they don't want to participate in the program. He also provided an update on the City's forthcoming IT contract.

REMARKS FROM COUNCIL

Francis asked who residents can call if they have complaints about yard signs on City property or in the City right of way. Law Director Rob Broeren responded that yard signs are addressed in the City's zoning code, which is in the process of being updated, and that at present there is no specific prohibition against yard signs, while the City's election signs provision is unenforceable according to the Ohio Supreme Court. Residents may contact the Safety-Service Director's office with questions or concerns about yard signs. Francis also discussed the recent burning of a homeless encampment on the west side.

Woods asked that the letters that will soon go out to residents regarding the City's new natural gas aggregation contract make it clear that the City is not associated with companies soliciting for this business on their own.

Seavolt wished everyone a Happy Valentine's Day.

Severns asked who directs that yard signs on City property or in the City right of way be removed, and Broeren responded that the Safety-Service Director does, while signs on utility poles are the responsibility of the pole owner. Severns inquired about the possibility of the City annexing the land where the homeless encampment was, and Broeren responded that the City is in discussions with the State about that.

Hillier asked if the City has an agreement with Park National Bank regarding yard signs in front of the bank's property. He also noted that Columbia Gas did concrete patching of the asphalt on West High Street, and that the property at 621 N. Sandusky St. has an open back door. He also noted that the previous management at Hiawatha Pool told him they've been asked not to return this year, which Mayor Matt Starr and Safety-Service Director Rick Dzik denied was the case.

Keener thanked Julie Miller for her work in finding shelter for the City's homeless population, and the Ariel Foundation for its gift to the City of a Statue of Liberty statue. She also noted that Feb. 15 is School Resource Officer Day.

Hawkins congratulated a resident on their 100th birthday.

ADJOURN AT THE CALL OF THE PRESIDENT

Seavolt made a motion to adjourn, with a second by Keener. Meeting adjourned at 8:36 p.m.

_____ _____

Bruce E. Hawkins, President of Council Todd Hill, Clerk of Council

CD on file/th

PRESS RELEASE

City Hall
40 Public Square
Mount Vernon, OH 43050

FOR MORE INFORMATION, CONTACT:
Todd Hill, Clerk of Council
740-393-9517 Fax: 740-397-6595

FOR IMMEDIATE RELEASE
February 8, 2023

Mount Vernon City Council
Committee Meeting Schedule
February 13, 2023

6:15-6:25 p.m.	Pool management	Parks & Lands Keener
6:25-6:40 p.m.	Water Plant control system	Utilities Woods
6:40-6:50 p.m.	Water/Wastewater staffing	Employee & Community Relations Francis
6:50-7:05 p.m.	Dan Emmett CDBG project, transportation planning	Streets & Public Buildings Severns
7:05-7:15 p.m.	Clintonville sewer project	Utilities Woods

The above listed meeting will be held to discuss the above items; but will not be limited to those listed.
Mount Vernon News - WMVO - WNZR – City Hall Bulletin Board

MountVernon

Finance and Budget Committee Meeting Minutes
Committee Meeting
January 21, 2023 – 8:30 a.m. to 12:05 p.m.

COUNCIL PRESENT:

Bruce E. Hawkins, President
James Mahan, First Ward
John Francis, Second Ward
Tammy Woods, Third Ward
Mike Hillier, Fourth Ward
Janis Seavolt, At-Large
Amber Keener, At-Large
Mel Severns, At-Large

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
Richard Dzik, Safety-Service Director (via phone)
Terry Scott, Auditor
Brian Ball, Engineer

Discussion was directed to the appropriations worksheet that had been distributed to Council by Auditor Terry Scott a week earlier. Committee chair Janis Seavolt turned the meeting over to Scott to review the appropriations packet along with capital improvement items and improvement projects for roads and bridges. No further meetings on the matter were requested, and legislation was requested for Council's Legislative Session on Jan. 23, 2023.

Respectfully submitted,

_____
Terry Scott, Auditor
City of Mount Vernon

JS/th

MountVernon

Council as a Whole Meeting Minutes
Executive Session
January 23, 2023 – 5:15 p.m. to 5:34 p.m.

COUNCIL PRESENT:

Bruce E. Hawkins, President
James Mahan, First Ward
John Francis, Second Ward
Tammy Woods, Third Ward
Mike Hillier, Fourth Ward
Janis Seavolt, At-Large (arrived 5:29 p.m.)
Amber Keener, At-Large
Mel Severns, At-Large

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
Rob Broeren, Law Director
Terry Scott, Auditor
David Stuller, Treasurer
Robert Morgan, Police Chief

Woods made a motion at 5:15 p.m. to go into executive session to discuss security, with a second by Francis. Motion passed by a voice vote of 7-0. Hillier made a motion at 5:34 p.m. to adjourn executive session, with a second by Severns. Motion to adjourn passed by a voice vote of 7-0.

Respectfully submitted,

_____

Bruce Hawkins, President
Mount Vernon City Council

BH/th

MountVernon

2022-2023

Streets and Public Buildings Committee Meeting Minutes
January 23, 2023 – 5:38 p.m. to 5:45 p.m.

COUNCIL PRESENT:

Bruce Hawkins, Council President
James Mahan, First Ward
John Francis, Second Ward
Tammy Woods, Third Ward
Mike Hillier, Fourth Ward
Janis Seavolt, At-Large
Amber Keener, At-Large
Mel Severns, At-Large

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
Terry Scott, Auditor
Rob Broeren, Law Director
David Stuller, Treasurer
Brian Ball, Engineer
Todd Hill, Council Clerk
Cheryl Splain, Knox Pages
Grant Pepper, Knox Pages
Jeff Gottke, Area Development Foundation

The committee discussed an overview of Community Development Block Grant projects, including Resolution No. 2023-03, to advertise for bids and enter into contract for the CDGB North Sandusky Street sidewalk project, and Resolution No. 2023-04, to advertise for bids and enter into contract for the CDGB Catherine Street reconstruction. Engineer Brian Ball gave an update on these and other CDGB projects in the City. No further meetings were requested on the matter, and Resolution Nos. 2023-03 and 2023-04 were both up for first readings during Council's Legislative Session later in the evening.

Respectfully submitted,

_____

Mel Severns, Chair
Streets and Public Buildings Committee
Mount Vernon City Council

MS/th

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MountVernon

Utilities Committee Meeting Minutes

January 23, 2023 – 5:45 p.m. to 5:47 p.m.

COUNCIL PRESENT:

Bruce Hawkins, President
James Mahan, First Ward
John Francis, Second Ward
Tammy Woods, Third Ward
Mike Hillier, Fourth Ward
Janis Seavolt, At-Large
Amber Keener, At-Large
Mel Severns, At-Large

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
Terry Scott, Auditor
Robert Broeren, Law Director
David Stuller, Treasurer
Brian Ball, Engineer
Todd Hill, Council Clerk
Cheryl Splain, Knox Pages
Grant Pepper, Knox Pages
Jeff Gottke, Area Development Foundation

The committee discussed Resolution No. 2022-133, requesting qualifications for identifying and selecting a qualified firm or firms to provide services for the rehabilitation of Clarifier No. 2 at the City's Water Treatment Plant, and to identify and enter into contract with the selected firm or firms for those services. Engineer Brian Ball clarified that the cost of the project is $309,000, while $325,000 has been budgeted for 2023. No further meetings on the matter were requested. Resolution No. 2022-133 was up for a third reading at Council's Legislative Session later in the evening.

Respectfully submitted,

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Tammy Woods, Chair
Utilities Committee
Mount Vernon City Council

TW/th

MountVernon

Employee and Community Relations Committee Meeting Minutes
Committee Meeting
January 23, 2023 – 5:48 p.m. to 5:55 p.m.

COUNCIL PRESENT:

Bruce Hawkins, Council President
James Mahan, First Ward
John Francis, Second Ward
Tammy Woods, Third Ward
Mike Hillier, Fourth Ward
Janis Seavolt, At-Large
Amber Keener, At-Large
Mel Severns, At-Large

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
Robert Broeren, Law Director
Terry Scott, Auditor
David Stuller, Treasurer
Brian Ball, Engineer
Todd Hill, Clerk
Cheryl Splain, Knox Pages
Grant Pepper, Knox Pages
Jeff Gottke, Area Development Foundation

The committee discussed Ordinance No. 2022-47, fixing the number of hourly employees in the Water and Wastewater Departments, which would change the number of Operations and Maintenance Technicians in the Wastewater Works Department from eight to nine. The chair asked why this matter was back before Council for a third time. Mayor Matt Starr noted that there was recently staff turnover at the Water and Wastewater Departments, and Law Director Rob Broeren added that staffing changes were agreed to with the union. No further meetings on the matter were requested. Ordinance No. 2022-47 was up for a third reading at Council's Legislative Session later in the evening.

Respectfully submitted,

_____
John Francis, Chair
Employee and Community Relations Committee
Mount Vernon City Council

JF/th

MountVernon

Planning and Zoning Committee Meeting Minutes
January 23, 2023 – 6:15 p.m. to 7:16 p.m.

COUNCIL PRESENT:

Bruce Hawkins, Council President
James Mahan, First Ward
John Francis, Second Ward
Tammy Woods, Third Ward
Mike Hillier, Fourth Ward
Janis Seavolt, At-Large
Amber Keener, At-Large
Mel Severns, At-Large

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
Robert Broeren, Law Director
Terry Scott, Auditor
David Stuller, Treasurer
Brian Ball, Engineer
Todd Hill, Council Clerk
Cheryl Splain, Knox Pages
Grant Pepper, Knox Pages
Jeff Gottke, Area Development Foundation
J. Caleb Bell and Michael Ringle, Brickler & Eckler
Representative from Highland Real Estate

The committee discussed New Community Authorities, a new tool for municipalities to pay for infrastructure improvements and manage growth by instituting a community charge on newly built lots. Knox County Area Development Foundation President Jeff Gottke and J. Caleb Bell and Michael Ringle of the legal firm Brickler & Eckler explained how NCAs work. It was noted that the tools are for new developments only for a defined period, although they can be used for business developments as well as residential projects. The funds raised can also be dedicated to a local school district. Both Auditor Terry Scott and a representative of Highland Real Estate spoke in favor of NCAs. No further meetings on the matter were requested at this time, but the committee will look into the process for forming an NCA locally.

Respectfully submitted,

_____

Mike Hillier, Chair
Planning and Zoning Committee
Mount Vernon City Council

MH/th

City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

Meeting: 02/13/23 7:30 PM
Dept: Planning and Zoning
Hillier, Severns
Category: Planning and Zoning
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3735

RESOLUTION 2023-11

A RESOLUTION APPROVING THE PND COMPREHENSIVE DEVELOPMENT PLAN AS SUBMITTED BY HIGHLAND REAL ESTATE AND APPROVED BY THE MOUNT VERNON MUNICIPAL PLANNING COMMISSION FOR PARCEL #66-00501.000 ON NEWARK ROAD; AND DECLARING AN EMERGENCY.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Mount Vernon, State of Ohio:

SECTION 1: That the Mount Vernon City Council approve the PND Comprehensive Development Plan as submitted by Highland Real Estate and approved by the Municipal Planning Commission for Parcel #66-00501.000 on Newark Road. The general plan for the development is shown in Attachment "A" and made part of this Resolution.

SECTION 2: This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason that an emergency exists in the usual daily operation of the various departments of municipal government, and said Resolution shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

HISTORY:

01/23/23 **City Council** **FIRST READING**

Resolution No. 2023-11 was given a first reading. Hillier recommended reading the minutes of the latest Municipal Planning Commission meeting, at which the PND Comprehensive Development Plan submitted by Highland Real Estate was approved.

COMMENTS - Current Meeting:

Resolution No. 2023-11 was given a second reading.

RESULT:	**SECOND READING**	**Next: 2/27/2023 7:30 PM**

Mount Vernon, Ohio

FINAL DEVELOPMENT PLAN

Application For:

Submitted On: December 16th, 2022

Submitted For:

Highland™ Real Estate

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Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)

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TAB 1
DEVELOPMENT TEXT

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)

GDS - General Development Standards for Liberty Crossing PND

The codified ordinances of the City of Mt. Vernon shall apply, except as otherwise provided herein. All references to the City of Mt. Vernon ordinances refer to the version of the ordinance in force at the time of adoption of this zoning. Whenever there is a conflict or difference between the provisions of this Liberty Crossing Development Plan text and exhibits, and the codified ordinances of the City, including zoning and subdivision ordinances, the provisions of this Development Plans text and exhibits shall prevail. Where this Development Plan text and exhibits are silent, the provisions of the City of Mt. Vernon Zoning Code shall prevail.

GDS 1.01 General Intent

A) It is the intent of the Applicant/Developer to create a unified, high quality mixed-residential development that will serve the needs for a variety of housing types and lifestyles within the City of Mt. Vernon. The proposed development shall be designed using smart-growth principles to foster a human scale, pedestrian friendly community, with a mixture of housing types serving multi-generational needs, and multiple access points from adjacent roadways to the internal roadway system.

B) Liberty Crossing has been designed to encourage walkability. The road network is designed around gently curving roads that connect to the main collector of Newark Road. All roads will have sidewalks or trails to encourage pedestrian mobility and recreation.

C) It is anticipated that Liberty Crossing will be developed in phases over time. To achieve a visual unity for the overall development, landscape elements within view of public right-of-ways shall be controlled and coordinated by this development text. The following site landscape elements are controlled by the Development Plan and this development text:

1) Entry features and project identity signage
2) Street and parking lot lighting
3) Street trees, and landscaping
4) Trails and pedestrian connectivity

D) This development is being proposed as a PND to permit a mix of residential types, including single-family detached homes, attached patio homes, townhouses, and multi-family apartments. A diversity of housing types is desirable for communities because it accommodates people at different stages in their lives, and Liberty Crossing is designed to cater to the housing and lifestyle needs of a wide cross section of Mt. Vernon residents.

E) The total site acreage is ± 102.61 acres. The acreage for all Subareas is measured to the perimeter property lines, centerlines of proposed roads, and residential property lines hence they are gross acreages. These subarea acreages may adjust, if necessary, with the centerline of the proposed roads during final engineering.

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F) Street plan alignments shown on the Development Plan give a general indication of where such streets shall be platted and constructed. They are not, however, intended to be final. While the functional system shall be produced, its precise alignment will be determined at final engineering and construction and may vary from that shown so long as the functional objectives, and the standards established herein, are attained. Based upon final roadway designs, adjustments may need to be made to individual sub-area configurations to accommodate actual road locations.

GDS 1.02 **Landscaping and Storm Water Management**

A) Landscaping:

1) Any portion of a developed lot upon which a building or parking area is not planned shall be landscaped with turfgrass as a minimum.

2) Street trees on each side of any entry drive shall be set back from the right of way of the main street to accentuate the entry/exit points and to accommodate the visibility triangle, as approved by the City Engineer.

3) Street trees shall be located at a maximum of 50 feet on center within the tree lawns of all public and private streets. Trees shall be evenly spaced with exceptions as necessary to accommodate driveway curb cuts, fire hydrants, and streetlights.

4) All landscape buffers, tree lawns, entry features and other landscape features located in common areas shall be maintained by a master association.

5) All mounding shall be located outside the public right-of-way and shall not obstruct site distance at any driveways or public intersections.

6) All plant materials used in conformance with the provisions of this text shall conform to the standards of the American Association of Nurserymen and shall have passed any inspection required under state regulations.

B) Storm Water Management:

1) Where feasible, storm water management shall be provided by wet retention ponds aesthetically integrated into the surrounding development.

2) Storm water management shall meet the City of Mt. Vernon requirements and be approved by the City Engineer

GDS 1.03 **Access, Traffic, and Pedestrian Circulation**

A) All access points shown on the plans are conceptual in nature. Final location of access points shall be determined at the time of final engineering using data supported by a traffic study and roadway engineering. All access points shall be submitted to the Mt. Vernon City Engineer for review and approval.

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B) All access points to public streets shall be designed to meet City Standards.

C) A minimum four (4) foot wide concrete sidewalk shall be provided along both sides of all public streets constructed within the development. The sidewalks shall be installed within the right-of-way with roadway improvements.

GDS 1.04 **General Development Identification Signage**

This provision contains the standards for the common signs within the development. Each sub-area may contain additional sign standards, which shall also apply in that sub-area. If there is a conflict between the sub-area standards and general development standards, these general development standards shall take precedence.

A) This development text and Development Plans incorporates signage standards and details to be considered as part of a comprehensive subdivision sign package tailored toward this development. Internal / directional signage within Subareas C and D shall meet the requirements of the City of Mt. Vernon and shall be submitted with the Final Plans for each Subarea.

B) Primary Development signs shall be as designed and designated in the Landscape enlargements, Exhibit G4, and subject to minor changes in the final design / construction detailing phase as approved by the City of Mt. Vernon.

C) Development Identification Signs.

There shall be Two (2) Development Identification Signs which shall identify the overall development (Liberty Crossing). They will be located at the major entrance intersections as follows (see plan):

1) Development Identification sign at the intersection of Street E and Newark Road.

2) Development identification sign at the intersection of Street A and Newark Road.

3) For each of the Development Identification signs the following standards shall apply:

(a). Signs shall be located at least eight (8) feet behind the edge of the right-of-way. Signs and associated landscaping shall not interfere with the clear sight triangle of vehicles entering and exiting the property.

(b). The Development Identification signs shall be a free-standing monument style sign, whose base shall be constructed of natural or manufactured stone or brick, with the sign panel having a maximum height of 5 feet above the grade at the base of the sign. The graphic area shall be a maximum of 20 square feet per side. The sign shall be in the general character of the signs shown on plans (see Exhibit G4).

(c). The development identification signs shall be landscaped with trees, shrubs, and seasonal color in mulched plant beds (see Exhibit G3).

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D) Subarea Identification Signs.
In addition to the Development signs described above, each Subarea shall be permitted smaller free-standing signs at each internal entry point within the project. The following standards shall apply to the subarea identification signs:

1) The signs shall be a free-standing monument, or yard arm style sign to be constructed of wood and/or natural or manufactured stone or brick, with the sign panel having a maximum height of 5′-0″ above the grade at the base of the sign, and the sign column or post (for yard arm type signs) having a maximum height of 7 feet above grade at the base of the sign. The graphic area shall be a maximum of 16 square feet per side. The sign shall be in the general character of the signs shown on plans (see Exhibit G4).

2) Freestanding signs shall be located at least five (5) feet behind the right-of-way line and must not block sight visibility for ingress/egress.

3) All identification signs within the same sub-area shall be built of similar materials and be of a similar height, size, and setback to allow for consistent urban design and visual harmony.

GDS 1.05 **Cluster Mailboxes**

A) Cluster Mailbox Units shall be provided for all residential unit types throughout the Liberty Crossing development in accordance with the current requirements of the US postal service. Final locations for Cluster Mailbox units shall be determined with approval of the US postal service.

B) Cluster mailbox units shall be located in easily accessible areas on the site.

C) Cluster mailbox units shall be a decorative unit, painted black, with a sloped cap, and will be located and detailed on the Final Plans subject to the approval of the US postmaster in charge of this region.

GDS 1.06 **Trash Enclosure Standards**

A) Trash enclosures- including dumpsters and compactors- shall be screened on 3 sides using materials consistent with the design of the primary structure. The 4th (operational) side must be screened by a metal or wood gate. Final locations of dumpsters and compactors shall be determined at time of final engineering.

B) Screening for dumpsters shall use material(s) compatible with the principal building. Stone, brick, stucco, synthetic stone, and wood are acceptable for dumpster screen walls. Gates may be made of metal, but siding, lattice must be opaque and kept closed (except on trash pickup day).

C) All dumpsters shall be screened at a height of at least six (6) feet, or to the height of the dumpster, whichever is greater.

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GDS 1.07 **Lighting**

A) All parking lighting within multi-family subareas shall be cut-off type fixtures. No light spillage off the site shall be allowed. All lighting shall be arranged to reflect light away from any street or adjacent property.

B) No colored lights shall be used to light the exterior of buildings. Low-emitting lighting is permitted to uplight the exterior of a building without having a 'spot-light' effect.

GDS 1.08 **Common Open Space, Landscape Easements, and land dedication**

A) Not less than 30% of the total gross area of the proposed development shall be dedicated to permanent open space, parks, common space, and/or public spaces including the preserve areas, and landscape buffers / pathways. Such open space shall be granted to a homeowner's association.

B) Common open space areas and landscape easements can be categorized as follows:

1) Entry features & identification signs located within common setback areas
2) Landscape buffers located within common setback areas
3) Storm water management areas including ponds, stream buffers and drainage areas
4) Community parks
5) Community Walks and Trails
6) Community Amenities

C) Installation and maintenance of storm water ponds shall comply with all state, County and City of Mt. Vernon standards.

D) Common areas throughout the development shall be privately owned and maintained and may be established by easement or fee ownership. Legal devices shall be used requiring each property owner to participate in the maintenance of the common areas, based upon their proportionate interests in the area and development.

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SUB AREA A – SINGLE FAMILY DETACHED HOUSING

Sub Area A is (mostly) located in the southwestern portion of the Liberty Crossing site and represents the largest subarea. Total size of this sub area is ± 33.75 acres, and this includes common open space areas that will be used for parks, and for stormwater management. Uses allowed for this subarea are single family detached housing and accessory uses as outlined herein.

SUB A 1.01 **Permitted Uses**

A) Single- family detached homes, one principal structure per lot, and accessory uses listed herein.

SUB A 1.02 **Density**

A) Sub Area A shall have a maximum of 93 single-family lots.

SUB A 1.03 **Accessory Uses**

A) Private garages whether attached or detached from a dwelling.

B) Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.

C) Small Garden sheds of 200 square feet or less.

D) Private decks and patios

E) Private swimming pools for primary use by occupants of the principal use of the property. Private swimming pools shall be subject to the regulations of the State of Ohio and of the City of Mt. Vernon Codified Ordinances.

F) Small satellite dish antennas provided such device is for sole use by occupants of the principal use of the property on which the device is located.

G) Home occupations and/or home office provided that such uses do not require signage, regular delivery of goods or materials, or regular customer visitation.

SUB A 1.04 **Development Standards**

The following standards apply to all homes within Subarea A of the Liberty Crossing Development:

A) Minimum lot area: 7,150 square feet

B) Minimum lot width: 55 feet measured at the front setback

C) Lot coverage: No more than 45% of any lot may be covered by the footprint of the house.

D) The maximum height of buildings:

Principal buildings: two (2) stories not to exceed 35 feet.

Accessory buildings: 15 feet.

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E) The minimum yard dimensions and setbacks:

Minimum Setbacks for buildings

Front yard: 25 feet from ROW of internal streets

Side yard: 5 feet from lot line*

Rear yard: 25 feet from lot line**

* Cantilevered fireplace chases, cantilevered condensing units, window wells, eves and overhangs shall be permitted to extend a maximum of 2′ in the side yards.

** Decks and patios shall be permitted to encroach into the rear yard a maximum of 10′. Decks, Patio's, and accessory structures shall maintain a minimum 15′ setback from the rear lot line.

SUB A 1.05 **Special Landscape Requirements:**

A) Fencing:

1) No fencing is permitted in front of the main elevation of the homes.

2) Chain Link fencing is not a permitted fence type anywhere within the Liberty Crossing development.

3) Decorative wrought iron (or aluminum with the appearance of wrought iron) fencing will be permitted around in-ground pools to meet code requirements for perimeter fencing and gates surrounding a pool.

4) Fences not exceeding 72″in height are permitted along side and rear yard lines behind the rear elevation of the home and may be made of wood, PVC, vinyl, wrought iron or aluminum with the appearance of wrought iron. Black vinyl coated wire mesh may be attached to the lot owner's side of open fences for pet containment purposes.

SUB A 1.06 **Off-Street Parking Requirements:**

Except as otherwise provided, the City of Mt. Vernon's parking regulations outlined in Section 1174 shall apply in Sub Area A.

A) The developer is required to provide a minimum of one (1) enclosed garage parking spaces per unit.

B) Garage parking spaces may be counted towards required off-street parking requirements.

C) On Street Parking: Parking on one side of the public street shall be permitted only opposite of the side of the street having fire hydrants.

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SUB A 1.07 **Architectural Standards**

A) Exterior Appearance Standards

1) Exterior Materials: Wood, stone, stone veneer, brick, brick veneer, stucco, cementitious siding, 4" horizontal vinyl siding, 6" beaded horizontal vinyl siding, shake style vinyl siding, and/or vinyl board and batten siding are permitted.

2) Color: Only muted tones in shades of white, beige, tan, yellow, gray, brown, green, red, and blue shall be permitted for the primary exterior colors. Red or green may be permitted provided they are in more muted earth tones.

B) Roof

1) Pitch: the main architectural roof of a house shall be at least 5/12 and can go to 12/12. Porches shall be 4/12 to 12/12

2) Material: main roof and porch roof material shall be constructed with a 25-year asphalt shingle at a minimum. Other roof materials such as painted standing seam metal may be approved by the city at time of final development plan provided such materials are consistent with the architectural style.

C) Lighting Exterior: Lighting may be attached to the unit near the front door, or to either side of the garage, or both. The style of lighting shall be selected to complement the style of home.

D) Elevation Examples: representative architecture is shown on Exhibits I. Arrangement, configuration, and changes to the architectural or landscape requirements and addition of other design elements may be approved administratively by the zoning department.

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SUB AREA B –PATIO HOMES

Sub Area B is located in the southeastern portion of the Liberty Crossing project and total size of this sub area is ± 19.00 acres, and this includes parks, and common open space areas that will be used as setbacks and for stormwater management. Uses allowed for this subarea are single family patio homes and accessory uses as outlined herein.

SUB B 1.01 **Permitted Uses**

A) Single- family detached homes, one principal structure per lot, and accessory uses listed herein.

SUB B 1.02 **Density**

A) Sub-Area B shall have a maximum 42 dwelling units.

SUB B 1.03 **Accessory Uses**

A) Attached Garages

B) Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.

C) Small satellite dish antennas provided such device is for sole use by occupants of the principal use of the property on which the device is located.

D) Home occupations and/or home office provided that such uses do not require signage, regular delivery of goods or materials, or regular customer visitation.

SUB B 1.04 **Development Standards**

The following standards apply to all homes within Sub Area B of the Liberty Crossing Development:

A) Minimum lot area: 6,500 square feet

B) Minimum lot width: 52 feet measured at the front setback

C) Lot coverage: No more than 50% of any lot may be covered by the footprint of the house.

D) The maximum height of buildings:
Principal buildings: Two (2) stories not to exceed 24 feet.

E) The minimum yard dimensions and setbacks:

Minimum Setbacks for buildings

Interior:
Front yard: 20 feet from ROW of internal streets
Side yard: 5 feet from lot line*

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Rear yard: 25 feet from lot line**

* Cantilevered fireplace chases, cantilevered condensing units, window wells, eves and overhangs shall be permitted to extend a maximum of 2′ in the side yards.

** Decks and patios shall be permitted to encroach into the rear yard a maximum of 10′. Decks, Patio's, and accessory structures shall maintain a minimum 15′ setback from the rear lot line.

SUB B 1.05 **Special Landscape Requirements:**

A) **Fencing:**

1) No fencing is permitted in front of the main elevation of the homes.

2) Chain Link fencing is not a permitted fence type anywhere within the Liberty Crossing development.

3) Decorative fencing for the purpose of providing privacy, not exceeding 6 feet in height, shall be permitted to be installed around patios located immediately adjacent to dwellings.

SUB B 1.06 **Off-Street Parking Requirements:**

Except as otherwise provided, the City of Mt. Vernon's parking regulations outlined in Section 1174 shall apply in Sub Area B.

A) The developer is required to provide a minimum of one (1) enclosed garage parking spaces per dwelling unit, and one driveway space per dwelling unit.

SUB B 1.07 **Architectural Standards**

A) Exterior Appearance Standards

1) Exterior Materials: Wood, stone, stone veneer, brick, brick veneer, stucco, cementitious siding, 4" horizontal vinyl siding, 6" beaded horizontal vinyl siding, shake style vinyl siding, and/or vinyl board and batten siding are permitted.

2) Color: Only muted tones in shades of white, beige, tan, yellow, gray, brown, green, red, and blue shall be permitted for the primary exterior colors. Red or green may be permitted provided they are in more muted earth tones.

B) Roof

1) Pitch: the main architectural roof of a house shall be at least 5/12 and can go to 12/12. Porches shall be 4/12 to 12/12

2) Material: main roof and porch roof material shall be constructed with a 25-year asphalt shingle of weathered wood, pewter, or a similar color at a minimum. Other roof materials such as painted standing seam metal may be approved by the city at time of final development plan provided such materials are consistent with the architectural style.

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C) Lighting Exterior: Lighting may be attached to the unit near the front door, or to either side of the garage, or both. The style of lighting shall be selected to complement the style of home.

D) Elevations Examples: representative architecture is shown on Exhibits I. Final Architecture shall be submitted for approval by the city at the time of Final Development Plan.

SUB AREA C – ATTACHED TOWNHOMES

Sub Area C is located in the northwestern portion of the project. The total size of this sub area is approximately ± 13.13 acres, and this includes common open space areas that will be used as setbacks and for stormwater management. Uses anticipated for this subarea are attached townhomes.

SUB C 1.01 **Permitted Uses**

A) Attached townhomes having two or more attached units per building

SUB C 1.02 **Density**

A) A maximum of 112 dwelling units will be permitted in Sub Area C

SUB C 1.03 **Accessory Uses**

A) Private garages or carports, whether attached to or detached from a primary building.

B) Maintenance building, attached to a garage or free-standing.

C) Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.

D) Private Clubhouses and exercise facilities for the use of the residents of the development.

E) Private swimming pools, pool changing facilities, and tennis courts for primary use by occupants of the principal use of the property. Private swimming pools shall be subject to the regulations of the City of Mt. Vernon Codified Ordinances and the State of Ohio.

F) Small satellite dish antennas provided such device is for sole use by occupants of the principal use of the property on which the device is located.

SUB C 1.04 **Development Standards**

A) Lot coverage: No more than 40% of the site may be covered by the footprint of townhome buildings and accessory structures.

B) Minimum Floor Area - Minimum floor area for townhome dwellings shall be:
   1) 2 & 3 Bedroom – 1100 square feet

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C) The maximum height of buildings:

1) Principal buildings: Two (2) stories not to exceed 35 feet

2) Accessory buildings: 15 feet.

D) The minimum yard dimensions and setbacks:

1) Perimeter Setbacks for buildings and parking:

North Boundary Line	30 feet for buildings and parking **
East Boundary Line	30 feet for buildings and parking **
Southern Boundary Line	20 feet for buildings and parking **
Interior Roadway:	20′ from face of garage to back of curb or to back of sidewalk if sidewalk exists.

2) Minimum building separation

Building side to building side:	20 feet
Building side to building rear:	20 feet
Building rear to building rear:	40 feet

** Decks and patios shall be permitted to encroach into the setback a maximum of 10′. Decks, Patio's, and accessory structures shall maintain a minimum 15′ setback from the rear lot line.

SUB C 1.05 **Street Requirements:**

A) Sidewalks: New streets and parking areas interior to the subarea shall have a 4-foot minimum sidewalk installed on at least one side of the road to provide for residential connectivity to the parking areas and the overall pedestrian network of the Liberty Crossing Development

B) Street Trees: Deciduous shade trees shall be required along all streets, whether private or public, within the Sub Area. Deciduous trees shall be located an average of 50 feet on center. Trees shall be evenly spaced with exceptions as necessary to accommodate driveways, parking areas, fire hydrants, and streetlights.

C) Streetlights: Any street lighting within the Townhome Sub Area C shall meet the requirements of the City of Mt. Vernon codified ordinances to control glare and light spillover. Lighting along streets shall not exceed 14 feet in height and shall include cut off style fixtures to prevent light pollution.

SUB C 1.06 **Special Landscape Requirements:**

A) Fencing:

1) Decorative wrought iron (or aluminum with the appearance of wrought iron) fencing will be permitted around in-ground pools.

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2) Decorative screening for the purpose of providing privacy, not exceeding 6 feet in height, shall be permitted to be installed around or in-between patios located immediately adjacent to dwellings.

B) Perimeter Landscaping: A landscape buffer shall be provided along the northern boundary line of Sub Area C to help screen the rear of the townhomes from the existing residents to the north.

SUB C 1.07 **Off-Street Parking Requirements:**

Except as otherwise provided below, the City of Mt. Vernon's parking regulations outlined in Chapter 1174 shall apply in Sub Area C.

A) 2.0 parking spaces per dwelling unit (2 bedroom or 3 bedroom)

B) Parking spaces shall be a minimum of 10'x19' in size.

C) Parking may be provided in driveways, garages, dedicated parking lots, or any combination thereof.

SUB C 1.08 **Signs Permitted**

In addition to the secondary project identification signs permitted in the General Development Standards outlined above, the following signage shall be permitted in Subarea C. Except as otherwise provided, the City of Mt. Vernon's signage regulations outlined in Chapter 1175 of the City of Mt. Vernon Code shall apply in Sub Area C.

A) Project Directional Signs. Developer may also provide appropriate directional signage at ingress/egress access points for street names. On site permanent directional signs, e.g. employee and visitor parking, sales & leasing, etc. will be of a common design, material, and size. Maximum height of directional signage shall be four (4) feet and the maximum copy area type face shall be three (3) square feet. Street signs, and other regulatory signs such as stop signs, shall meet all City of Mt. Vernon requirements.

B) Building/Address Signs. Developer may also use address signs on buildings to aid in navigation by visitors and delivery personnel. Signs are limited to one (1) square foot and should be made of a permanent material that gets mounted appropriately on the façade of buildings.

SUB C 1.09 **Architectural Standards**

A) Exterior Appearance Standards

1) Exterior Materials: Wood, stone, stone veneer, brick, brick veneer, stucco, cementitious siding, 4" horizontal vinyl siding, 6" beaded horizontal vinyl siding, shake style vinyl siding, and/or vinyl board and batten siding are permitted.

2) Color: Only muted tones in shades of white, beige, tan, yellow, gray, brown, green, red, and blue shall be permitted for the primary exterior colors. Red or green may be permitted provided they are in more muted earth tones.

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B) Roof

1) Pitch: the main architectural roof of a townhome shall be at least 5/12 and can go to 12/12. Porches shall be 4/12 to 12/12

2) Material: main roof and porch roof material shall be constructed with a 25-year asphalt shingle of weathered wood, pewter, or a similar color at a minimum. Other roof materials such as painted standing seam metal may be approved by the city at time of final development plan provided such materials are consistent with the architectural style.

C) Special Elements

1) Dormers: Gables shall be 4/12 to 12/12 pitch.

D) Lighting Exterior: Lighting may be attached to the unit near the front door, or to either side of the garage, or both. The style of lighting shall be selected to complement the architectural style. Site lighting shall be complimentary to the style of the architecture, shall not exceed 14 feet in height, and shall include cut off type fixtures to prevent light spillover onto adjacent subareas.

E) Elevations Examples: representative architecture is shown on Exhibits I. Final Architectural Design shall be submitted for approval by the city with the Final Development Plan approval.

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SUB AREA D – MULTI FAMILY ATTACHED HOUSING

Sub Area D is located in the northeast corner of the project and has frontage on Newark Road. Total size of Sub Area D is approximately ± 13.75 acres, and this includes common open space areas that will be used as setbacks and areas used for stormwater management. Uses anticipated for this subarea are multi-family attached housing.

SUB D 1.01 **Permitted Uses**

A) Multi-family structures having four or more attached units per building

B) Attached townhomes having three or more attached units per building

SUB D 1.02 **Density**

A) A maximum of 230 dwelling units will be permitted in Sub Area D

SUB D 1.03 **Accessory Uses**

A) Private garages or carports, whether attached to or detached from a primary building.

B) Mail kiosks or Mail buildings.

C) Maintenance building, attached to a garage or free-standing.

D) Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.

E) Private Clubhouses and exercise facilities for the use of the residents of the development.

F) Coworking space for meetings and office work is to be designated for the use of the residents of the development.

G) Private swimming pools and tennis courts, for primary use by occupants of the principal use of the property. Private swimming pools shall be subject to the regulations of the City of Mt. Vernon Codified Ordinances and the State of Ohio.

H) Private trash compactors, or trash dumpsters for use of the residents of the community, to be serviced by a private company in contract with the sub area developer. Private compactors or trash dumpsters installed for the use of the residents shall be screened from view from adjacent roadways by landscaping or by enclosure made of brick, stone, wood, or some combination of the above.

I) Small satellite dish antennas provided such device is for sole use by occupants of the principal use of the property on which the device is located.

SUB D 1.04 **Development Standards**

A) Lot coverage: No more than 40% of the site may be covered by the footprint of multi-family buildings and accessory structures.

B) Minimum Floor Area - Minimum floor area for multi-family dwellings shall be:

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)

1) 1 Bedroom – 650 square feet
2) 2 Bedroom – 850 square feet
3) 3 Bedroom – 1000 square feet

C) The maximum height of buildings:

1) Principal buildings: Three (3) stories not to exceed 45 feet
2) Accessory buildings: 20 feet.

D) The minimum yard dimensions and setbacks:

1) Perimeter Setbacks for buildings and parking:

Newark Road:	30 feet from ROW for parking, 40 feet for buildings
Street E:	25 feet from ROW for parking, 30 feet for buildings
Northern Boundary:	30 feet for buildings and parking**
Western Boundary Line:	20 feet for buildings and parking**

2) Minimum building separation:

Building end to building end:	25 feet
Building end to building side:	35 feet
Building side to building side:	50 feet

** Decks and patios shall be permitted to encroach into the setback a maximum of 10′. Decks, Patio's, and accessory structures shall maintain a minimum 15′ setback from the rear lot line.

SUB D 1.05 **Private Street Requirements:**

A) Sidewalks: New private streets and parking areas interior to the subarea shall have 4-foot minimum sidewalks installed on at least one side to provide connectivity between entries to residential buildings and internal parking areas.

B) Street Trees: Deciduous shade trees shall be required along all private streets and within the parking areas. Deciduous trees shall be located an average of 50 feet on center on private streets and shall be located on internal islands and peninsulas within parking areas as described below.

C) Parking Lot Lights: All site and parking lot lighting within the Multi-Family Sub Area D shall meet the requirements established within City of Mt. Vernon codified ordinances to control glare and light spillover. Lighting within parking lots and along private streets shall not exceed 14 feet in height and shall include cut-off style fixtures to prevent light pollution.

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)

SUB D 1.06 **Special Landscape Buffers & Development Requirements:**

A) Fencing: Decorative wrought iron (or aluminum with the appearance of wrought iron) fencing will be permitted around in-ground pools. All pool fencing shall meet the requirements of the City of Mt. Vernon codified ordinances and the State of Ohio regulations for the same.

B) Parking Lot Landscape: Developer shall provide a minimum of one tree per 25 parking spaces within private parking lots. These trees can be grouped into larger islands as described below:

1) A peninsula shall be no less than 144 square feet (8′ X 18′), whereas an island shall be no less than 288 square feet (8′ X 36′). Both shall have a minimum width of 8 feet.

2) Tree canopies shall be maintained at 6 feet above the ground plane, and the remaining landscape area shall be landscaped with turf, hardwood mulch, shrubs, or groundcover not to exceed 2 feet in height.

SUB D 1.07 **Off-Street Parking Requirements:**

Except as otherwise provided below, the City of Mt. Vernon's parking regulations outlined in Chapter 1174 shall apply in Sub Area D.

A) 1.5 parking spaces per unit for 1-bedroom units, 2 parking spaces per unit for 2-3 bedroom units.

B) Parking spaces shall be a minimum of 10′x19′ in size with a minimum of 22′ wide drive aisle.

C) Parking requirements may be met using surface parking lots, garages, or a combination thereof.

SUB D 1.08 **Signs Permitted**

In addition to the secondary project identification signs permitted in the General Development Standards outlined above the following signage shall be permitted in Subarea C. Except as otherwise provided, the City of Mt. Vernon's signage regulations outlined in Chapter 1175 of the City of Mt. Vernon Code shall apply in Sub Area C.

A) Project Directional Signs. Developer may also provide appropriate directional signage at ingress/egress access points for street names. On site permanent directional signs, e.g. employee and visitor parking, sales & leasing, etc. will be of a common design, material, and size. The maximum height of directional signage shall be four (4) feet and the maximum copy area type face shall be three (3) square feet. Street signs, and other regulatory signs such as stop signs, shall meet all City of Mt. Vernon requirements.

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)

SUB D 1.09 **Architectural Standards**

A) Exterior Appearance Standards

1) Exterior Materials: Wood, stone, stone veneer, brick, brick veneer, stucco, cementitious siding, 4" horizontal vinyl siding, 6" beaded horizontal vinyl siding, shake style vinyl siding, and/or vinyl board and batten siding are permitted.

2) Color: Only muted tones in shades of white, beige, tan, yellow, gray, brown, green, red, and blue shall be permitted for the primary exterior colors. Red or green may be permitted provided they are in more muted earth tones. Colors may be mixed within the same building elevation with the intent to vary the architecture and break down the scale of the building.

B) Roof

1) Material: main roof and porch roof material shall be constructed with a 25-year asphalt shingle of weathered wood, pewter, or a similar color at a minimum. Other roof materials such as painted standing seam metal may be approved by the city at time of final development plan provided such materials are consistent with the architectural style.

C) Special Elements

1) Dormers: Gables shall be 3/12 to 12/12 pitch.

D) Lighting Exterior: Lighting may be attached to the unit near the front entrance, or to either side of a garage, or both. The style of lighting shall be selected to complement the architectural style. Site lighting shall be complimentary to the style of the architecture, shall not exceed 14 feet in height, and shall include cut off type fixtures to prevent light spillover onto adjacent subareas.

E) Elevations Examples: representative architecture is shown on Exhibits I. Final Architectural Design shall be submitted for approval by the city with the Final Development Plan approval.

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)

TAB 2
ADJACENT PROPERTY OWNERS

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)

PIN	Address	Owner	Owner Address
1200448000	8200 NEWARK RD	CONKLE RONALD L & LINDA S	8200 NEWARK RD MOUNT VERNON OH 43050
1200515000	19 MEADOWBROOK DR	NEACE DANIEL A SR & SHEILA L	1 HOME CAMPUS DES MOINES IA 50328
1200516000	25 MEADOWBROOK DR	KETTELL RICHARD J	1 FIRST AMERICAN WAY WESTLAKE TX 76262
1200637001	8068 NEWARK RD	SHAFFER PATRICK KYLE	1 FIRST AMERICAN WAY WESTLAKE TX 76262
1200638000	23 MEADOWBROOK DR	LEIBOLD MICHAEL J & DEBORAH S	1 FIRST AMERICAN WAY WESTLAKE TX 76262
1200653000	4 WINNEY DR	PICCIRILLO MARK A	4 WINNEY DR MOUNT VERNON OH 43050
1200662000	27 MEADOWBROOK DR	HOLLAND JOHN A III	27 MEADOWBROOK DR MOUNT VERNON OH 43050
1200905000	NEWARK RD	DRISCOLL JACQUELINE D	1595 NEWARK RD MOUNT VERNON OH 43050
1201092000	8280 NEWARK RD	RETHERFORD JAMES P & JEAN A	8280 NEWARK RD MOUNT VERNON OH 43050
1201117000	2 WINNEY DR	PRATT JEFFREY A & GLORIA	1 FIRST AMERICAN WAY WESTLAKE TX 76262
1201137000	8 WINNEY DR	MOHN JANET M	8 WINNEY DR MOUNT VERNON OH 43050
1201138000	WINNEY DR	MOHN JANET M	8 WINNEY DR MOUNT VERNON OH 43050
1201149000	8040 NEWARK RD	SUBURBAN PROPANE L.P.	240 ROUTE 10 W PO BOX 206 WHIPPANY NJ 07981
1201165000	8260 NEWARK RD	SZILAGYI DOUGLAS M	1123 S PARKVIEW DR COVINA CA 91724
1201263000	10 WINNEY DR MOUNT VERNON OH 43050	BARRAU ALAIN & GOIRE SOLMARI	10 WINNEY DR MOUNT VERNON OH 43050
1201703000	NEWARK RD	P3T LTD AN OHIO LIMITED LIABILITY CO	3396 SHARON VALLEY RD NEWARK OH 43055
1201789000	8028 NEWARK RD	GHERMAN RHONDA & CHARLES	70 FAIRWAY DR MOUNT VERNON OH 43050
1201825000	8104 NEWARK RD MT. VERNON; OH	HUEHNER MARTIN K	1 FIRST AMERICAN WAY WESTLAKE TX 76262
1201826000	NEWARK RD MT. VERNON; OH	HUEHNER MARTIN K	1 FIRST AMERICAN WAY WESTLAKE TX 76262
1201831000	29 MEADOWBROOK DR	SCHOELLKOPF DEVIN L & HAFLIGER STEPHANIE PL	1 FIRST AMERICAN WAY WESTLAKE TX 76262
1201900000	7864 NEWARK RD	CHANEY FREDA M	1 FIRST AMERICAN WAY WESTLAKE TX 76262
1201900001	7950 NEWARK RD	DIGUILIO NICHOLE D TRUSTEE	7950 NEWARK RD MOUNT VERNON OH 43050
1201900002	NEWARK RD	MILLER CHRISTOPHER C & HEIDI J	1123 S PARKVIEW DR COVINA CA 91724
1202210000	7980 NEWARK RD MT VERNON OH	WILLIAMS PATRICIA A & GARY L	1123 S PARKVIEW DR COVINA CA 91724
1202557000	8238 NEWARK RD	EVERETT ROBERT W	12 WOODLAND CIR MOUNT VERNON OH 43050
1202574000	RANGE LINE RD	SPERRY FARMS INC	6712 RANGELINE RD MOUNT VERNON OH 43050
12ROW			
6600501000	NEWARK RD	RJM LAND DEVELOPMENT LTD	PO BOX 230 MOUNT VERNON OH 43050
6600501001	NEWARK RD	CITY OF MOUNT VERNON	40 PUBLIC SQ MOUNT VERNON OH 43050
6600501004	NEWARK RD	CONCORD ROAD PROPERTIES LLC	5662 SPORTSMAN CLUB RD JOHNSTOWN OH 43031
6600533000	8550 BLACKJACK RD	CLAYBORNE WAYNE & MARSHA	8550 BLACKJACK RD MOUNT VERNON OH 43050
6650388000	8402 BLACKJACK RD	BEHAVIORAL HEALTHCARE PARTNERS OF CENTRAL OHIO INC	8402 BLACKJACK RD MOUNT VERNON OH 43050

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND

ADJACENT PROPERTY OWNERS

TAB 3
SURVEY

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)

05-28-02 1st Reading ✓
06-24-02 2nd Reading ✓
07-22-02 3rd Reading passed

ORDINANCE NO. 2002-17

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PORTIONS OF THE RJM ANNEXATION CURRENTLY HOLDING CLINTON TOWNSHIP ZONING CLASSIFICATIONS TO O/I (OFFICE-INSTITUTIONAL), P-1 (PUBLIC, SEMIPUBLIC), PND (PLANNED NEIGHBORHOOD DISTRICT), NC (NEIGHBORHOOD COMMERCIAL), AND M-1A (LIGHT INDUSTRIAL DISTRICT) UNDER THE MOUNT VERNON ZONING CODE; AND DECLARING AN EMERGENCY.

Plan/ zoning
Hanson Hawkins

WHEREAS, THE Council for the City of Mount Vernon has determined the necessity of rezoning certain property within the City of Mount Vernon;

NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of Mount Vernon, State of Ohio:

SECTION 1: That the City of Mount Vernon hereby amend the zoning classification of the following tracts as indicated on the attached map and as described herein.

Tract 1: O/I Office-Institutional District. Being a part of Parcel 66-00501 and beginning at the southwest corner of the Mohaven Estates Subdivision, also being the southwest corner of Lot 11 of said subdivision; thence, north along the west line of the subdivision to the point of intersection with a 5.688 acre tract of land the southern boundary of which is the boundary of the existing O/I Office Institutional District; thence, west along the southern boundary of the existing O/I district 300 feet to a point, said point being the place of beginning of this description; thence, continuing west along the existing O/I district line to the centerline of Blackjack Road; thence south along the centerline of Blackjack Road to the point of intersection with the existing M-1A zoning district; thence, east along the M-1A zoning district line to a point 300 feet west of the southwest corner of the Mohaven Estates Subdivision; thence, north to the place of beginning. Property is owned by RJM Land Development, Ltd.

Vol. L
Pg. 059

WILLIAM D. SMITH
CITY LAW DIRECTOR
SUITE 222
FIVE NORTH GAY STREET
MOUNT VERNON, OHIO
43050

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)

Tract 2: P-1 Public, Semipublic District. Being a part of Parcel 66-00501 and beginning at the southwest corner of the Mohaven Estates Subdivision, also being the southwest corner of Lot 11 of said subdivision; thence, north along the west line of the subdivision to the point of intersection with a 5.688 acre tract of land the southern boundary of which is the boundary of the existing O/I Office Institutional District; thence, west along the southern boundary of the existing O/I district 300 feet to a point; thence, south to the point of intersection with the line marking the existing M-1A zoning district; thence, east 300 feet from said point and along the existing M-1A district line to the place of beginning. Property is owned by RJM Land Development, Ltd.

Tract 3: PND Planned Neighborhood District. Being part of Parcel 66-00501 and beginning at the southwest corner of the Mohaven Estates Subdivision, also being the southwest corner of Lot 11 of the said subdivision; thence, east along the south line of the said subdivision and the existing corporation line as described in the RJM Annexation to a point on the centerline of Newark Road; thence southeast along the corporation line to a point in the center of Newark Road; thence west along said corporation line to the point of intersection with the boundary of the existing M-1A district; thence, north along the boundary of the existing M-1A district to the point of beginning. Save and except the property described herein as Tract 4. Property is owned by RJM Land Development, Ltd.

Tract 4: NC Neighborhood Commercial District. Being a part of Parcel 66-00501and consisting of approximately 13 acres. Beginning at the northwest corner of a 1.938 acre tract known as Clinton Township Parcel 12-00637.001 as recorded in Survey File J-268 with said point also being on the existing corporation line; thence, west 854.56 feet to a point; thence, south 574.40 feet to a point; thence, east 1,140.49 feet to the existing corporate boundary; thence, northwest along the existing corporate boundary to the point of beginning. Property is owned by RJM Land Development, Ltd.

Tract 5: M-1A Light Industrial District. Being Parcel 66-00469 and consisting of a 1.20 acre tract currently owned by Richard L. and Brenda F. Keylor.

Tract 6: M-1A Light Industrial District. Being Parcel 66-00375 and consisting of a 0.863 acre tract currently owned by Thomas J. and Tanya J. Levering

WILLIAM D. SMITH
CITY LAW DIRECTOR
SUITE 222
FIVE NORTH GAY STREET
MOUNT VERNON, OHIO
43050

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Tract 7: M-1A Light Industrial District. Being Parcel 66-00452 and consisting of a 12.08 acre tract currently owned by Donel Properties. Also included in this tract is the abutting railroad right of way the east line of which is the boundary of the existing M-1A zoning district.

Tract 8: PND Planned Neighborhood District. Being Parcel 66-00503 and consisting of a 130.604 acre tract currently owned by RJM Land Development, Ltd.

SECTION 2: That the zoning classifications be recorded in Title XI of the Planning and Zoning Codes of the Codified Ordinances of the City of Mount Vernon.

SECTION 3: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason that an emergency exists in the usual daily operation of the various departments of the municipal government, and said Ordinance shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be force from and after the earliest period allowed by law.

Conard J. Conway

~~John F. Booth~~, President of Council
CONARD J. CONWAY

PASSED: July 22, 2002.

ATTEST: Janet Brown
Janet Brown, Clerk of Council

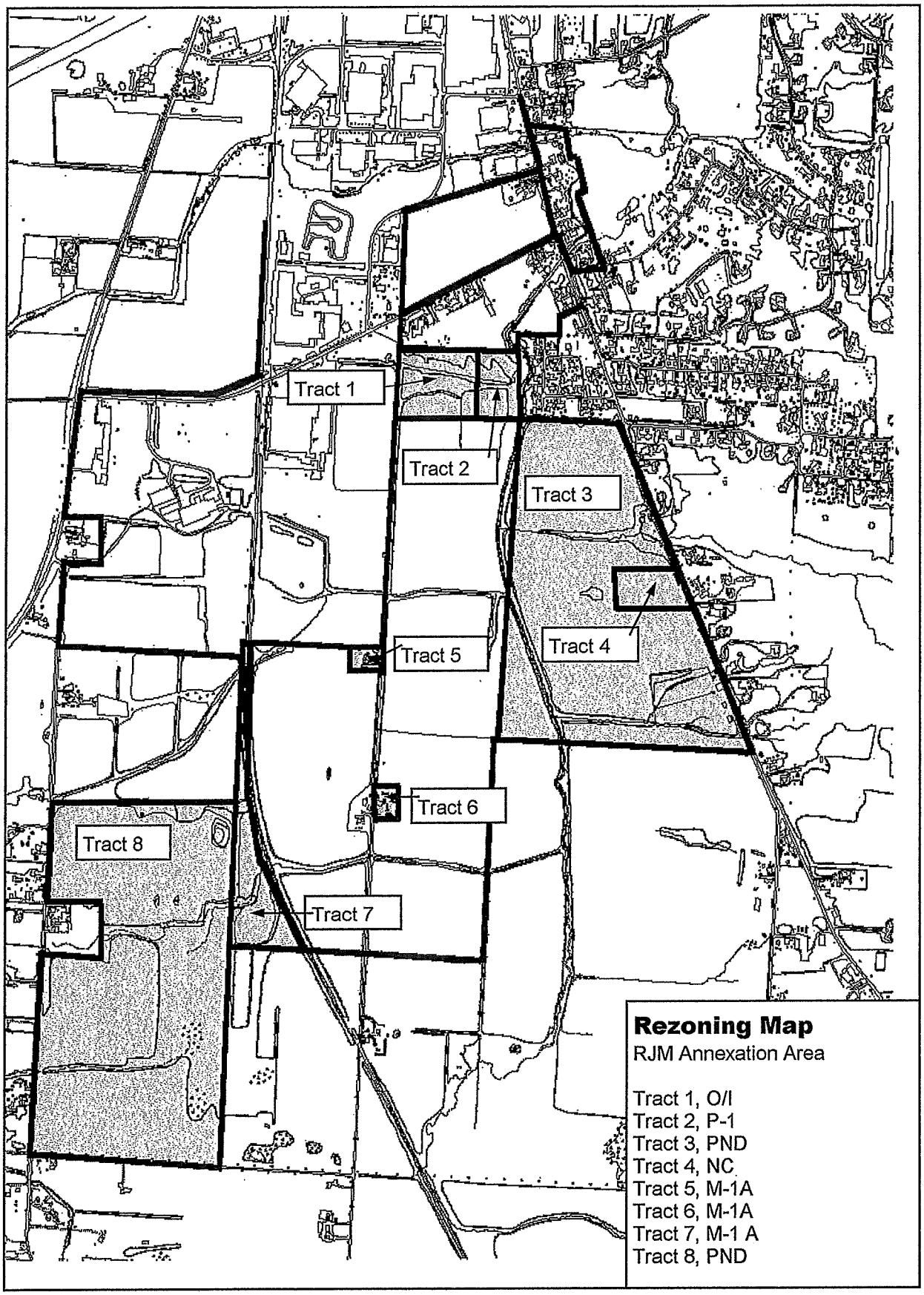
APPROVED: July 22, 2002.

Richard K. Mavis

Richard K. Mavis, Mayor

WILLIAM D. SMITH
CITY LAW DIRECTOR
SUITE 222
FIVE NORTH GAY STREET
MOUNT VERNON, OHIO
43050

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)



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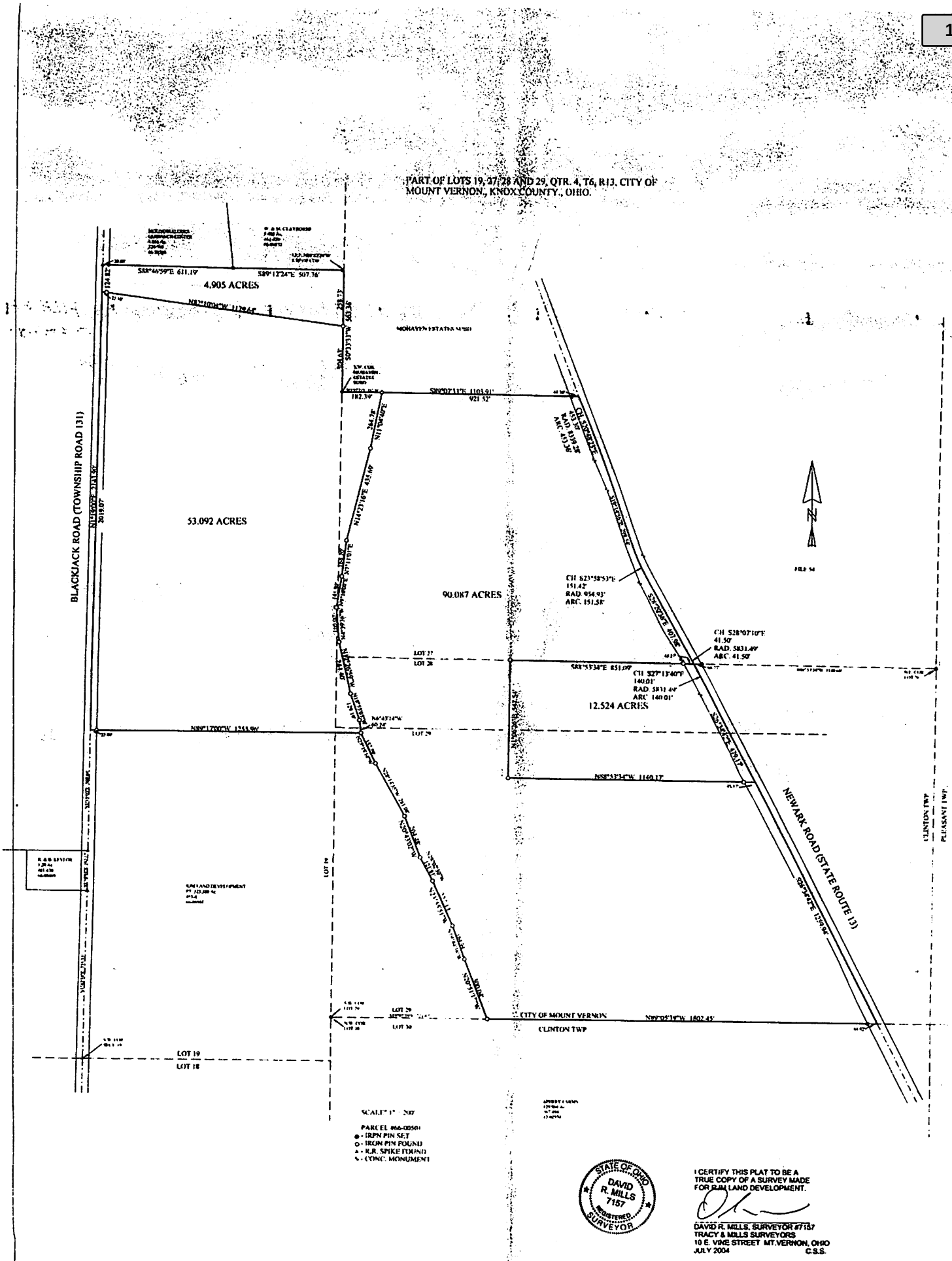


EXHIBIT B: SURVEY

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)

TAB 4
DEVELOPMENT PLAN EXHIBITS

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)

Liberty Crossing

Mt. Vernon Newark Road- Regional Context

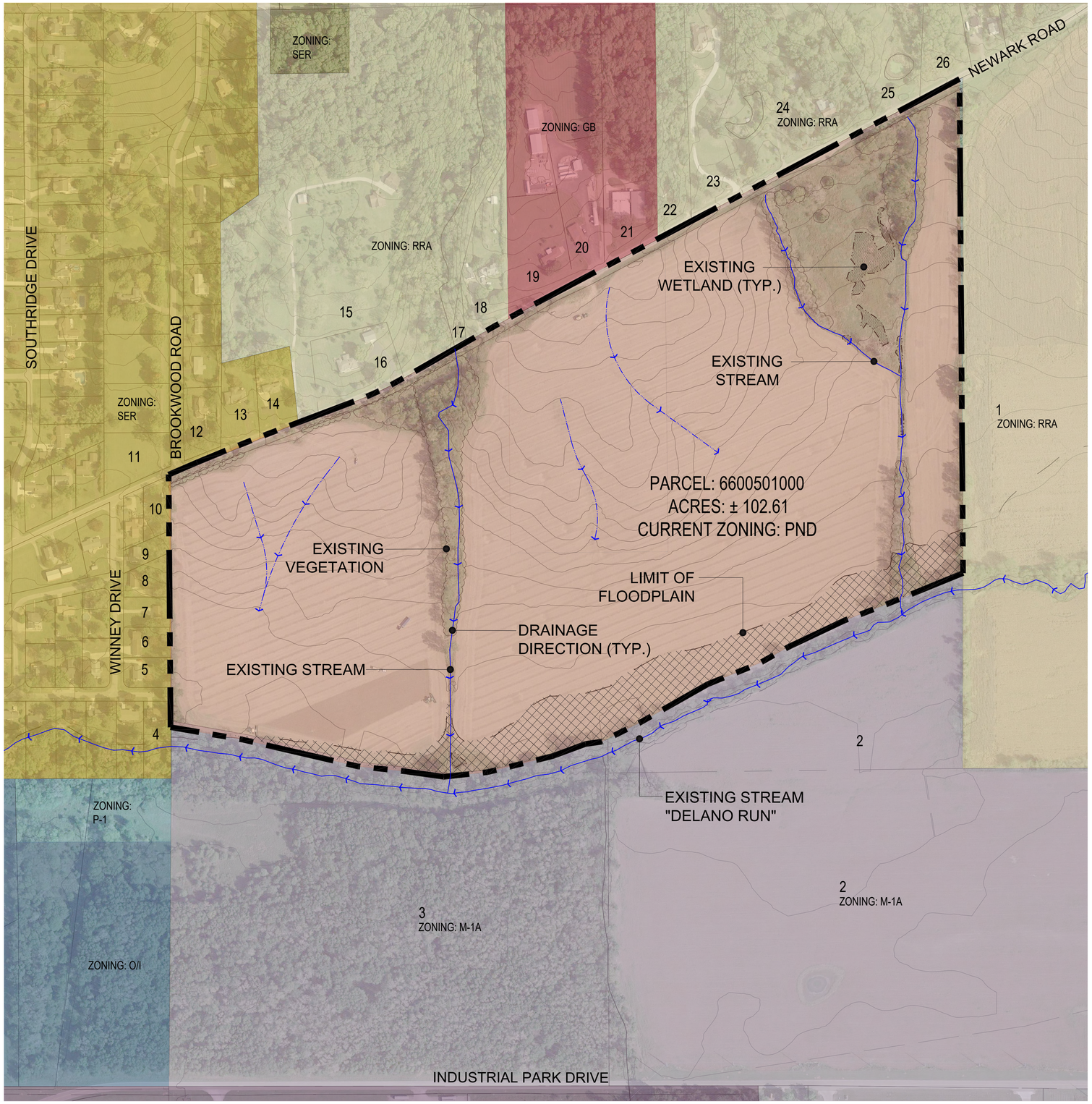
City of Mt. Vernon, Knox County, Ohio December 16, 2022

Exhibit C

0 1000 2000 3000

G2 PLANNING + DESIGN | Highland Real Estate

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)



ADJACENT OWNERS:

LOT #	OWNER NAME	ADDRESS
1	SPERRY FARMS INC	6712 RANGELINE RD. MOUNT VERNON, OH 43050
2	GARRABRANT THOMAS N	5662 SPORTSMAN CLUB RD. JOHNSTOWN, OH 43031
3	CITY OF MOUNT VERNON	40 PUBLIC SQ. MOUNT VERNON OH, 43050
4	NEACE DANIEL A SR & SHEILA L	19 MEADOWBROOK DR. MT VERNON, OH 43050
5	BARRAU ALAIN & GOIRE SOLMARI	10 WINNEY DR. MOUNT VERNON,OH 43050
6	MOHN JANET M	8 WINNEY DR. MOUNT VERNON, OH 43050
7	MOHN JANET M	8 WINNEY DR. MOUNT VERNON, OH 43050
8	PICCIRILLO MARK A	4 WINNEY DR. MOUNT VERNON, OH 43050
9	PRATT JEFFREY A & GLORIA	2 WINNEY DR. MOUNT VERNON, OH 43050
10	DRISCOLL JACQUELINE D	1595 NEWARK RD. MOUNT VERNON, OH 43050
11	MAYHEW FRED E & CAROL S	745 BROOKWOOD DR. MOUNT VERNON, OH 43050
12	BURTON TIMOTHY J & LEANNE D	730 BROOKWOOD RD. MOUNT VERNON, OH 43050
13	RETHERFORD JAMES P & JEAN A	8280 NEWARK RD. MOUNT VERNON, OH 43050
14	SZILAGYI DOUGLAS M	8260 NEWARK RD. MOUNT VERNON, OH 43050
15	EVERETT ROBERT W	12 WOODLAND CIR. MOUNT VERNON, OH 43050
16	CONKLE RONALD L & LINDA S	8200 NEWARK RD. MOUNT VERNON, OH 43050
17	HUEHNER MARTIN K	8104 NEWARK RD. MOUNT VERNON, OH 43050
18	HUEHNER MARTIN K	8104 NEWARK RD. MOUNT VERNON, OH 43050
19	SHAFFER PATRICK KYLE	8068 NEWARK RD. MOUNT VERNON, OH 43050
20	SUBURBAN PROPANE L.P.	240 ROUTE 10 W PO BOX 206 WHIPPANY, NJ 07981
21	GHERMAN RHONDA & CHARLES	70 FAIRWAY DR. MOUNT VERNON, OH 43050
22	WILLIAMS PATRICIA A & GARY L	7980 NEWARK RD. MT VERNON, OH 43050
23	DIGUILIO NICHOLE D TRUSTEE	7950 NEWARK RD. MOUNT VERNON, OH 43050
24	CHANEY FREDA M	7864 NEWARK RD. MOUNT VERNON, OH 43050
25	MILLER CHRISTOPHER C & HEIDI J	7820 NEWARK RD. MOUNT VERNON, OH 43050
26	P3T LTD AN OHIO LIMITED LIABILITY CO	3396 SHARON VALLEY RD. NEWARK, OH 43055

EXISTING ZONING:

- PLANNED NEIGHBORHOOD DISTRICT (PND) CITY OF MOUNT VERNON
- NEIGHBORHOOD COMMERCIAL (NC) CITY OF MOUNT VERNON
- PUBLIC, SEMIPUBLIC (P-1) CITY OF MOUNT VERNON
- OFFICE-INSTITUTIONAL (0/I) CITY OF MOUNT VERNON
- LIGHT INDUSTRIAL (M-1A) CITY OF MOUNT VERNON
- SUBURBAN ESTATE RESIDENTIAL (SER) CLINTON TOWNSHIP
- RURAL RESIDENTIAL AND AGRICULTURAL (RRA) CLINTON TOWNSHIP
- GENERAL BUSINESS (GB) CLINTON TOWNSHIP

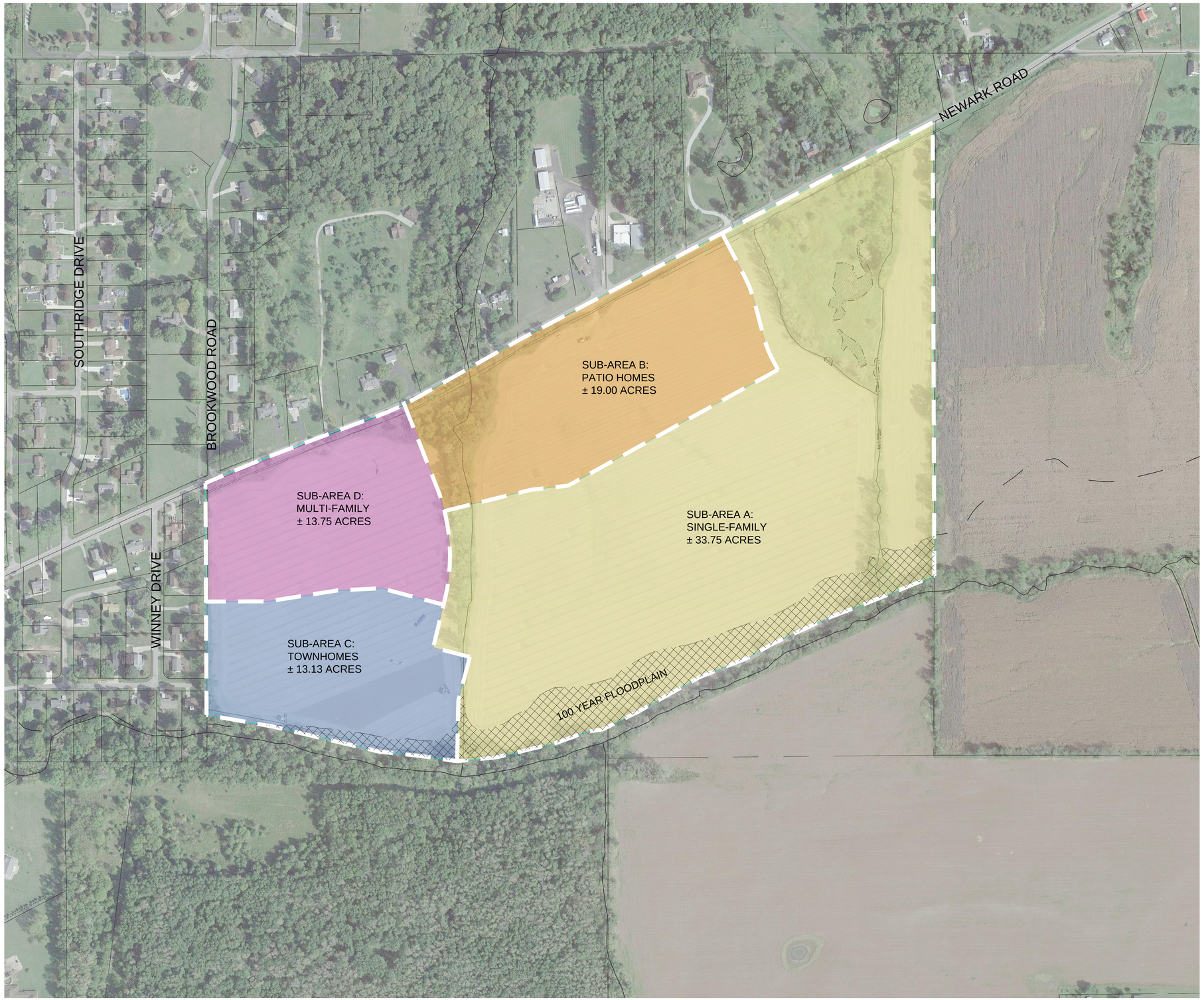
Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)

Mt. Vernon Newark Road - Existing Conditions

City of Mt. Vernon, Knox County, Ohio December 16, 2022

Exhibit C1

0 200 400 600



Site Data:

Total Site:	± 102.61 Gross Acres
Ex. R.O.W.	± 2.89 Acres
Site Net Acreage	± 99.72 Net Acres
Floodplain	± 7.90 Acres
Sub-Area A: Single-Family	± 58.01 Acres
Sub-Area B: Patio Homes	± 16.77 Acres
Sub-Area C: Townhomes	± 12.74 Acres
Sub-Area D: Multi-Family	± 12.20 Acres

Liberty Crossing

Mt. Vernon Newark Road- Sub-Area Plan

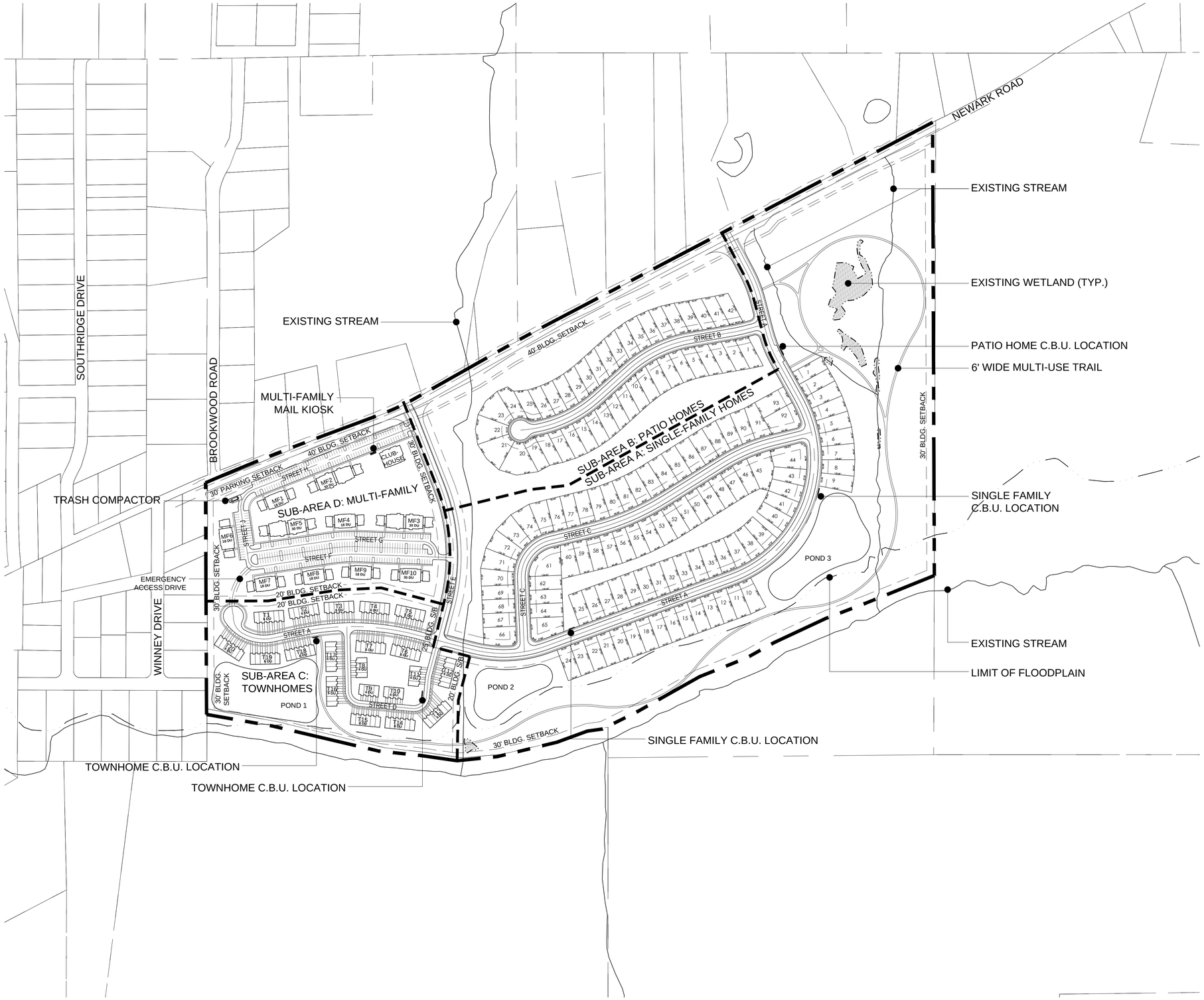
City of Mt. Vernon, Knox County, Ohio December 16, 2022

Exhibit D

0 200 400 600

G2 PLANNING + DESIGN | Highland Real Estate

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)



Site Data:

Total Site:	± 102.61 Gross Acres
Ex. R.O.W.	± 2.89 Acres
Site Net Acreage	± 99.72 Net Acres

Sub-Area A: Single-Family		± 58.01 Acres
Max. Dwelling Units	93	
Sub-Area Density	± 2.76 du/gross acre	
Min. Lot Size	55' x 130'	

Sub-Area B: Patio Homes		± 16.77 Acres
Max. Dwelling Units	42	
Sub-Area Density	± 2.21 du/gross acre	
Min Lot Size	52' x 125'	

Sub-Area C: Townhomes		± 12.74 Acres
Max. Dwelling Units	112	
Sub-Area Density	± 8.53 du/gross acre	

Sub-Area D: Multi-Familiy		± 12.20 Acres
Max. Dwelling Units	230	
Sub-Area Density	± 16.75 du/gross acre	

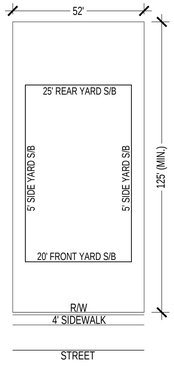
Site Totals	
Total Units	477
Site Density	±4.60 du/gross acre

Total Open Space	
Total Open Space	±54.27 Acres (52.30%)

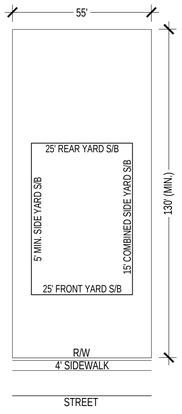
A

MAIL KIOSK - DECORATIVE CLUSTER BOX UNIT
BLACK CLUSTER BOX UNIT WITH FINIAL CAP
AND TRADITIONAL PEDESTAL ACCESSORIES.
MODEL #WL-1570-16V2BKBM (OR OWNER APPROVED EQUAL)
AVAILABLE FROM BUDGETMAILBOXES.COM

NOTE: CBU LOCATIONS SHOWN HEREON ARE PRELIMINARY IN NATURE. FINAL LOCATION AND CONFIGURATION TO BE COORDINATED WITH AND APPROVED BY THE LOCAL U.S.P.S. GROWTH MANAGER



Typical Patio Home Lot
SCALE: 1" = 30'



Typical Single Family Lot
SCALE: 1" = 30'

Liberty CROSSING

Mt. Vernon Newark Road - Development Plan

City of Mt. Vernon, Knox County, Ohio December 16, 2022

Exhibit E

0 200 400 600

G2 PLANNING + DESIGN | Highland Real Estate

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)

Site Data:

Total Site:	± 102.61 Gross Acres	
Floodplain	± 7.90 Acres	
Total Open Space		± 54.27 Acres (52.30%)
6' Wide Multi-Use Trail		± 6,006 Linear Feet
Sidewalk		

Mt. Vernon Newark Road - Open Space and Pedestrian Circulation Plan

City of Mt. Vernon, Knox County, Ohio December 16, 2022

Exhibit F

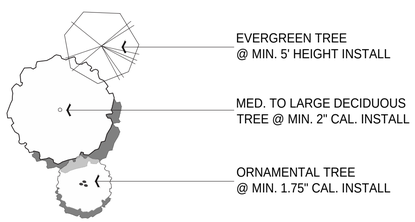
0 200 400 600

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)

CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES				
Acer rubrum 'Armstrong' Armstrong Red Maple	2" CAL.	B&B	AS SHOWN	
Platanus x acerifolia 'Bloodgood' Bloodgood London Planetree	2" CAL.	B&B	AS SHOWN	
Cladrastis kentuckea American Yellowwood	2" CAL.	B&B	AS SHOWN	
Gingko biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2" CAL.	B&B	AS SHOWN	
Liquidambar styraciflua 'Moraine' Moraine Sweetgum	2" CAL.	B&B	AS SHOWN	
Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2" CAL.	B&B	AS SHOWN	
Platanus x acerfolia 'Bloodgood' Bloodgood London Planetree	2" CAL.	B&B	AS SHOWN	
Quercus rubra Red Oak	2" CAL.	B&B	AS SHOWN	
Quercus bicolor Swamp White Oak	2" CAL.	B&B	AS SHOWN	
Taxodium distichum Baldcypress	2" CAL.	B&B	AS SHOWN	
Ulmus x 'Morton' Accolade Elm	2" CAL.	B&B	AS SHOWN	
Betula nigra 'Heritage' Heritage River Birch	2" CAL.	B&B	AS SHOWN	
Gleditsia triacanthos var. inermis 'Sunburst' Sunburst Honeylocust	2" CAL.	B&B	AS SHOWN	
Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	2" CAL.	B&B	AS SHOWN	Match Form
Zelkova serrata 'Green Vase' Green Vase Zelkova	2" CAL.	B&B	AS SHOWN	Match Form
SMALL / ORNAMENTAL TREES				
Magnolia virginiana Sweetbay Magnolia	1.75" CAL.	B&B	AS SHOWN	
Magnolia × loebneri 'Merrill' Merrill Magnolia	1.75" CAL.	B&B	AS SHOWN	
Amelanchier canadensis 'Glennform' Rainbow Pillar Serviceberry	1.75" CAL.	B&B	AS SHOWN	
Amelanchier x 'Autumn Brilliance' Autumn Brilliance Serviceberry	1.75" CAL.	B&B	AS SHOWN	
Carpinus caroliniana 'JFS-KW6' Native Flame® American Hornbeam	1.75" CAL.	B&B	AS SHOWN	Match Form
Cercis canadensis Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	
Cercis canadensis 'Forest Pansy' Forest Pansy Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	
Crataegus viridus 'Winter King' Winter King Hawthorn	1.75" CAL.	B&B	AS SHOWN	
Malus 'Snowdrift' Snowdrift crabapple	1.75" CAL.	B&B	AS SHOWN	
EVERGREEN TREES				
Abies Concolor White Fir	5' HT.	B&B	PER PLAN	
Picea abies Norway Spruce	5' HT.	B&B	PER PLAN	
Picea glauca White Spruce	5' HT.	B&B	PER PLAN	
Picea glauca 'densata' Black Hills Spruce	5' HT.	B&B	PER PLAN	
Picea omorika Serbian Spruce	5' HT.	B&B	PER PLAN	
Pinus strobus White Pine	5' HT.	B&B	PER PLAN	

LANDSCAPE KEY PLAN



CODED LAYOUT AND MATERIALS NOTES

KEY	ITEM
1	6' WIDE MULTI-USE PATH

Mt. Vernon Newark Road-Overall Landscape Plan

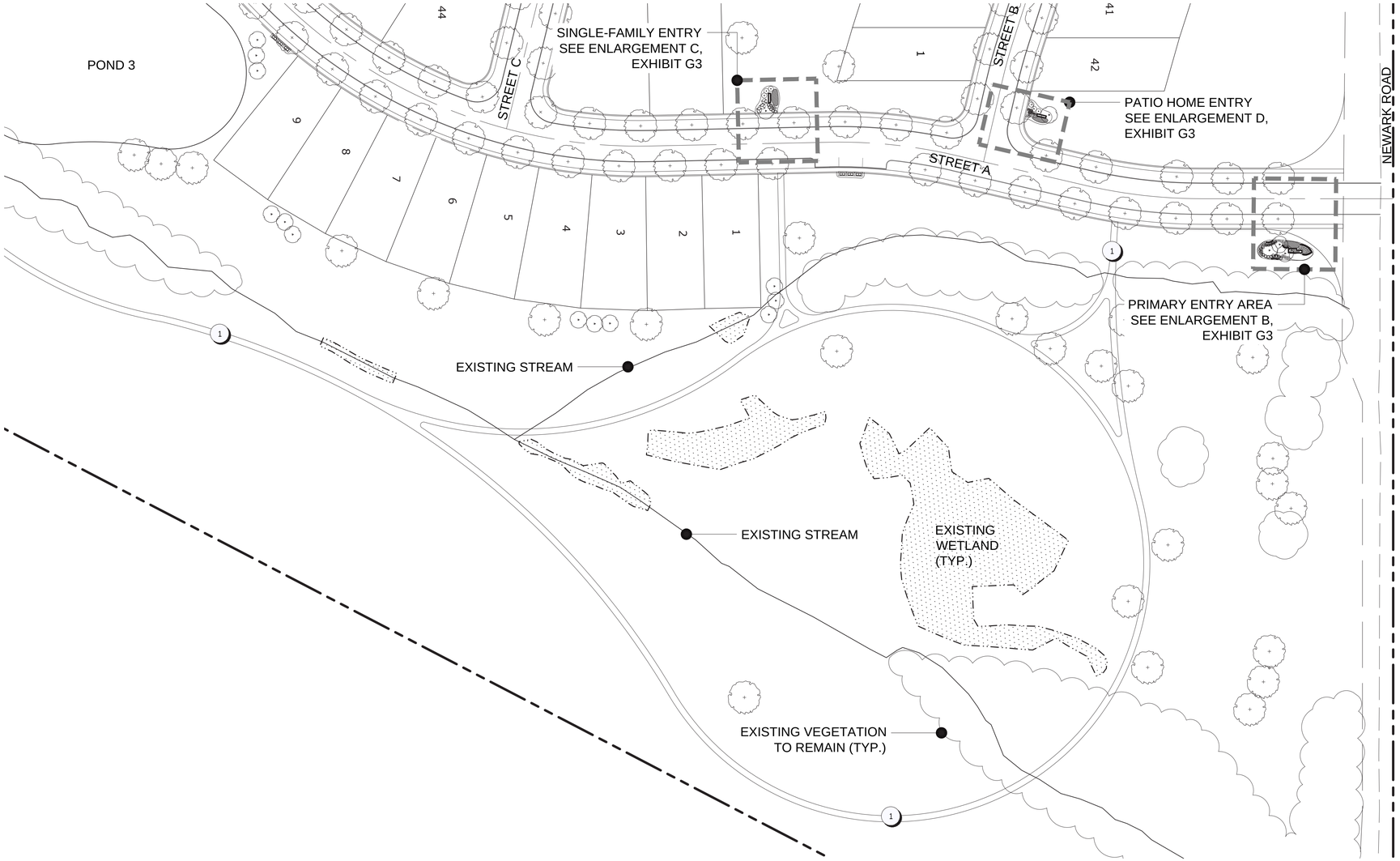
City of Mt. Vernon, Knox County, Ohio December 16, 2022

Exhibit G1

0 200 400 600

G2 PLANNING + DESIGN | Highland Real Estate

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)



A

OPEN SPACE ENLARGEMENT PLAN 'A'

1"=60'

CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES				
Acer rubrum 'Armstrong' Armstrong Red Maple	2" CAL.	B&B	AS SHOWN	
Platanus x acerifolia 'Bloodgood' Bloodgood London Planetree	2" CAL.	B&B	AS SHOWN	
Cladrastis kentuckea American Yellowwood	2" CAL.	B&B	AS SHOWN	
Gingko biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2" CAL.	B&B	AS SHOWN	
Liquidambar styraciflua 'Moraine' Moraine Sweetgum	2" CAL.	B&B	AS SHOWN	
Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2" CAL.	B&B	AS SHOWN	
Platanus x acerfolia 'Bloodgood' Bloodgood London Planetree	2" CAL.	B&B	AS SHOWN	
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Quercus bicolor Swamp White Oak	2" CAL.	B&B	AS SHOWN	
Taxodium distichum Baldcypress	2" CAL.	B&B	AS SHOWN	
Ulmus x 'Morton' Accolade Elm	2" CAL.	B&B	AS SHOWN	
Betula nigra 'Heritage' Heritage River Birch	2" CAL.	B&B	AS SHOWN	
Gleditsia triacanthos var. inermis 'Sunburst' Sunburst Honeylocust	2" CAL.	B&B	AS SHOWN	
Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	2" CAL.	B&B	AS SHOWN	Match Form
Zelkova serrata 'Green Vase' Green Vase Zelkova	2" CAL.	B&B	AS SHOWN	Match Form
SMALL / ORNAMENTAL TREES				
Magnolia virginiana Sweetbay Magnolia	1.75" CAL.	B&B	AS SHOWN	
Magnolia × loebneri 'Merrill' Merrill Magnolia	1.75" CAL.	B&B	AS SHOWN	
Amelanchier canadensis 'Glennform' Rainbow Pillar Serviceberry	1.75" CAL.	B&B	AS SHOWN	
Amelanchier x 'Autumn Brilliance' Autumn Brilliance Serviceberry	1.75" CAL.	B&B	AS SHOWN	
Carpinus caroliniana 'JFS-KW6' Native Flame® American Hornbeam	1.75" CAL.	B&B	AS SHOWN	Match Form
Cercis canadensis Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	
Cercis canadensis 'Forest Pansy' Forest Pansy Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	
Crataegus viridus 'Winter King' Winter King Hawthorn	1.75" CAL.	B&B	AS SHOWN	
Malus 'Snowdrift' Snowdrift crabapple	1.75" CAL.	B&B	AS SHOWN	
EVERGREEN TREES				
Abies Concolor White Fir	5' HT.	B&B	PER PLAN	
Picea abies Norway Spruce	5' HT.	B&B	PER PLAN	
Picea glauca White Spruce	5' HT.	B&B	PER PLAN	
Picea glauca 'densata' Black Hills Spruce	5' HT.	B&B	PER PLAN	
Picea omorika Serbian Spruce	5' HT.	B&B	PER PLAN	
Pinus strobus White Pine	5' HT.	B&B	PER PLAN	

LANDSCAPE KEY PLAN

EVERGREEN TREE
@ MIN. 5' HEIGHT INSTALL

MED. TO LARGE DECIDUOUS
TREE @ MIN. 2" CAL. INSTALL

ORNAMENTAL TREE
@ MIN. 1.75" CAL. INSTALL

CODED LAYOUT AND MATERIALS NOTES

KEY	ITEM
1	6' WIDE MULTI-USE PATH

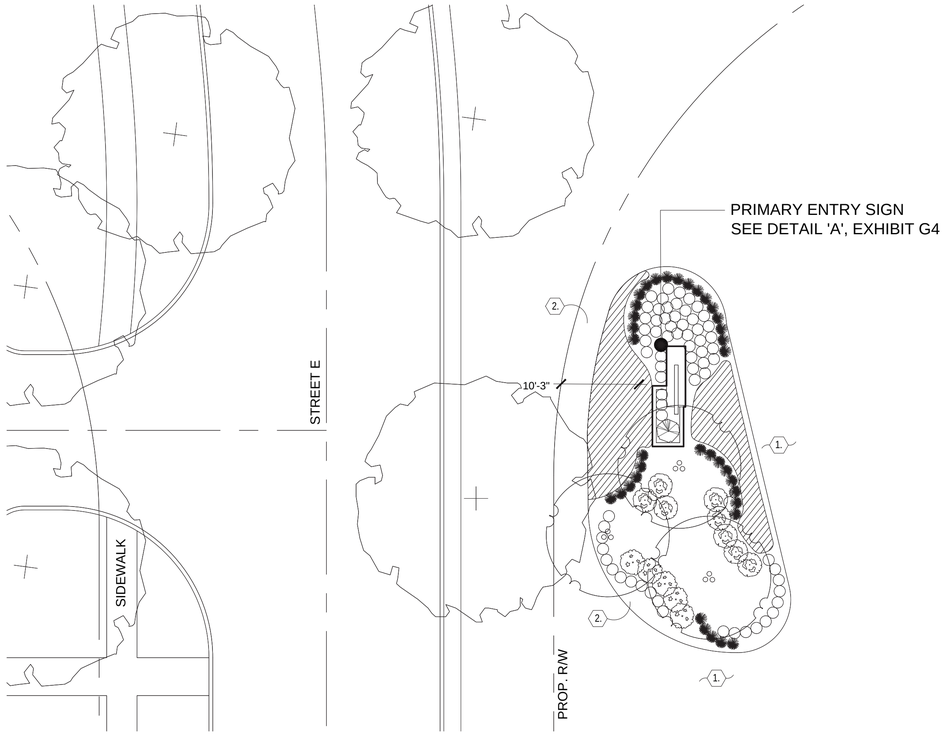
Mt. Vernon Newark Road - Open Space Enlargement Plan 'A'

City of Mt. Vernon, Knox County, Ohio December 16, 2022

Exhibit G2

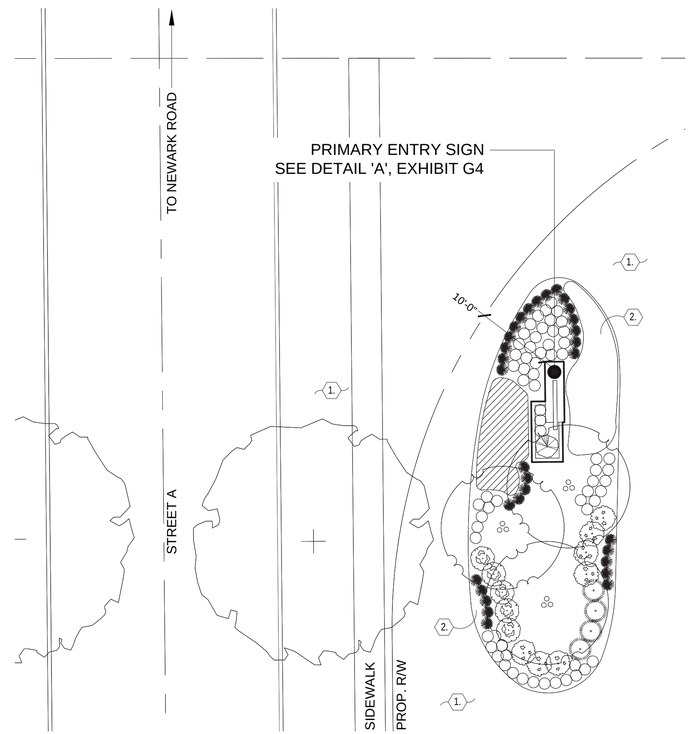
0 60 120 180

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)



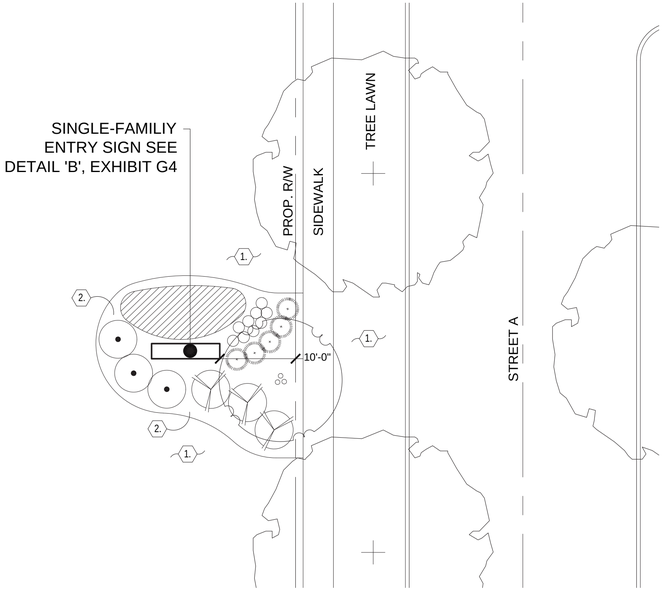
A PRIMARY ENTRY (NORTH) ENLARGEMENT PLAN

1"=10'



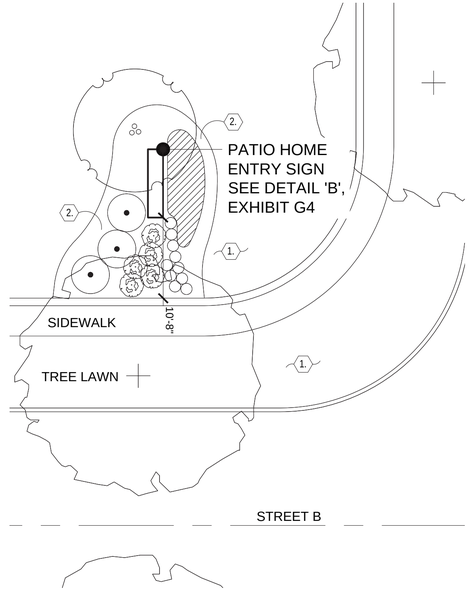
B PRIMARY ENTRY (SOUTH) ENLARGEMENT PLAN

1"=10'



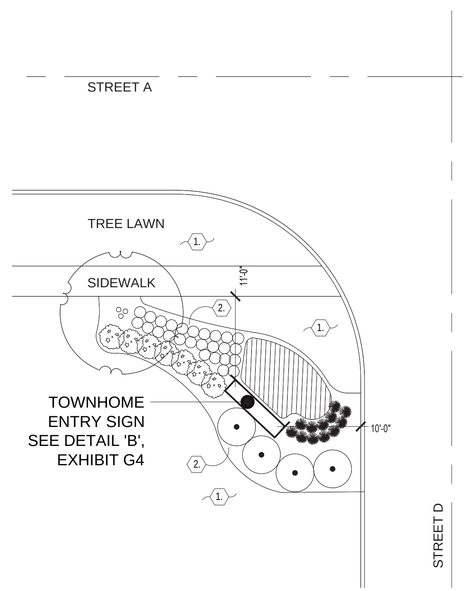
C SINGLE-FAMILY HOME ENTRY ENLARGEMENT PLAN

1"=10'



D PATIO HOME ENTRY ENLARGEMENT PLAN

1"=10'



E TOWNHOME ENTRY ENLARGEMENT PLAN

1"=10'

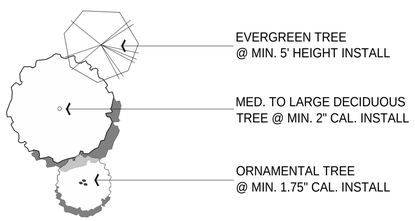
CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES				
Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2" CAL.	B&B	AS SHOWN	
Platanus x acerfolia 'Bloodgood' Bloodgood London Planetree	2" CAL.	B&B	AS SHOWN	
Taxodium distichum Baldcypress	2" CAL.	B&B	AS SHOWN	
Ulmus x 'Morton' Accolade Elm	2" CAL.	B&B	AS SHOWN	
Betula nigra 'Heritage' Heritage River Birch	2" CAL.	B&B	AS SHOWN	
SMALL / ORNAMENTAL TREES				
Magnolia virginiana Sweetbay Magnolia	1.75" CAL.	B&B	AS SHOWN	
Magnolia × loebneri 'Merrill' Merrill Magnolia	1.75" CAL.	B&B	AS SHOWN	
Amelanchier canadensis 'Glennform' Rainbow Pillar Serviceberry	1.75" CAL.	B&B	AS SHOWN	
Amelanchier x 'Autumn Brilliance' Autumn Brilliance Serviceberry	1.75" CAL.	B&B	AS SHOWN	
Carpinus caroliniana 'JFS-KW6' Native Flame® American Hornbeam	1.75" CAL.	B&B	AS SHOWN	Match Form
Cercis canadensis Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	
EVERGREEN TREES				
Abies Concolor White Fir	5' HT.	B&B	PER PLAN	
Picea abies Norway Spruce	5' HT.	B&B	PER PLAN	
Picea glauca White Spruce	5' HT.	B&B	PER PLAN	
LARGE DECIDUOUS SHRUBS				
Hydrangea paniculata 'Limelight' Limelight Hydrangea	36" HT.	#5 CONT.	AS SHOWN	
SMALL ORNAMENTAL SHRUBS				
Callicarpa dichotoma 'Issai' Issai Beauty Berry	16-18" HT.	#5 CONT.	AS SHOWN	
Diervilla splendens 'Nightglow' Firefly Nightglow Diervilla	14-16" HT.	#3 CONT.	AS SHOWN	
Hydrangea paniculata 'Bobo' Bobo Hydrangea	16-18" HT.	#3 CONT.	AS SHOWN	
EVERGREEN SHRUBS				
Buxus microphylla 'Faulkner' Faulkner Boxwood	24" HT.	#5 CONT.	AS SHOWN	
Buxus x 'Green Velvet' Green Velvet Boxwood	16-18" HT.	#5 CONT.	AS SHOWN	
LARGE GRASSES				
Andropogon gerardi Big Bluestem		#3 CONT.	AS SHOWN	
SMALL PERENNIALS AND GRASSES				
Asclepias tuberosa Butterfly Weed		#1 CONT.	AS SHOWN	
Knifophia 'Redhot popsicle PP24036' Redhot Popsicle Tritoma		#1 CONT.	AS SHOWN	
Rudbeckia hirta 'Indian Summer' Indian Summer Black-eyed Susan		#1 CONT.	AS SHOWN	
Carex pennsylvanica Pennsylvania Sedge		#1 CONT.	AS SHOWN	
Perovskia atriplicifolia 'Lisslitt' Laccey Blue Russian Sage		#2 CONT.	AS SHOWN	
Delosperma cooperi 'Fuchsia' Fuchsia Hardy Ice Plant		#1 CONT.	AS SHOWN	

CODED LANDSCAPE NOTES

1. TURF
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

LANDSCAPE KEY PLAN



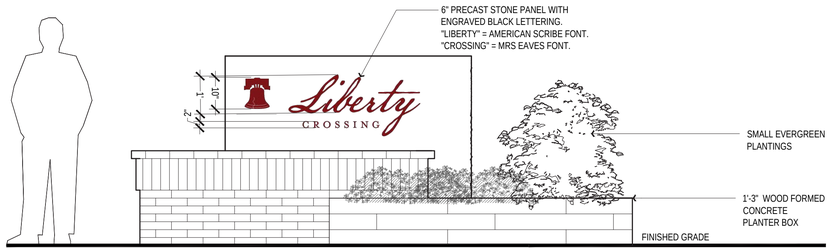
Mt. Vernon Newark Road - Entry Enlargements

City of Mt. Vernon, Knox County, Ohio December 16, 2022

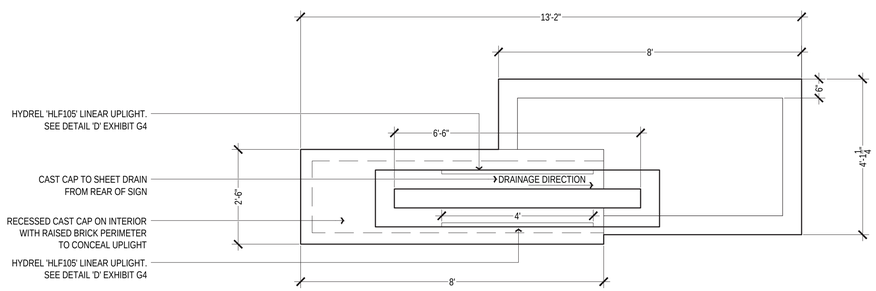
Exhibit G3

0 10 20 30

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)



PRIMARY ENTRY SIGN FRONT ELEVATION



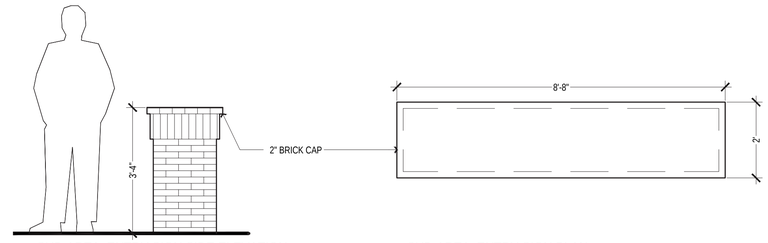
PRIMARY ENTRY SIGN PLAN VIEW

PRIMARY ENTRY SIGN REAR ELEVATION

A

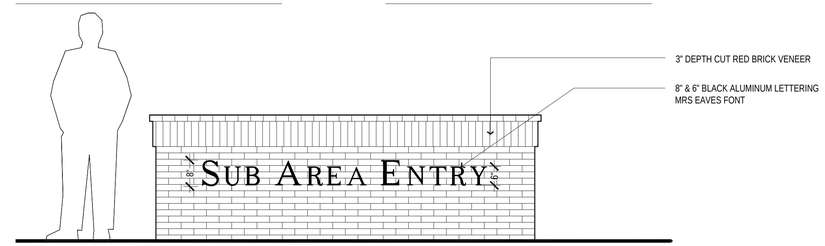
PRIMARY ENTRY SIGN

SCALE: 1/2" = 1'-0"



SUB-AREA ENTRY SIGN SIDE ELEVATION

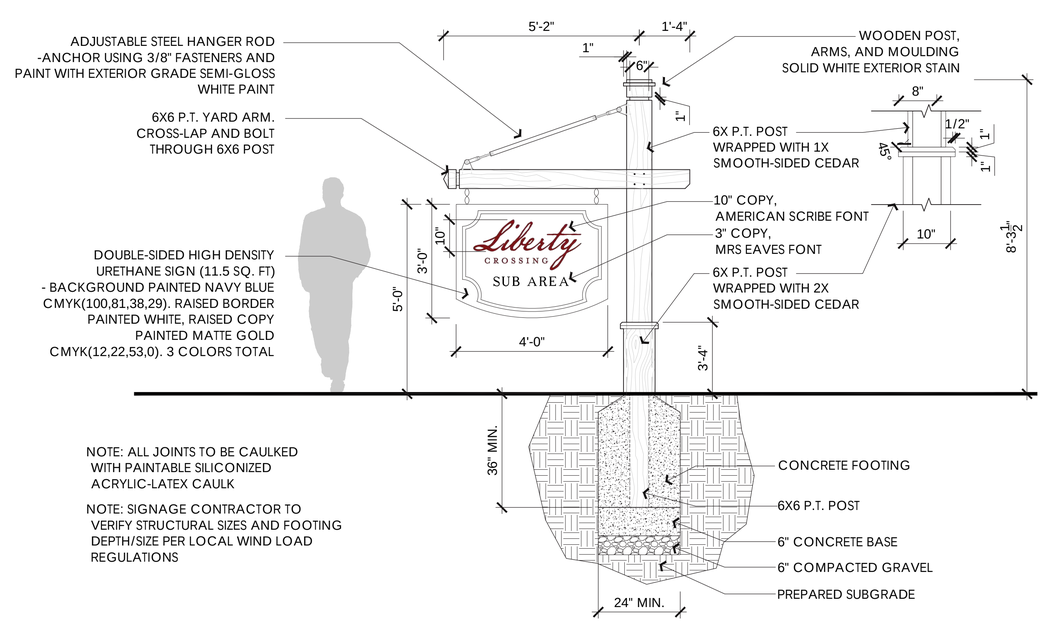
SUB-AREA ENTRY SIGN PLAN



B

SUB-AREA ENTRY SIGN 'OPTION 1'

SCALE: 1/2" = 1'-0"



NOTE: ALL JOINTS TO BE CAULKED WITH PAINTABLE SILICONIZED ACRYLIC-LATEX CAULK

NOTE: SIGNAGE CONTRACTOR TO VERIFY STRUCTURAL SIZES AND FOOTING DEPTH/SIZE PER LOCAL WIND LOAD REGULATIONS

C

SUB-AREA ENTRY SIGN 'OPTION 2'

SCALE: ½" = 1'-0"

HLF105 and HLF107

Linear Flood

HIGHLIGHTS

- Made with a durable extruded aluminum housing
- Section length offered in 1ft through 4ft lengths (in 6IN increments)
- Over 300DEG of rotation with adjustable mounting option
- 0-10 volt dimmable using Hydrel transformer TQDX
- End-to-end mounting options for quick and easy installation
- Wet listed

5 YEAR Warranty

Specifications

Weight:	12" - .31 lbs	36" - .84 lbs
	18" - .44 lbs	42" - .98 lbs
	24" - .58 lbs	48" - 1.11 lbs
	30" - .71 lbs	

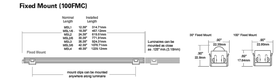
DIMENSIONS

Fixed Mount (100FMC)

Nominal Length	Installed Length
HFL-1 12.00"	317.5mm
HFL-2 24.00"	609.6mm
HFL-3 36.00"	914.4mm
HFL-4 48.00"	1219.2mm
HFL-5 60.00"	1524.0mm
HFL-6 48.00"	1219.1mm

Luminaires can be mounted as close as 100" HFL-2 (18mm)

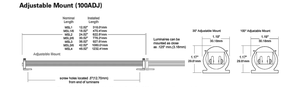
Mount size can be mounted anywhere along luminaire



Adjustable Mount (100ADJ)

Nominal Length	Installed Length
HFL-1 12.00"	318.5mm
HFL-2 24.00"	610.6mm
HFL-3 36.00"	915.4mm
HFL-4 48.00"	1220.2mm
HFL-5 60.00"	1525.0mm
HFL-6 48.00"	1220.1mm

Luminaires can be mounted as close as 100" HFL-2 (18mm)



The 100 Series Adjustable Mount allows for 300 degree continuous rotation.

LUMEN PACKAGES

HLF100 Series	Model HLF105		Model HLF107	
Color Temperature	lm/ft	W/ft	lm/ft	W/ft
ANSI-2700K White	161	1.9	317	3.8
ANSI-3000K White	189	1.9	373	3.8
ANSI-3500K White	195	1.9	384	3.8
ANSI-4000K White	208	1.9	410	3.8

Results based on test: GP3439N & GP3440D 120° beam spread.
Note: LM79 Tests: see page 4, L70 > 40,000

D

HYDREL 'HLF 105' LINEAR UPLIGHT

SCALE: NTS

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)

Site Data:

Total Site:	± 102.61 Gross Acres
Ex. R.O.W.	± 2.89 Acres
Site Net Acreage	± 99.72 Net Acres

Sub-Area A: Single-Family		± 58.01 Acres
Max. Dwelling Units	93	
Sub-Area Density	± 2.76 du/gross acre	
Min. Lot Size	55' x 130'	

Sub-Area B: Patio Homes		± 16.77 Acres
Max. Dwelling Units	42	
Sub-Area Density	± 2.21 du/gross acre	
Min Lot Size	52' x 125'	

Sub-Area C: Townhomes		± 12.74 Acres
Max. Dwelling Units	112	
Sub-Area Density	± 8.53 du/gross acre	

Sub-Area D: Multi-Familiy		± 12.20 Acres
Max. Dwelling Units	230	
Sub-Area Density	± 16.75 du/gross acre	

Site Totals	
Total Units	477
Site Density	±4.60 du/gross acre

Total Open Space	
Total Open Space	±54.27 Acres (52.30%)

Liberty Crossing

Mt. Vernon Newark Road - Illustrative Site Plan

City of Mt. Vernon, Knox County, Ohio December 16, 2022

Exhibit H

0 200 400 600

G2 PLANNING + DESIGN | Highland Real Estate

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)

TAB 5
ARCHITECTURAL CHARACTER EXHIBITS

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)

Example 1

Example 2

Mt. Vernon Newark Road- Multi-Family Architectural Examples

City of Mt. Vernon, Knox County, Ohio December 16, 2022

Exhibit i1

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)

Example 1

Mt. Vernon Newark Road- Townhome Architectural Examples

City of Mt. Vernon, Knox County, Ohio December 16, 2022

Exhibit i2

Attachment: 22.1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)

Example 1

Example 2

Example 3

Example 4

Attachment: 22.1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)

Example 1

Example 2

Example 3

Example 4

Example 5

Example 6

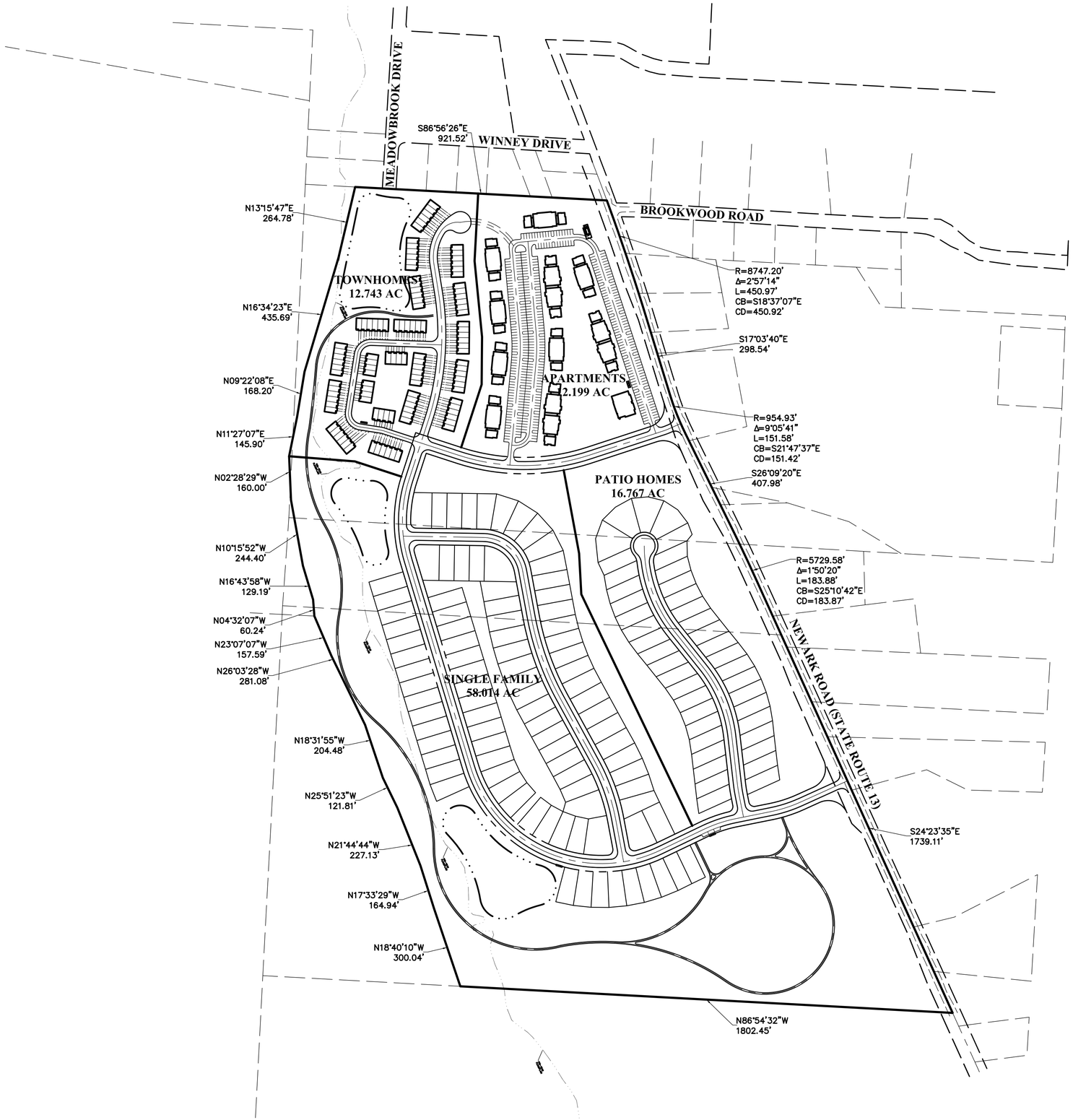
Example 7

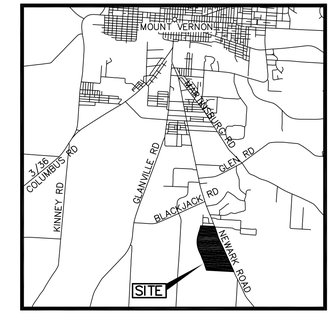
Example 8

Attachment: 22.1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)

TAB 6
ENGINEERING EXHIBITS

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)





LOCATION MAP
NOT TO SCALE

OWNER/DEVELOPER

MTV322, LLC
ATTN: RANDY LOEBIG
720 EAST BROAD STREET
COLUMBUS, OHIO 43215
PHONE: 614-206-0823

ENGINEER

TERRAIN EVOLUTION
ATTN.: JUSTIN WOLLENBERG
720 EAST BROAD STREET
COLUMBUS, OHIO 43215
PHONE: 614-385-1092

SURVEYOR

EMH&T
ATTN.: MATT KIRK
5500 NEW ALBANY ROAD
COLUMBUS, OHIO 43054
PHONE: 614-775-4500

GRAPHIC SCALE
200 100 0 200
(IN FEET)
1 inch = 200 ft.

REVISION

#	DESCRIPTION OF CHANGE	BY	DATE

CHANGE ORDER SCHEDULE

NOT APPROVED 12/16/2022

TerrainEvolution
Your Guide to Growth and Success
720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

MOUNT VERNON, OHIO

LIBERTY CROSSING
SECTION

PRELIMINARY PLAT OVERALL

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
JPW	CMK	JPW

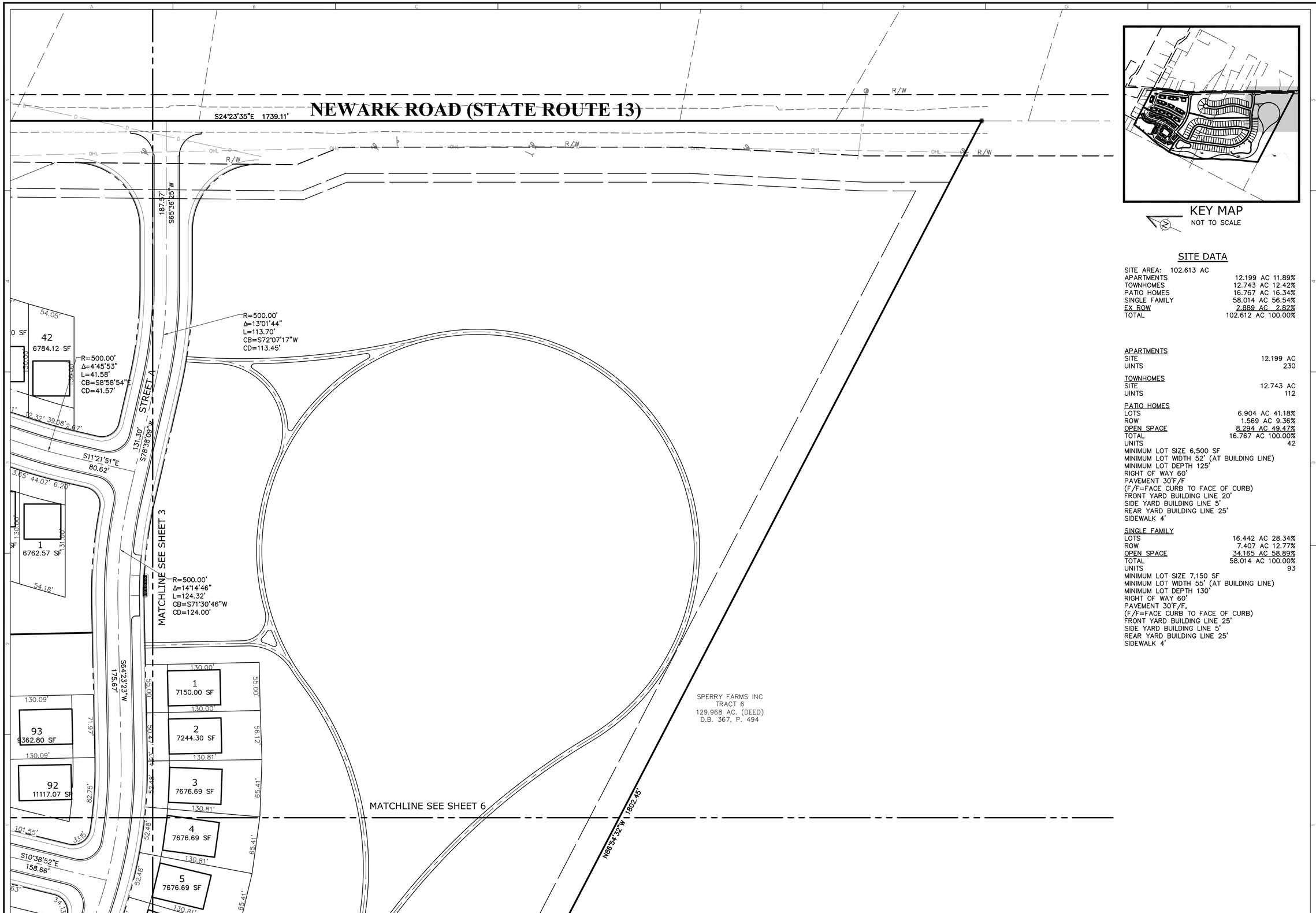
PROJECT NO.: 22-020

DATE: DECEMBER 16, 2022

SCALE:
HORIZONTAL: 1" = 200'
VERTICAL: N/A

SHEET NO.: 1/23

Attachment: 22.1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)



KEY MAP
NOT TO SCALE

SITE DATA

SITE AREA: 102.613 AC	
APARTMENTS	12.199 AC 11.89%
TOWNHOMES	12.743 AC 12.42%
PATIO HOMES	16.767 AC 16.34%
SINGLE FAMILY	58.014 AC 56.54%
EX ROW	2.889 AC 2.82%
TOTAL	102.612 AC 100.00%

APARTMENTS

SITE	12.199 AC
UINTS	230

TOWNHOMES

SITE	12.743 AC
UINTS	112

PATIO HOMES

LOTS	6.904 AC 41.18%
ROW	1.569 AC 9.36%
OPEN SPACE	8.294 AC 49.47%
TOTAL	16.767 AC 100.00%
UNITS	42

MINIMUM LOT SIZE 6,500 SF
MINIMUM LOT WIDTH 52' (AT BUILDING LINE)
MINIMUM LOT DEPTH 125'
RIGHT OF WAY 60'
PAVEMENT 30'F/F
(F/F=FACE CURB TO FACE OF CURB)
FRONT YARD BUILDING LINE 20'
SIDE YARD BUILDING LINE 5'
REAR YARD BUILDING LINE 25'
SIDEWALK 4'

SINGLE FAMILY

LOTS	16.442 AC 28.34%
ROW	7.407 AC 12.77%
OPEN SPACE	34.165 AC 58.89%
TOTAL	58.014 AC 100.00%
UNITS	93

MINIMUM LOT SIZE 7,150 SF
MINIMUM LOT WIDTH 55' (AT BUILDING LINE)
MINIMUM LOT DEPTH 130'
RIGHT OF WAY 60'
PAVEMENT 30'F/F,
(F/F=FACE CURB TO FACE OF CURB)
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SIDE YARD BUILDING LINE 5'
REAR YARD BUILDING LINE 25'
SIDEWALK 4'

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

REVISION

#	DESCRIPTION OF CHANGE	BY	DATE

CHANGE ORDER SCHEDULE

NOT APPROVED 12/16/2022

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MOUNT VERNON, OHIO
LIBERTY CROSSING
SECTION
PRELIMINARY PLAT

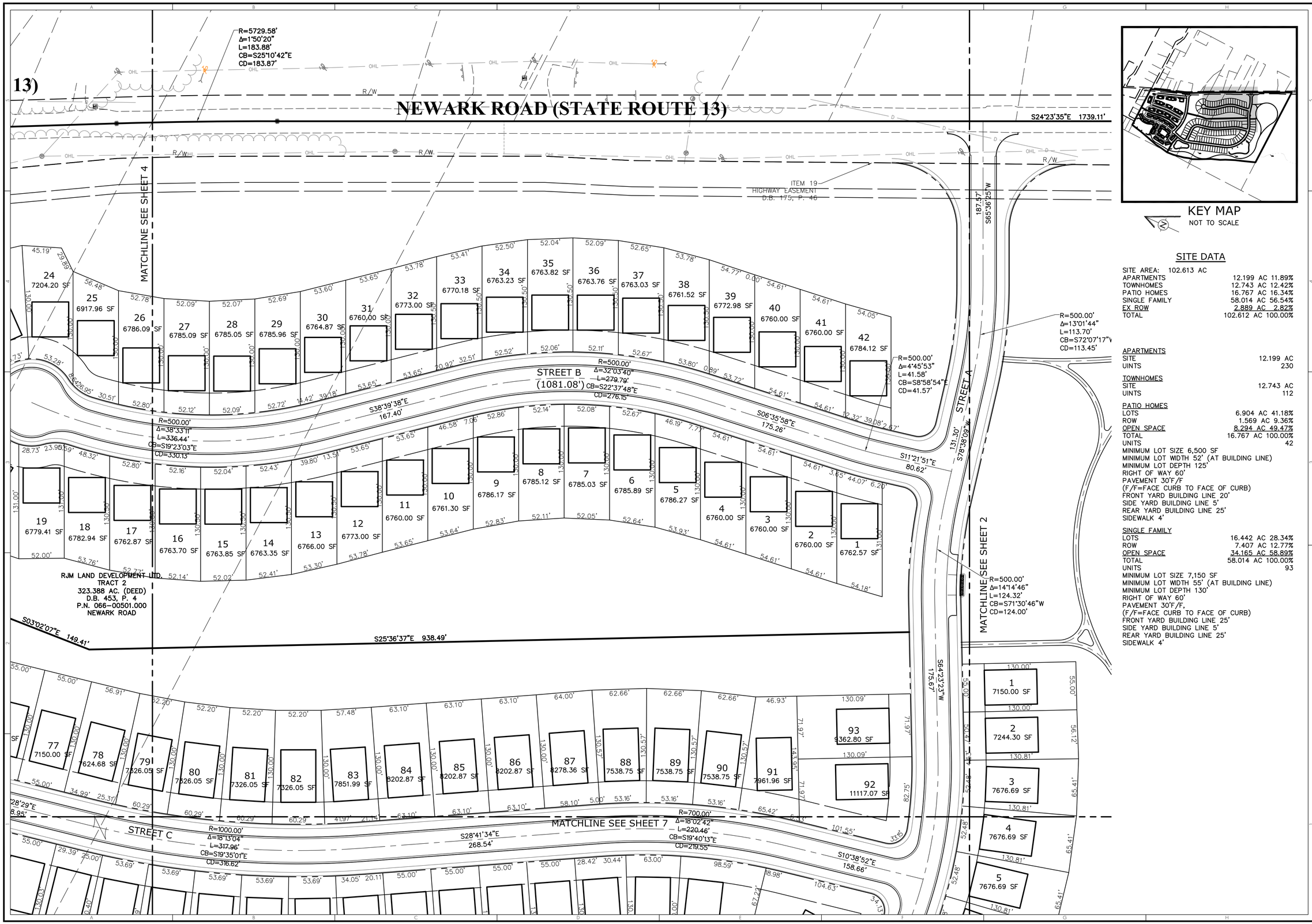
DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
JPW	CMK	JPW

PROJECT NO.: 22-020
DATE: DECEMBER 16, 2022
SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 2/23

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)



KEY MAP
NOT TO SCALE

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

SITE DATA

SITE AREA: 102.613 AC

APARTMENTS	12.199 AC 11.89%
TOWNHOMES	12.743 AC 12.42%
PATIO HOMES	16.767 AC 16.34%
SINGLE FAMILY	58.014 AC 56.54%
EX ROW	2.889 AC 2.82%
TOTAL	102.612 AC 100.00%

APARTMENTS

SITE	12.199 AC
UINTS	230

TOWNHOMES

SITE	12.743 AC
UINTS	112

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SINGLE FAMILY

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SIDEWALK 4'

CHANGE ORDER SCHEDULE			
#	DESCRIPTION OF CHANGE	BY	DATE

REVISION

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MOUNT VERNON, OHIO

LIBERTY CROSSING
SECTION

PRELIMINARY PLAT

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
JPW	CMK	JPW

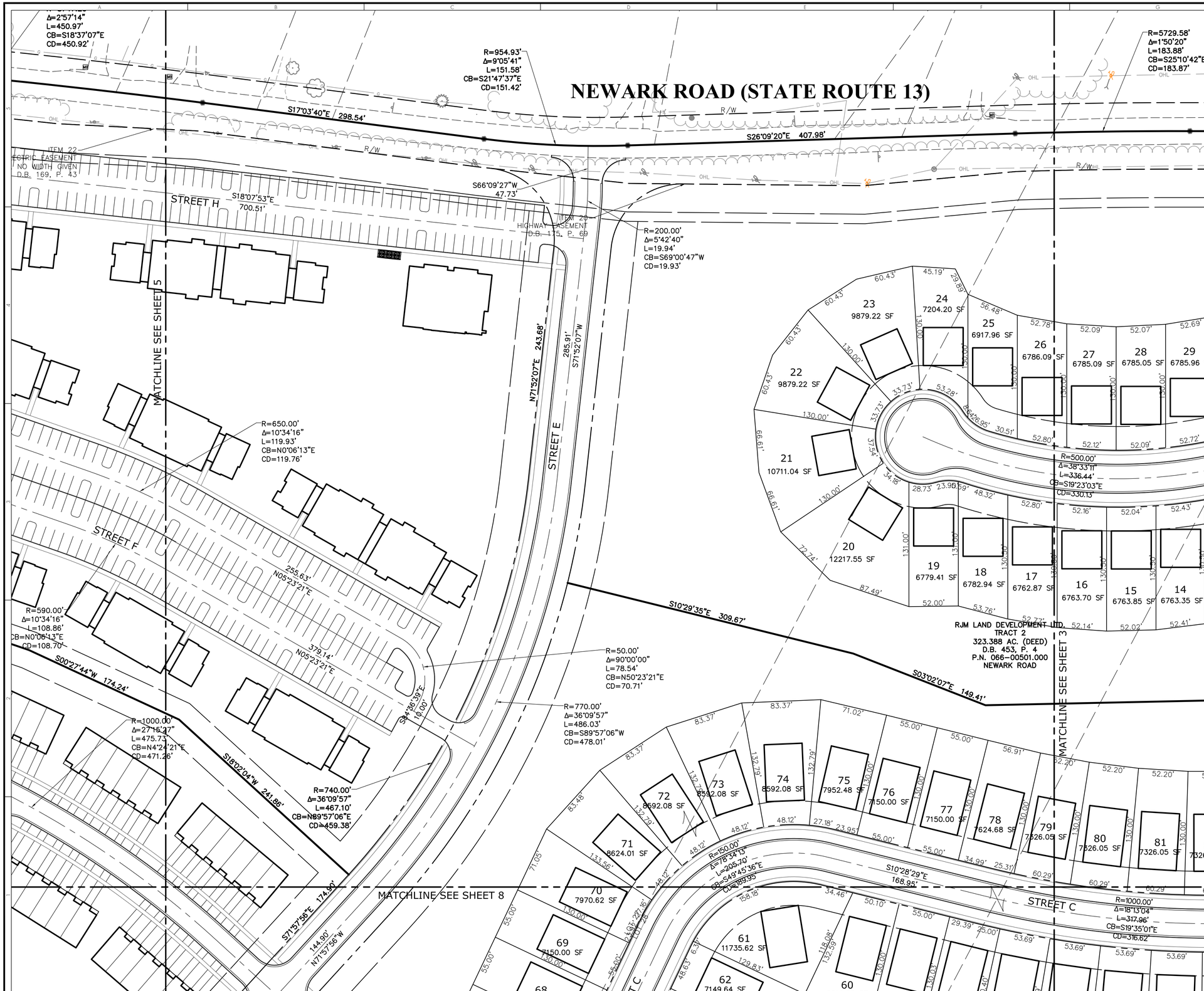
PROJECT NO.: 22-020

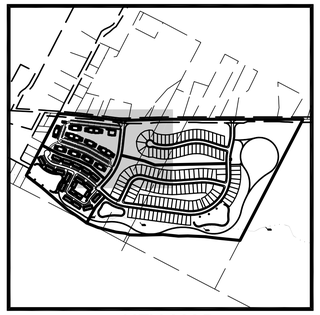
DATE: DECEMBER 16, 2022

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 3/23

Attachment: 22 1216. Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)





KEY MAP
NOT TO SCALE

SITE DATA

SITE AREA: 102.613 AC

APARTMENTS	12.199 AC 11.89%
TOWNHOMES	12.743 AC 12.42%
PATIO HOMES	16.767 AC 16.34%
SINGLE FAMILY	58.014 AC 56.54%
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TOTAL	102.612 AC 100.00%

APARTMENTS

SITE	12.199 AC
UINTS	230

TOWNHOMES

SITE	12.743 AC
UINTS	112

PATIO HOMES

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(F/F=FACE CURB TO FACE OF CURB)
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SIDE YARD BUILDING LINE 5'
REAR YARD BUILDING LINE 25'
SIDEWALK 4'

SINGLE FAMILY

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ROW	7.407 AC 12.77%
OPEN SPACE	34.165 AC 58.89%
TOTAL	58.014 AC 100.00%
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PAVEMENT 30'F/F,
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REAR YARD BUILDING LINE 25'
SIDEWALK 4'

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

REVISION

#	DESCRIPTION OF CHANGE	BY	DATE

CHANGE ORDER SCHEDULE

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MOUNT VERNON, OHIO
LIBERTY CROSSING
SECTION
PRELIMINARY PLAT

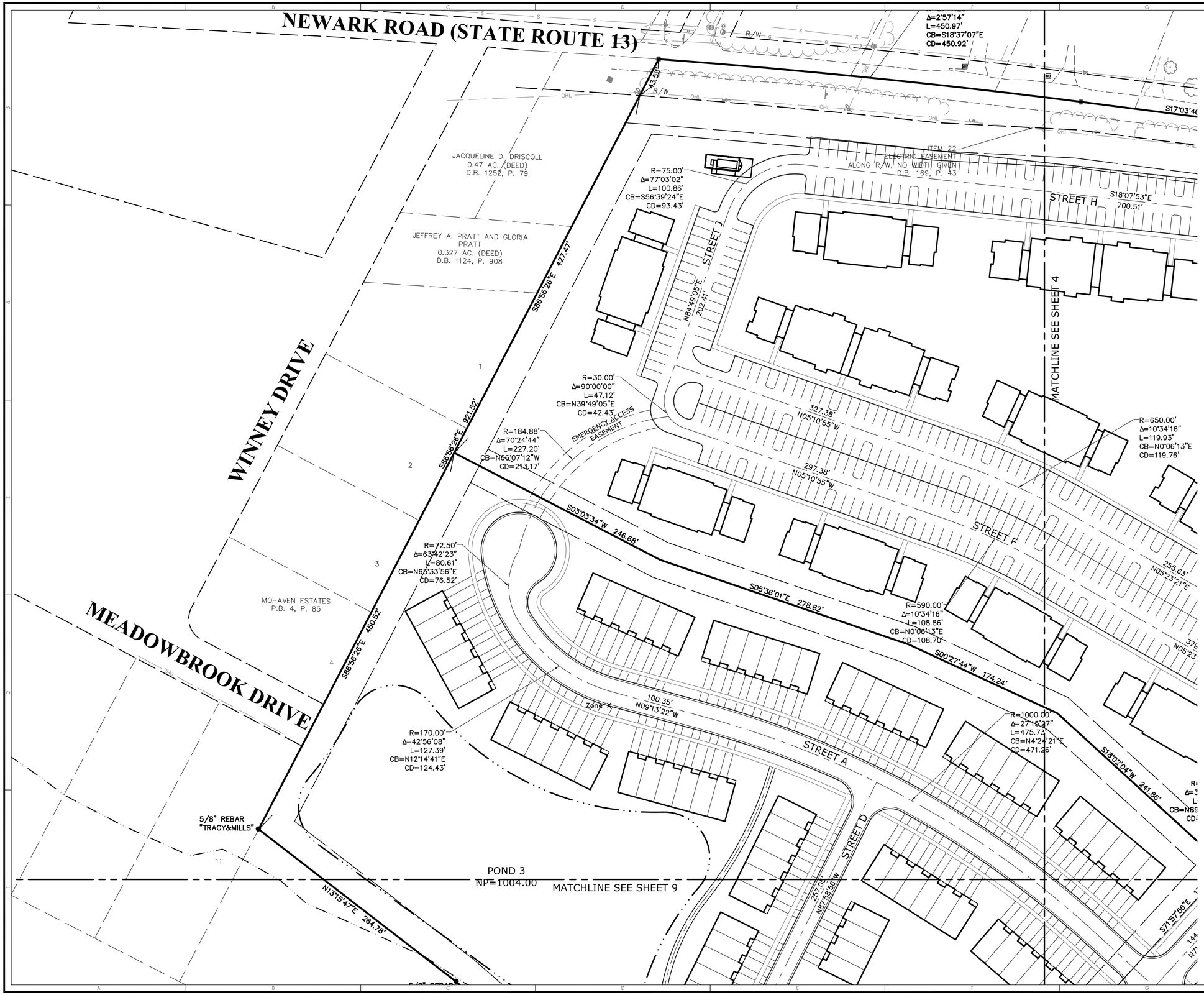
DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

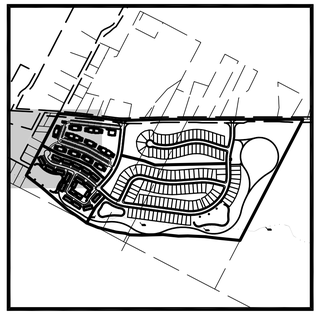
DESIGN	DRAFT	CHECK
JPW	CMK	JPW

PROJECT NO.: 22-020
DATE: DECEMBER 16, 2022
SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 4/23

Attachment: 22 1216. Final Development Plan Submission. Liberty Crossing (2023-11 : Newark Road PND Plan Approval)





KEY MAP
NOT TO SCALE

SITE DATA

SITE AREA: 102.613 AC

APARTMENTS	12.199 AC 11.89%
TOWNHOMES	12.743 AC 12.42%
PATIO HOMES	16.767 AC 16.34%
SINGLE FAMILY	58.014 AC 56.54%
EX ROW	2.889 AC 2.82%
TOTAL	102.612 AC 100.00%

APARTMENTS

SITE	12.199 AC
UINTS	230

TOWNHOMES

SITE	12.743 AC
UINTS	112

PATIO HOMES

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ROW	1.569 AC 9.36%
OPEN SPACE	8.294 AC 49.47%
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MINIMUM LOT WIDTH 52' (AT BUILDING LINE)
MINIMUM LOT DEPTH 125'
RIGHT OF WAY 60'
PAVEMENT 30'F/F
(F/F=FACE CURB TO FACE OF CURB)
FRONT YARD BUILDING LINE 20'
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SINGLE FAMILY

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REAR YARD BUILDING LINE 25'
SIDEWALK 4'

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

REVISION

#	DESCRIPTION OF CHANGE	BY	DATE

CHANGE ORDER SCHEDULE

NOT APPROVED 12/16/2022

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MOUNT VERNON, OHIO
LIBERTY CROSSING
SECTION
PRELIMINARY PLAT

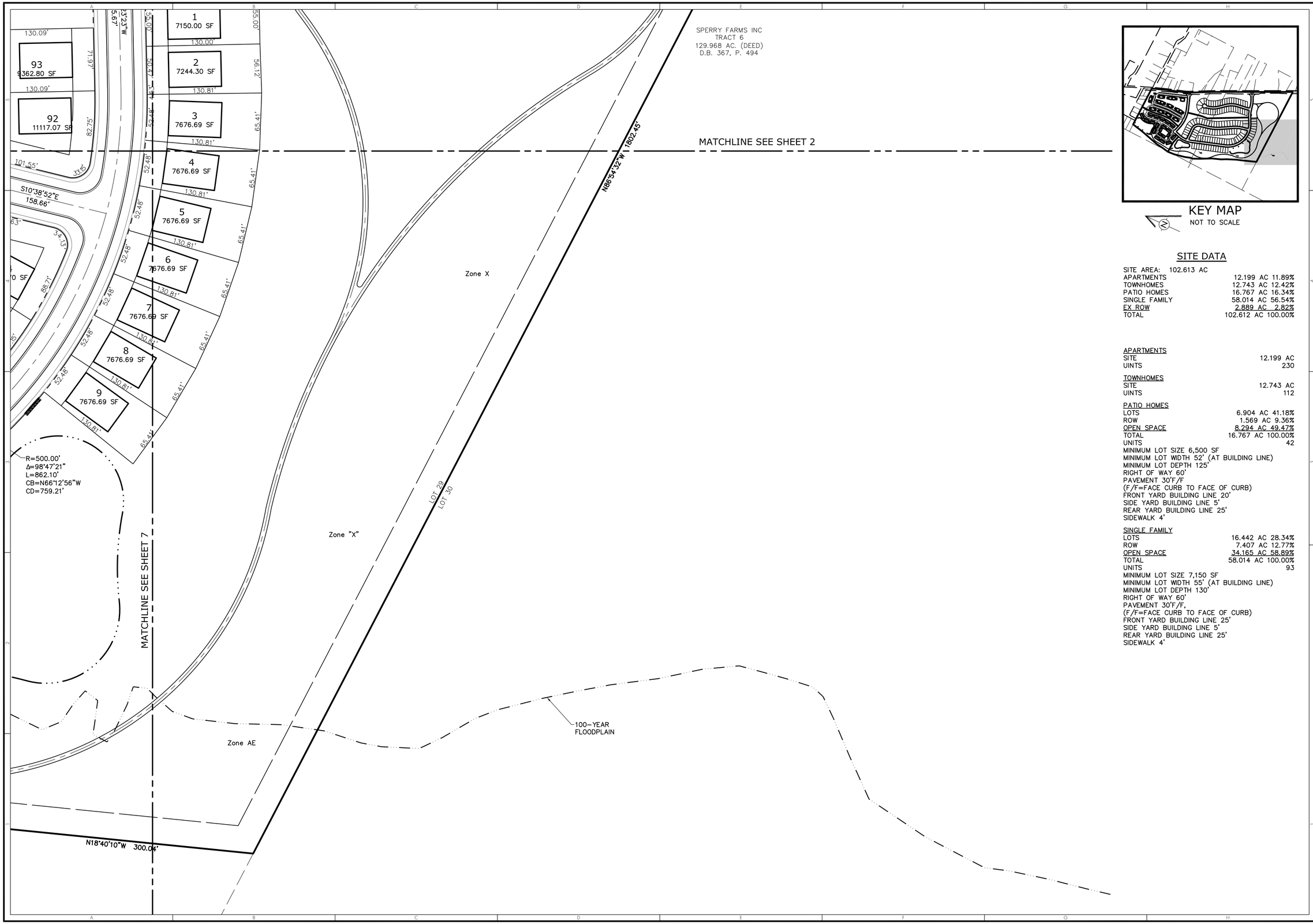
DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
JPW	CMK	JPW

PROJECT NO.: 22-020
DATE: DECEMBER 16, 2022
SCALE: HORIZONTAL: 1" = 50' VERTICAL: N/A

SHEET NO.: 5/23

Attachment: 22 1216 _Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)



KEY MAP
NOT TO SCALE

SITE DATA

SITE AREA:	102.613 AC	
APARTMENTS	12.199 AC	11.89%
TOWNHOMES	12.743 AC	12.42%
PATIO HOMES	16.767 AC	16.34%
SINGLE FAMILY	58.014 AC	56.54%
EX ROW	2.889 AC	2.82%
TOTAL	102.612 AC	100.00%

APARTMENTS

SITE	12.199 AC	
UINTS	230	
TOTAL	16.767 AC	100.00%
UNITS	42	

MINIMUM LOT SIZE 6,500 SF
MINIMUM LOT WIDTH 52' (AT BUILDING LINE)
MINIMUM LOT DEPTH 125'
RIGHT OF WAY 60'
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(F/F=FACE CURB TO FACE OF CURB)
FRONT YARD BUILDING LINE 20'
SIDE YARD BUILDING LINE 5'
REAR YARD BUILDING LINE 25'
SIDEWALK 4'

TOWNHOMES

SITE	12.743 AC	
UINTS	112	

PATIO HOMES

LOTS	6.904 AC	41.18%
ROW	1.569 AC	9.36%
OPEN SPACE	8.294 AC	49.47%
TOTAL	16.767 AC	100.00%
UNITS	42	

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SINGLE FAMILY

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OPEN SPACE	34.165 AC	58.89%
TOTAL	58.014 AC	100.00%
UNITS	93	

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GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

REVISION		
#	DESCRIPTION OF CHANGE	BY	DATE

CHANGE ORDER SCHEDULE

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NOT APPROVED 12/16/2022

MOUNT VERNON, OHIO
LIBERTY CROSSING
SECTION
PRELIMINARY PLAT

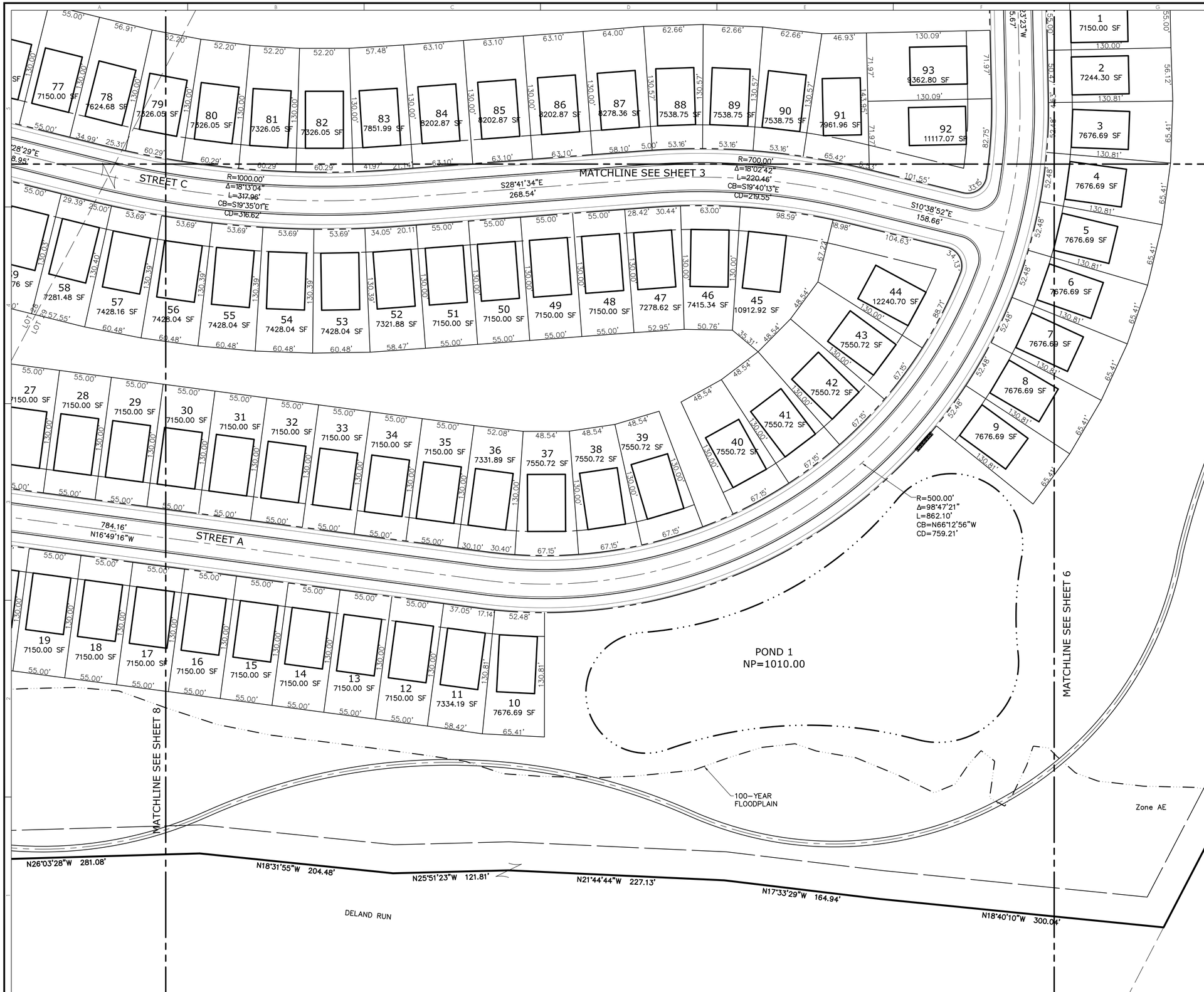
DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

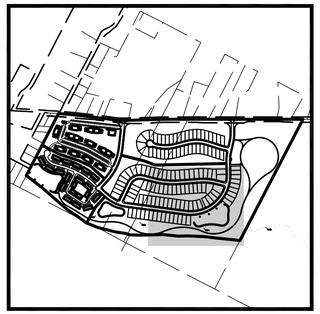
DESIGN	DRAFT	CHECK
JPW	CMK	JPW

PROJECT NO.: 22-020
DATE: DECEMBER 16, 2022
SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 6/23

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)





KEY MAP
NOT TO SCALE

SITE DATA

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GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

REVISION		
#	BY	DATE

CHANGE ORDER SCHEDULE
DESCRIPTION OF CHANGE

TerrainEvolution
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NOT APPROVED 12/16/2022

MOUNT VERNON, OHIO
LIBERTY CROSSING
SECTION
PRELIMINARY PLAT

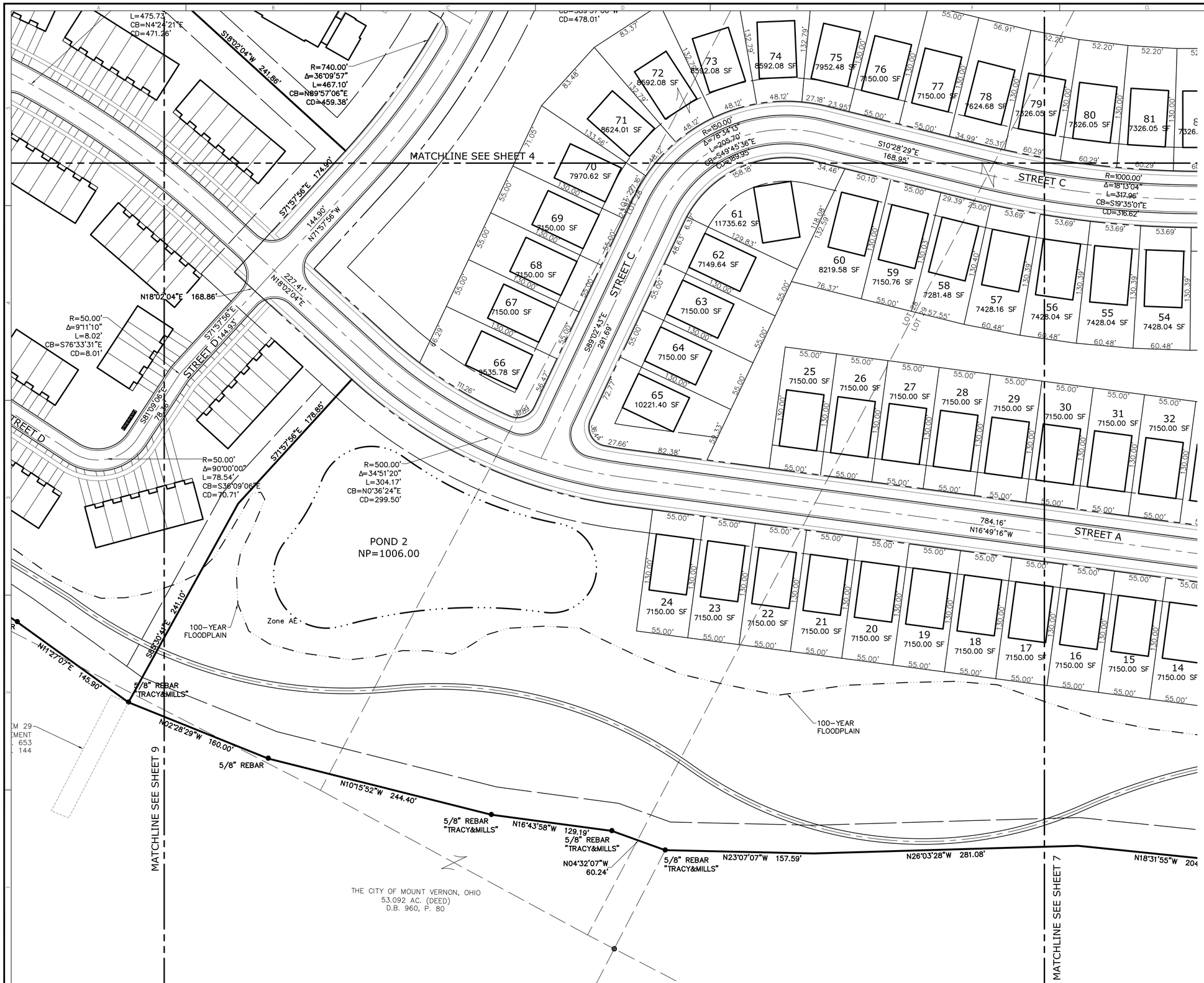
DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

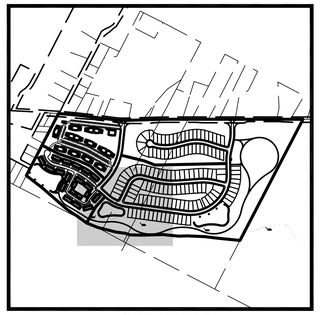
DESIGN	DRAFT	CHECK
JPW	CMK	JPW

PROJECT NO.: 22-020
DATE: DECEMBER 16, 2022
SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 7 /23

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)





KEY MAP
NOT TO SCALE

SITE DATA

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GRAPHIC SCALE
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(IN FEET)
1 inch = 50 ft.

REVISION		
#	DESCRIPTION OF CHANGE	BY	DATE

CHANGE ORDER SCHEDULE

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NOT APPROVED 12/16/2022

MOUNT VERNON, OHIO
LIBERTY CROSSING
SECTION
PRELIMINARY PLAT

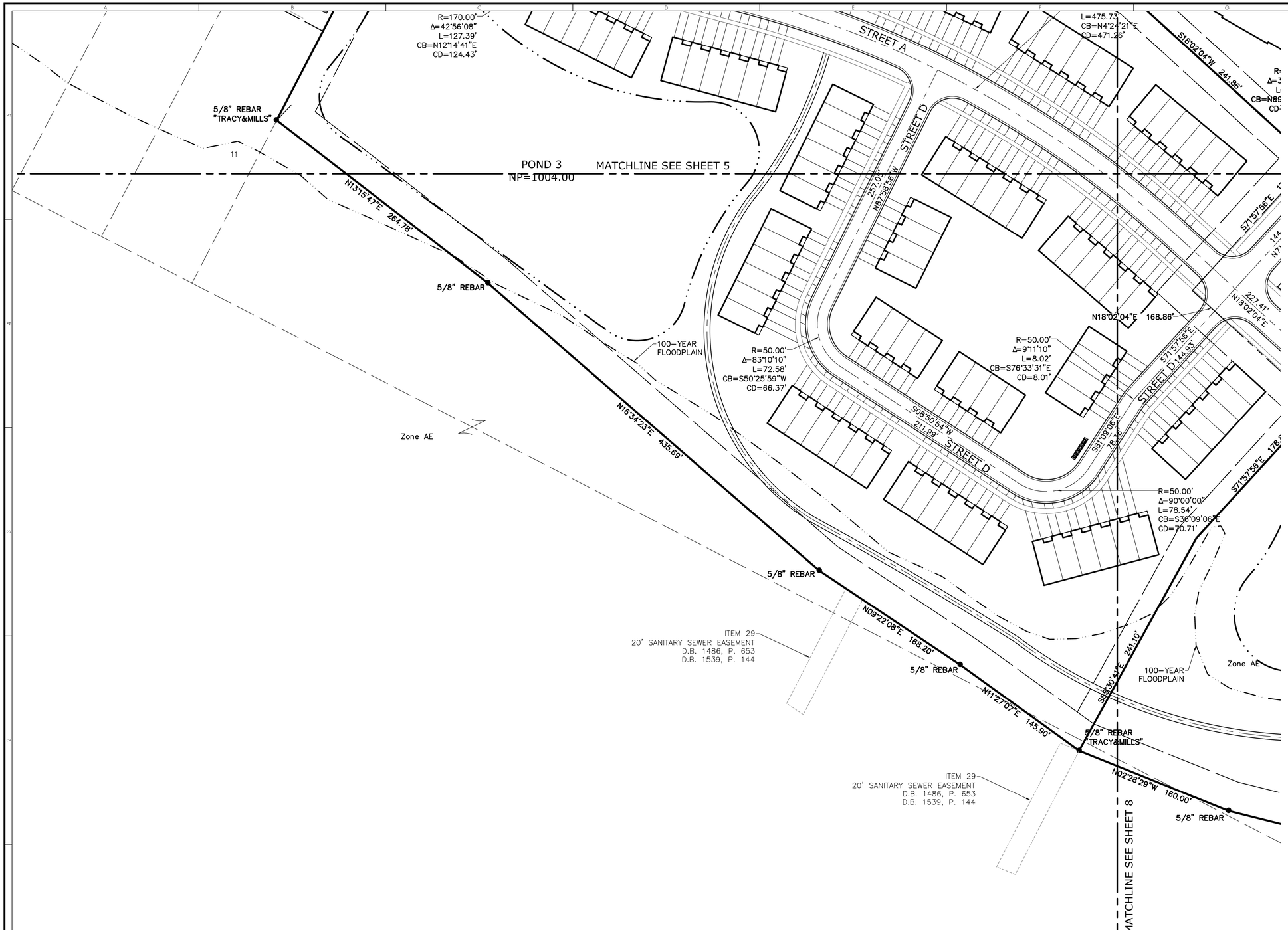
DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

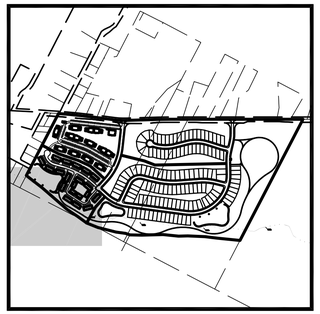
DESIGN	DRAFT	CHECK
JPW	CMK	JPW

PROJECT NO.: 22-020
DATE: DECEMBER 16, 2022
SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 8/23

Attachment: 22 1216. Final Development Plan Submission, Liberty Crossing (2023-11 : Newark Road PND Plan Approval)





KEY MAP
NOT TO SCALE

SITE DATA

SITE AREA: 102.613 AC	
APARTMENTS	12.199 AC 11.89%
TOWNHOMES	12.743 AC 12.42%
PATIO HOMES	16.767 AC 16.34%
SINGLE FAMILY	58.014 AC 56.54%
EX ROW	2.889 AC 2.82%
TOTAL	102.612 AC 100.00%

APARTMENTS

SITE	12.199 AC
UINTS	230

TOWNHOMES

SITE	12.743 AC
UINTS	112

PATIO HOMES

LOTS	6.904 AC 41.18%
ROW	1.569 AC 9.36%
OPEN SPACE	8.294 AC 49.47%
TOTAL	16.767 AC 100.00%
UNITS	42

MINIMUM LOT SIZE 6,500 SF
MINIMUM LOT WIDTH 52' (AT BUILDING LINE)
MINIMUM LOT DEPTH 125'
RIGHT OF WAY 60'
PAVEMENT 30'F/F
(F/F=FACE CURB TO FACE OF CURB)
FRONT YARD BUILDING LINE 20'
SIDE YARD BUILDING LINE 5'
REAR YARD BUILDING LINE 25'
SIDEWALK 4'

SINGLE FAMILY

LOTS	16.442 AC 28.34%
ROW	7.407 AC 12.77%
OPEN SPACE	34.165 AC 58.89%
TOTAL	58.014 AC 100.00%
UNITS	93

MINIMUM LOT SIZE 7,150 SF
MINIMUM LOT WIDTH 55' (AT BUILDING LINE)
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GRAPHIC SCALE
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(IN FEET)
1 inch = 50 ft.

REVISION		
#	DESCRIPTION OF CHANGE	BY	DATE

CHANGE ORDER SCHEDULE

TerrainEvolution
Your Change Partner Vision and Success
720 East Broad Street | Suite 203 | Columbus, OH 43215
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NOT APPROVED 12/16/2022

MOUNT VERNON, OHIO
LIBERTY CROSSING
SECTION
PRELIMINARY PLAT

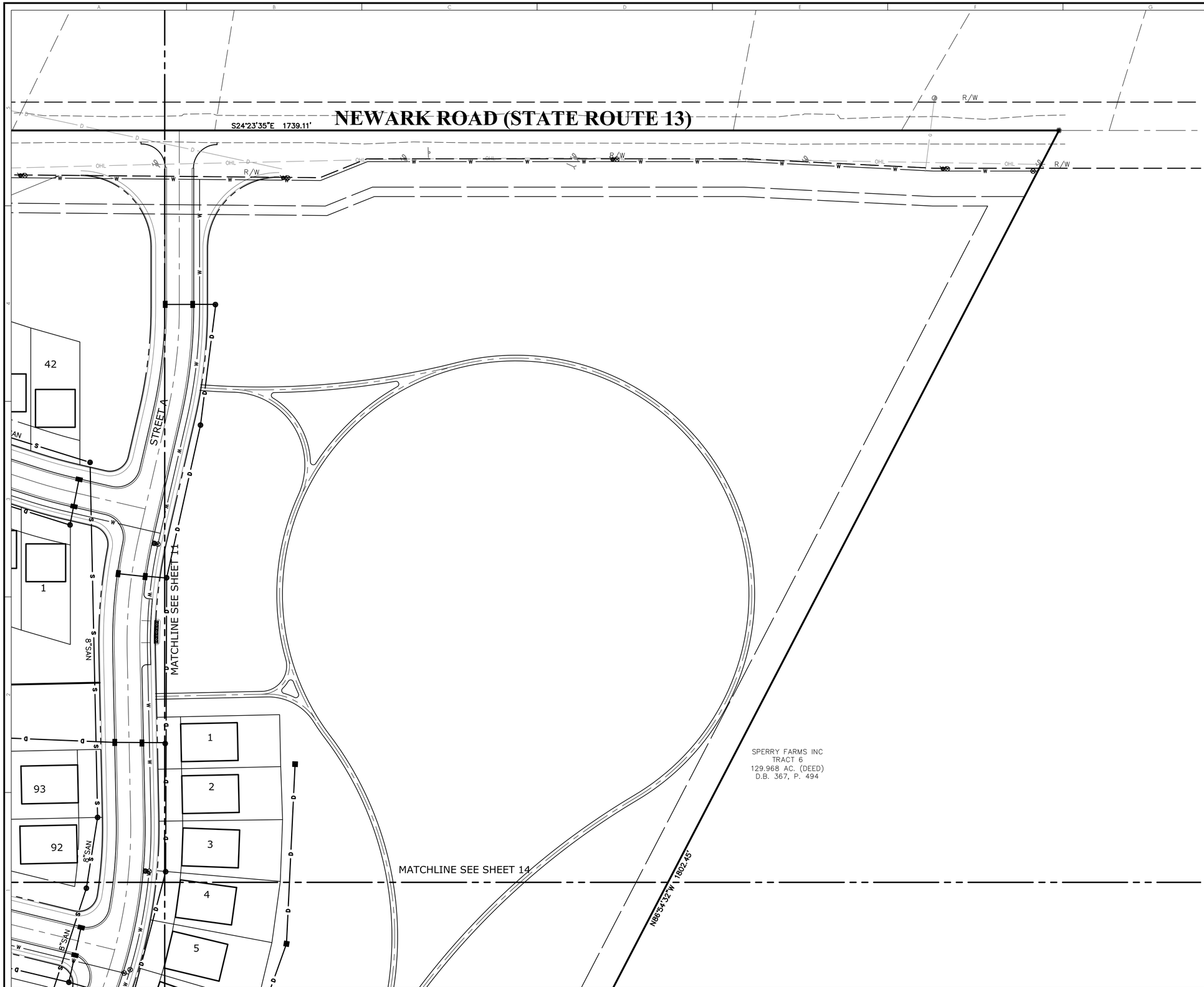
DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

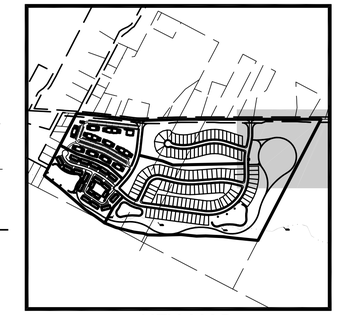
DESIGN	DRAFT	CHECK
JPW	CMK	JPW

PROJECT NO.: 22-020
DATE: DECEMBER 16, 2022
SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 9/23

Attachment: 22 1216. Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)





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MOUNT VERNON, OHIO
LIBERTY CROSSING
SECTION
UTILITY PLAN

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DESIGN	DRAFT	CHECK
JPW	CMK	JPW

PROJECT NO.: 22-020
DATE: DECEMBER 16, 2022
SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 10/23

Attachment: 22 1216. Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)

13)

R=5729.58'
Δ=1°50'20"
L=183.88'
CB=S25°10'42"E
CD=183.87'

NEWARK ROAD (STATE ROUTE 13)

S24°23'35"E 1739.11'

MATCHLINE SEE SHEET 12

ITEM 19
HIGHWAY EASEMENT
D.B. 175, P. 46

STREET B
(1081.08')

STREET A

STREET C

MATCHLINE SEE SHEET 10

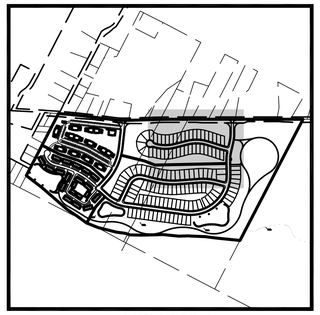
MATCHLINE SEE SHEET 15

RJM LAND DEVELOPMENT LTD.
TRACT 2
323.388 AC. (DEED)
D.B. 453, P. 4
P.N. 066-00501.000
NEWARK ROAD

S03°02'07"E 149.41'

S25°36'37"E 938.49'

N1°53'32"E



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MOUNT VERNON, OHIO
LIBERTY CROSSING
SECTION
UTILITY PLAN

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DESIGN	DRAFT	CHECK
JPW	CMK	JPW

PROJECT NO.: 22-020
DATE: DECEMBER 16, 2022
SCALE: HORIZONTAL: 1" = 50' VERTICAL: N/A

SHEET NO.: 11/23

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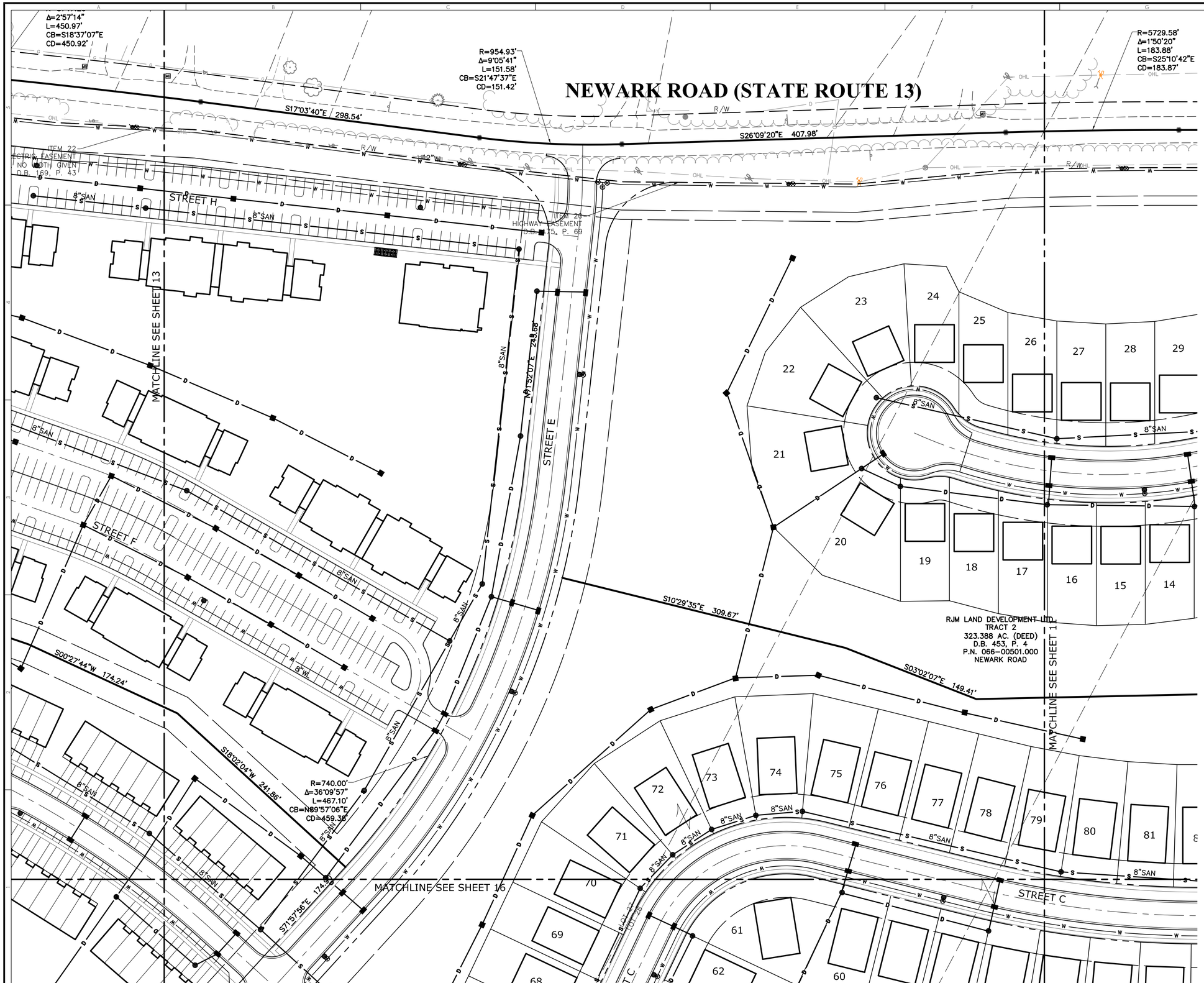

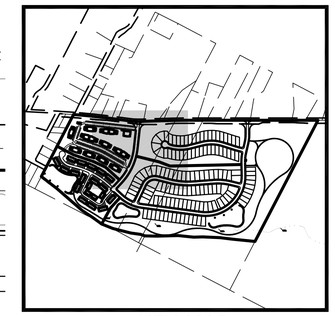

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LIBERTY CROSSING
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PROJECT NO.: 22-020
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VERTICAL: N/A

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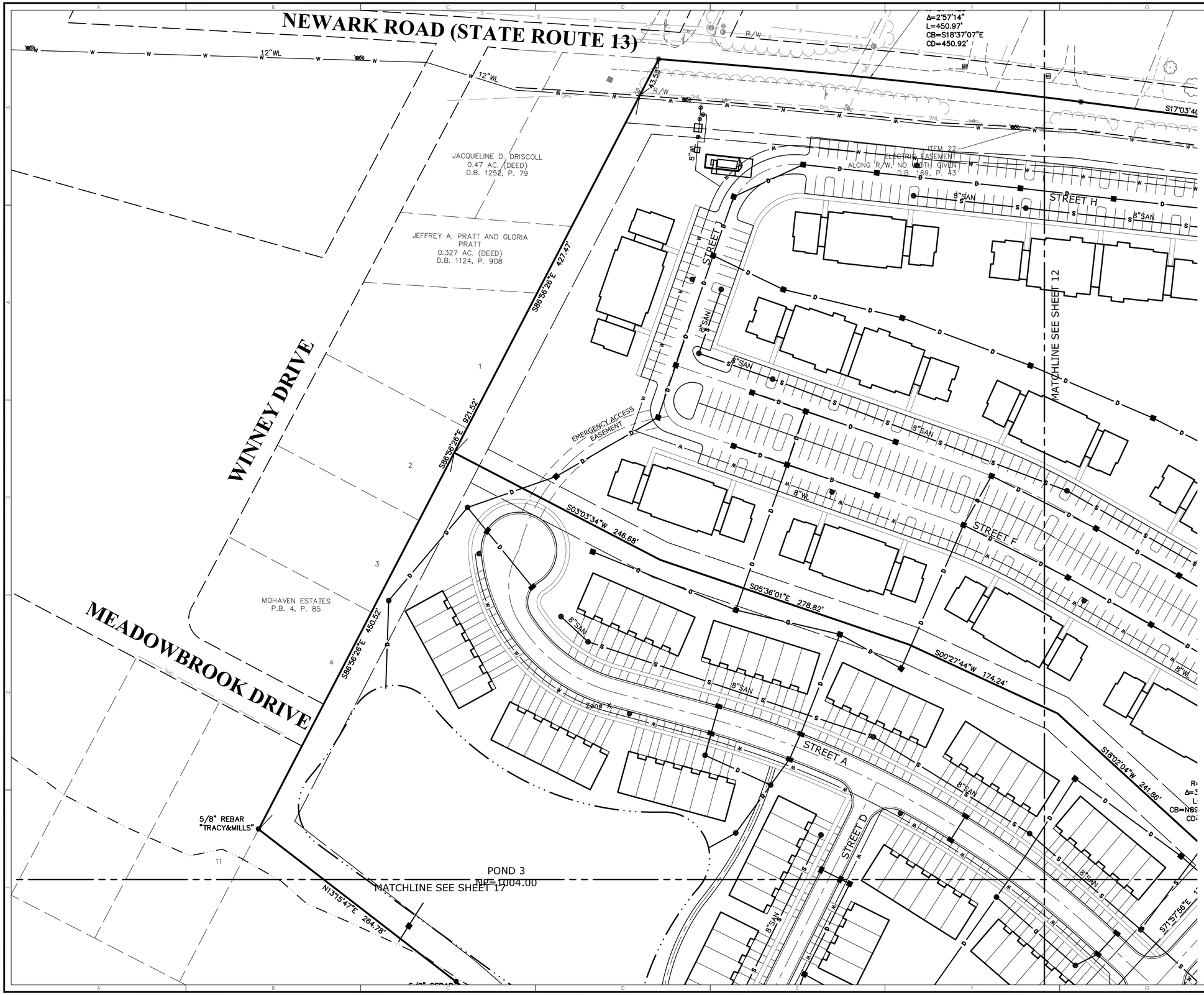

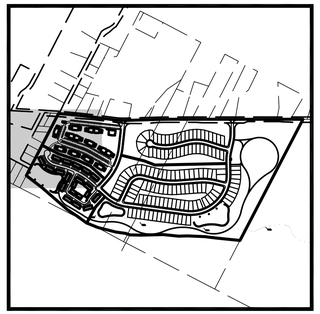

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NOT APPROVED 12/16/2022

MOUNT VERNON, OHIO
LIBERTY CROSSING
SECTION
UTILITY PLAN

DRAWING SET STATUS:
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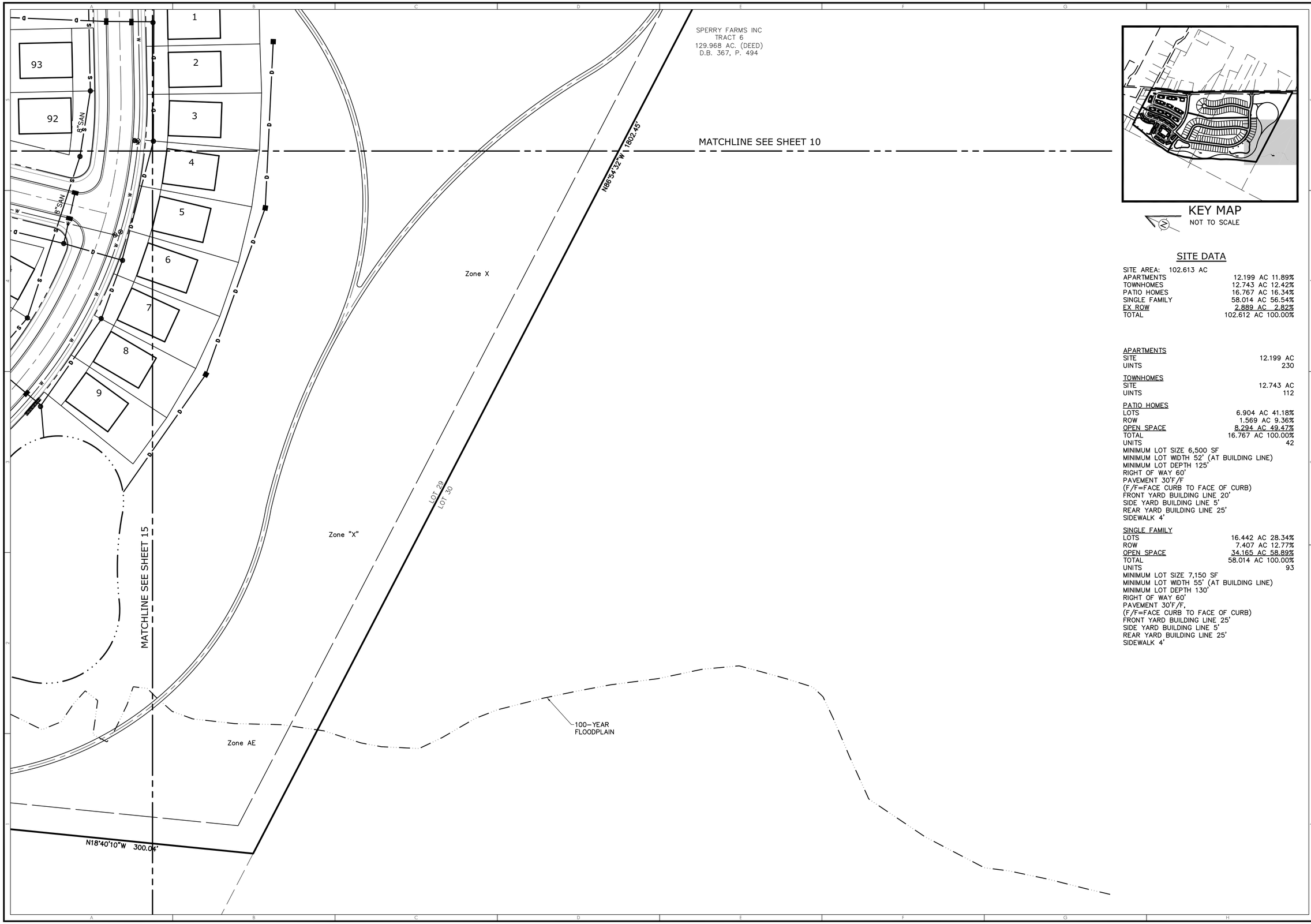
DESIGN	DRAFT	CHECK
JPW	CMK	JPW

PROJECT NO.: 22-020
DATE: DECEMBER 16, 2022
SCALE: HORIZONTAL: 1" = 50' VERTICAL: N/A

SHEET NO.: 13/23

Attachment: 22 1216 _Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)



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APPROVED 12/16/2022
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MOUNT VERNON, OHIO
LIBERTY CROSSING
SECTION
UTILITY PLAN

DRAWING SET STATUS:
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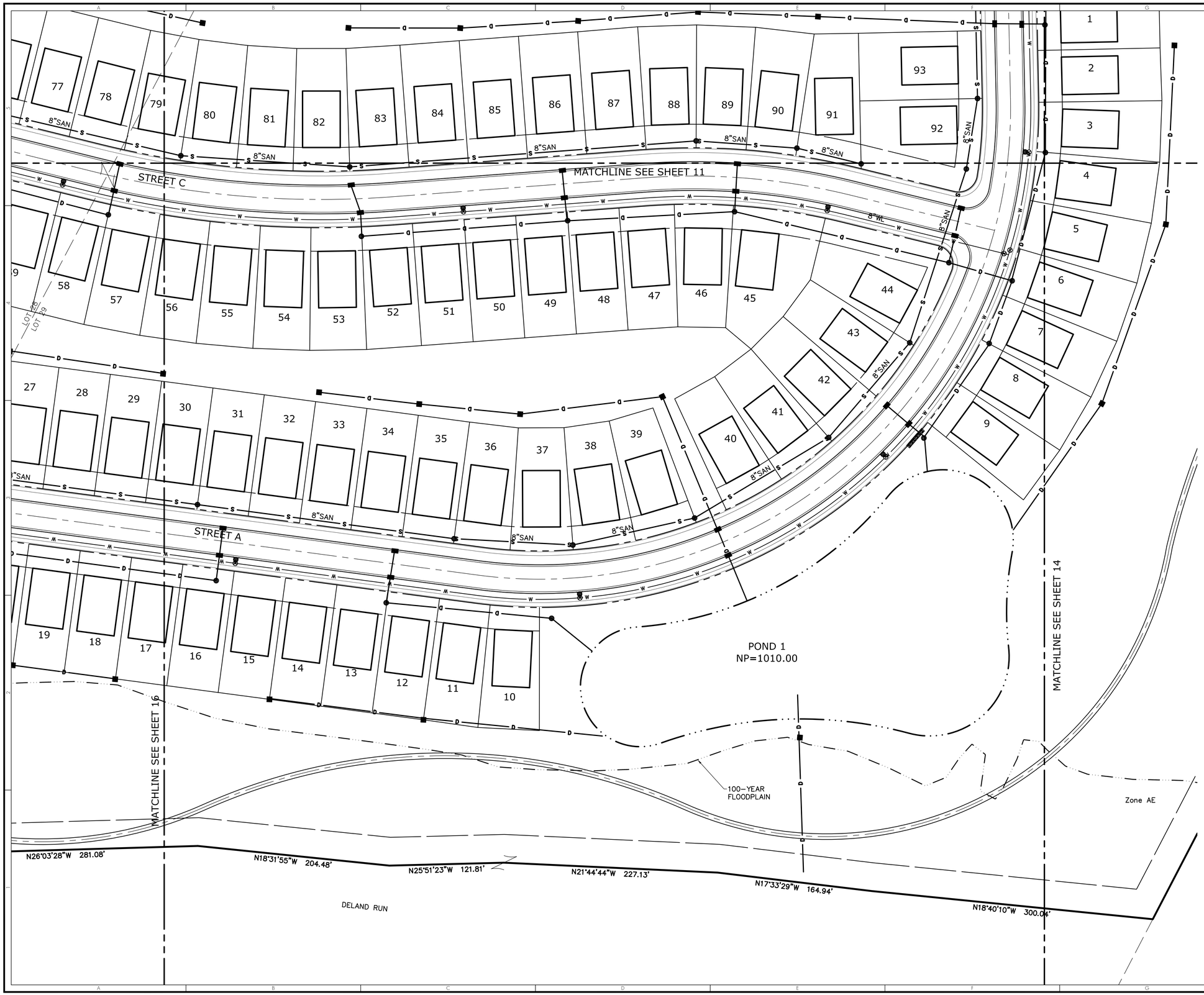
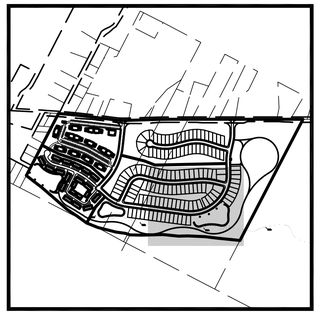
DESIGN	DRAFT	CHECK
JPW	CMK	JPW

PROJECT NO.: 22-020
DATE: DECEMBER 16, 2022
SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 14/23

Attachment: 22 1216 _Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)





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MOUNT VERNON, OHIO
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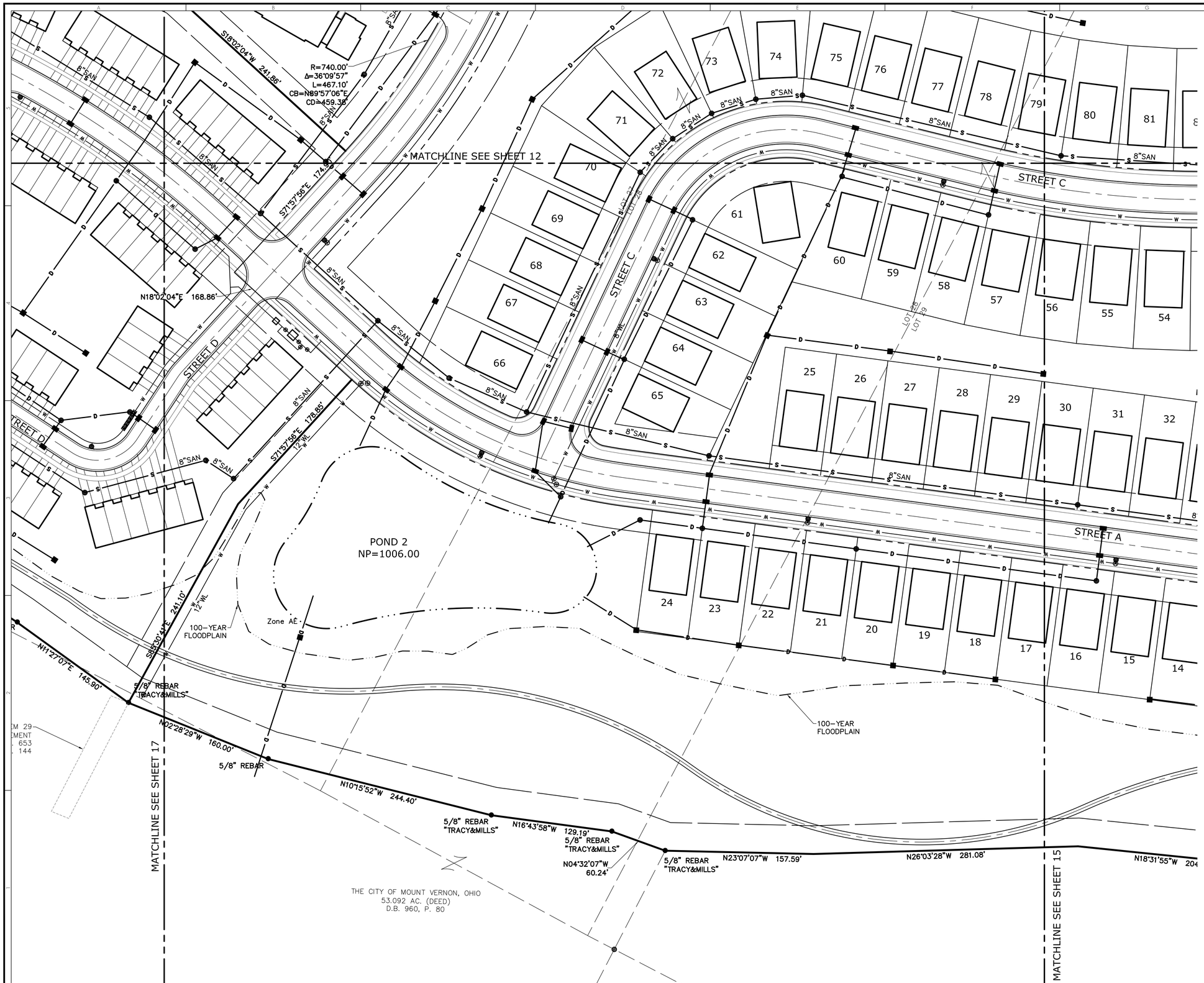
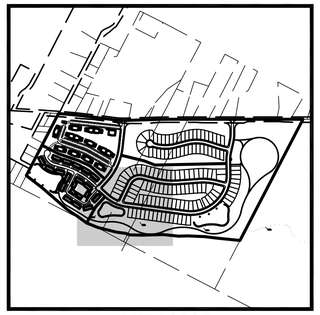
SHEET NO.: 15/23

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)





KEY MAP
NOT TO SCALE

SITE DATA

SITE AREA: 102.613 AC	
APARTMENTS	12.199 AC 11.89%
TOWNHOMES	12.743 AC 12.42%
PATIO HOMES	16.767 AC 16.34%
SINGLE FAMILY	58.014 AC 56.54%
EX ROW	2.889 AC 2.82%
TOTAL	102.612 AC 100.00%

APARTMENTS	
SITE	12.199 AC
UINTS	230

TOWNHOMES	
SITE	12.743 AC
UINTS	112

PATIO HOMES	
LOTS	6.904 AC 41.18%
ROW	1.569 AC 9.36%
OPEN SPACE	8.294 AC 49.47%
TOTAL	16.767 AC 100.00%
UNITS	42

MINIMUM LOT SIZE 6,500 SF
MINIMUM LOT WIDTH 52' (AT BUILDING LINE)
MINIMUM LOT DEPTH 125'
RIGHT OF WAY 60'
PAVEMENT 30'F/F
(F/F=FACE CURB TO FACE OF CURB)
FRONT YARD BUILDING LINE 20'
SIDE YARD BUILDING LINE 5'
REAR YARD BUILDING LINE 25'
SIDEWALK 4'

SINGLE FAMILY	
LOTS	16.442 AC 28.34%
ROW	7.407 AC 12.77%
OPEN SPACE	34.165 AC 58.89%
TOTAL	58.014 AC 100.00%
UNITS	93

MINIMUM LOT SIZE 7,150 SF
MINIMUM LOT WIDTH 55' (AT BUILDING LINE)
MINIMUM LOT DEPTH 130'
RIGHT OF WAY 60'
PAVEMENT 30'F/F,
(F/F=FACE CURB TO FACE OF CURB)
FRONT YARD BUILDING LINE 25'
SIDE YARD BUILDING LINE 5'
REAR YARD BUILDING LINE 25'
SIDEWALK 4'

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

REVISION

#	DESCRIPTION OF CHANGE	BY	DATE

CHANGE ORDER SCHEDULE

NOT APPROVED 12/16/2022

TerrainEvolution
Your Change Advisors and Success
720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

MOUNT VERNON, OHIO
LIBERTY CROSSING
SECTION
UTILITY PLAN

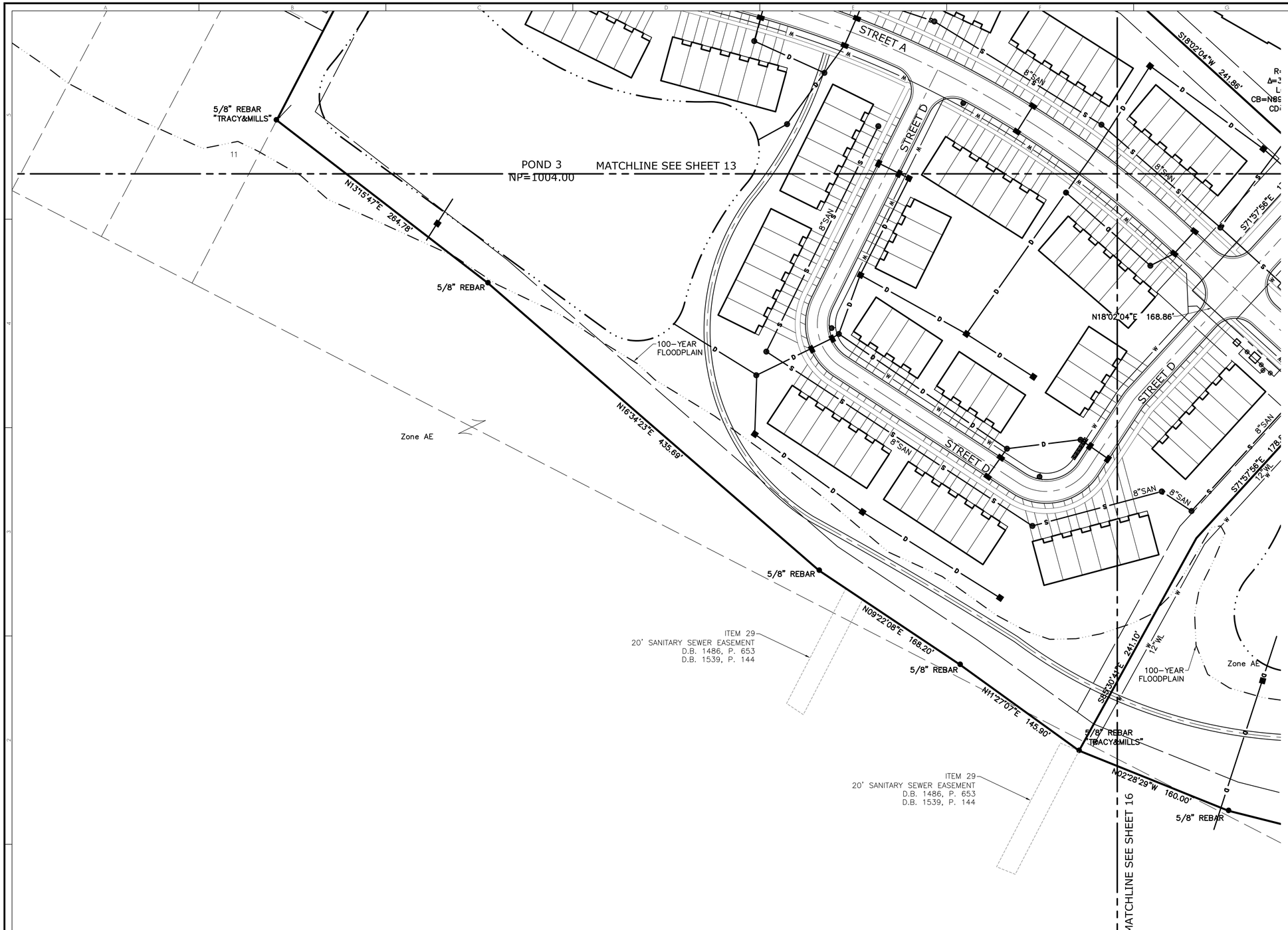
DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

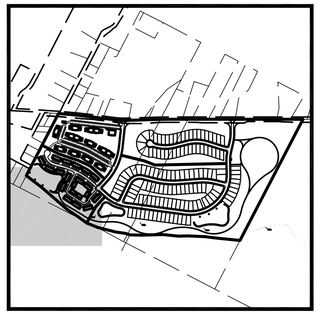
DESIGN	DRAFT	CHECK
JPW	CMK	JPW

PROJECT NO.: 22-020
DATE: DECEMBER 16, 2022
SCALE: HORIZONTAL: 1" = 50' VERTICAL: N/A

SHEET NO.: 16/23

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)





KEY MAP
NOT TO SCALE

SITE DATA

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UINTS	230

TOWNHOMES

SITE	12.743 AC
UINTS	112

PATIO HOMES

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REAR YARD BUILDING LINE 25'
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OPEN SPACE	34.165 AC 58.89%
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SIDEWALK 4'

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

REVISION		
#	DESCRIPTION OF CHANGE	BY	DATE

CHANGE ORDER SCHEDULE

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MOUNT VERNON, OHIO
LIBERTY CROSSING
SECTION
UTILITY PLAN

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
JPW	CMK	JPW

PROJECT NO.: 22-020
DATE: DECEMBER 16, 2022
SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 17/23

Attachment: 22 1216. Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)

13)

R=5729.58'
Δ=1°50'20"
L=183.88'
CB=S25°10'42"E
CD=183.87'

NEWARK ROAD (STATE ROUTE 13)

S24°23'35"E 1739.11'

R/W

HIGHWAY ITEM 99
HIGHWAY EASEMENT
O.R. 175, P. 46

MATCHLINE SEE SHEET 4

STREET B
(1081.08')

STREET A

STREET C

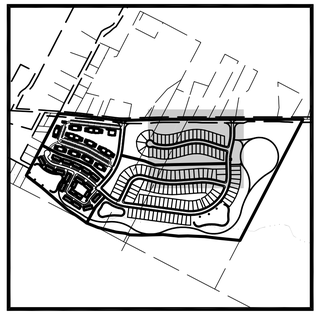
MATCHLINE SEE SHEET 7

RJM LAND DEVELOPMENT LTD.
TRACT 2
323.388 AC. (DEED)
D.R. 453, P. 4
P.N. 086-00501.009
NEWARK ROAD

S03°02'07"E 149.41'

S25°36'37"E 938.49'

1.0%
2.0%
8.0%
2.0%
1.5%
5.1%
4.6%
4.3%
4.0%



KEY MAP
NOT TO SCALE

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

REVISION		
#	BY	DATE

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE

TerrainEvolution
Your Landscape Vision and Success
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MOUNT VERNON, OHIO

LIBERTY CROSSING
SECTION

GRADING PLAN

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
JPW	CMK	JPW

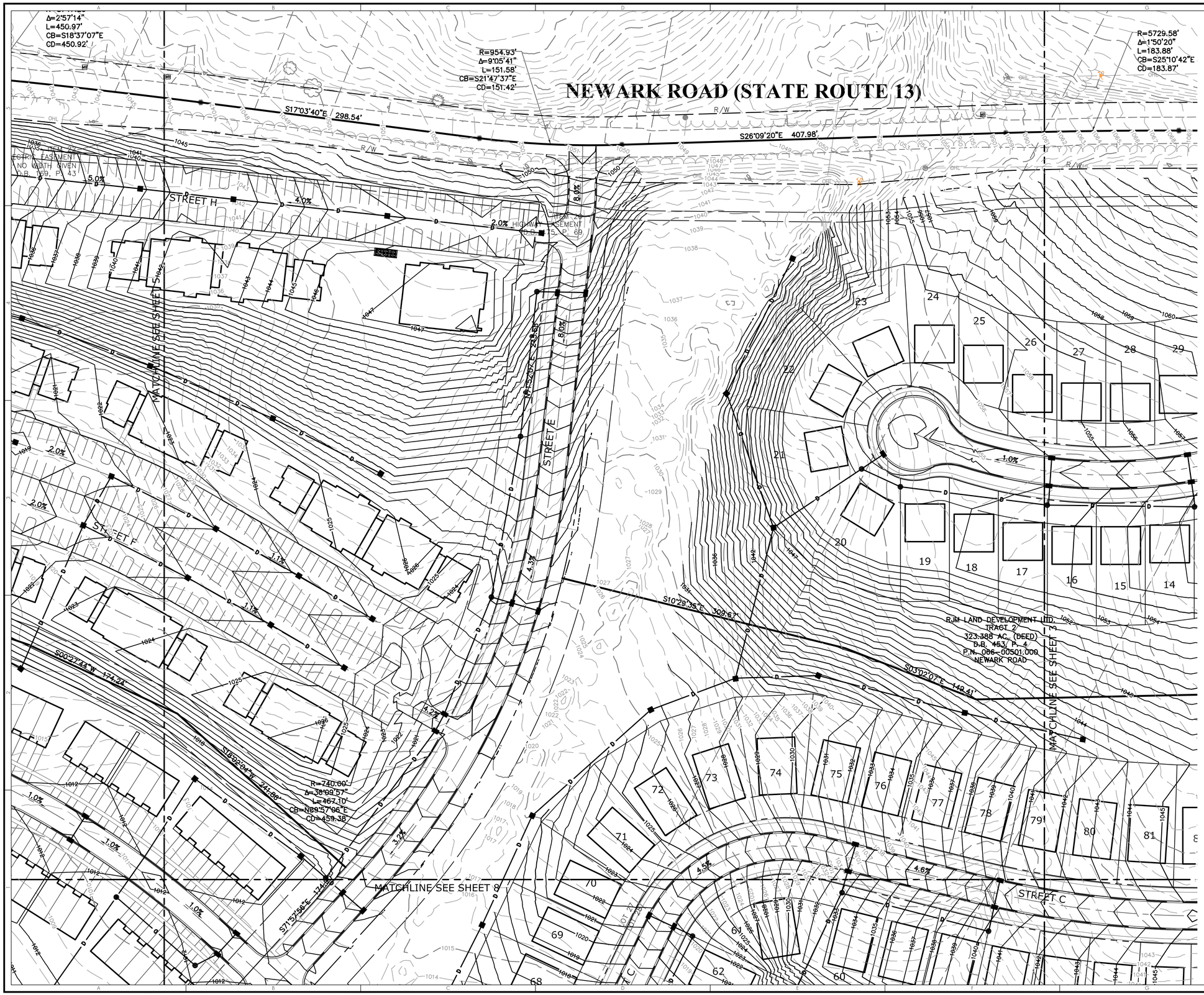
PROJECT NO.: 22-020

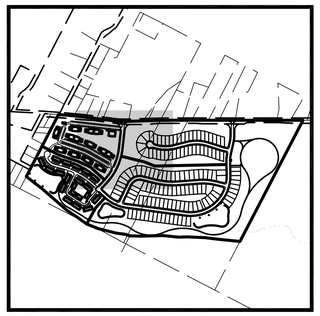
DATE: DECEMBER 16, 2022

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 18 / 23

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)





KEY MAP
NOT TO SCALE

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

REVISION		
#	BY	DATE
CHANGE ORDER SCHEDULE		
#	DESCRIPTION OF CHANGE	

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MOUNT VERNON, OHIO

LIBERTY CROSSING
SECTION

GRADING PLAN

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
JPW	CMK	JPW

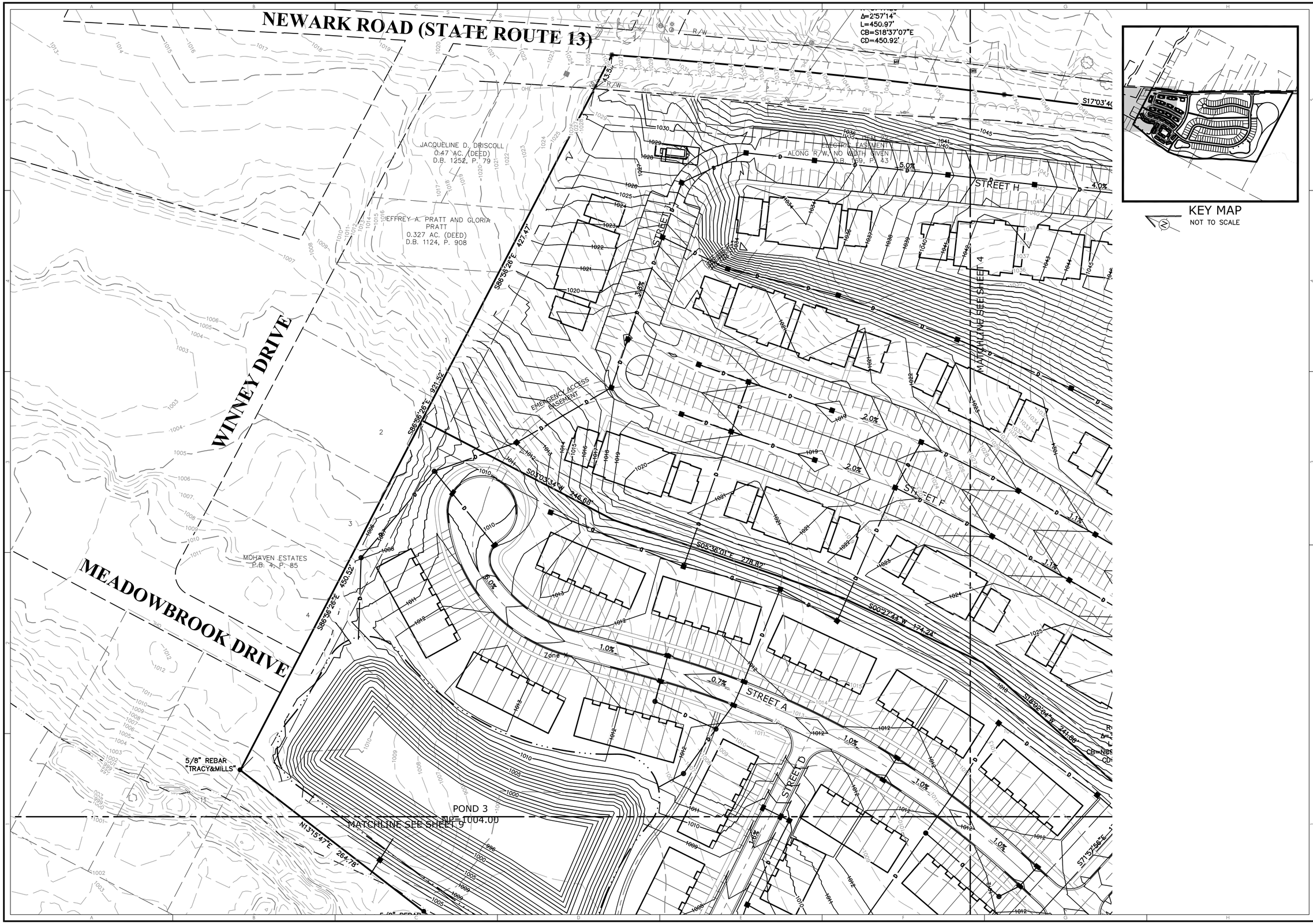
PROJECT NO.: 22-020

DATE: DECEMBER 16, 2022

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 19/23

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)



KEY MAP
NOT TO SCALE

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

REVISION		
#	BY	DATE

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE

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NOT APPROVED
12/16/2022

MOUNT VERNON, OHIO
LIBERTY CROSSING
SECTION
GRADING PLAN

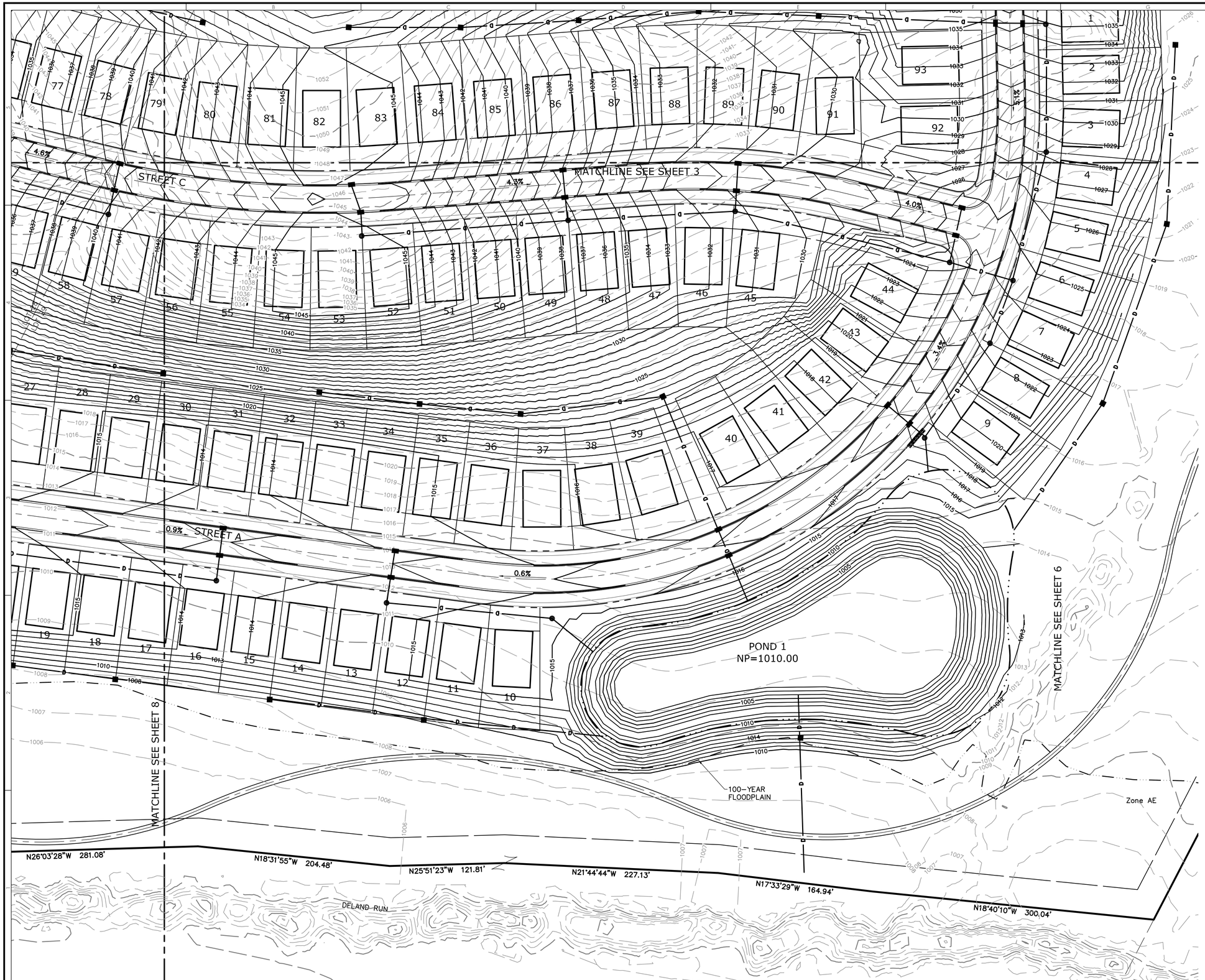
DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

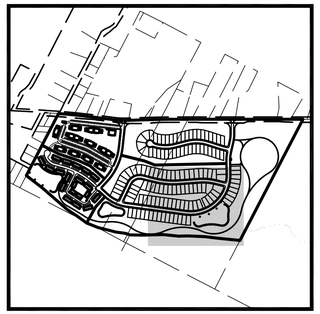
DESIGN	DRAFT	CHECK
JPW	CMK	JPW

PROJECT NO.: 22-020
DATE: DECEMBER 16, 2022
SCALE: HORIZONTAL: 1" = 50' VERTICAL: N/A

SHEET NO.: 20 / 23

Attachment: 22.1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)





KEY MAP
NOT TO SCALE

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

REVISION		
#	BY	DATE

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE

NOT APPROVED
12/16/2022

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MOUNT VERNON, OHIO
LIBERTY CROSSING
SECTION A
GRADING PLAN

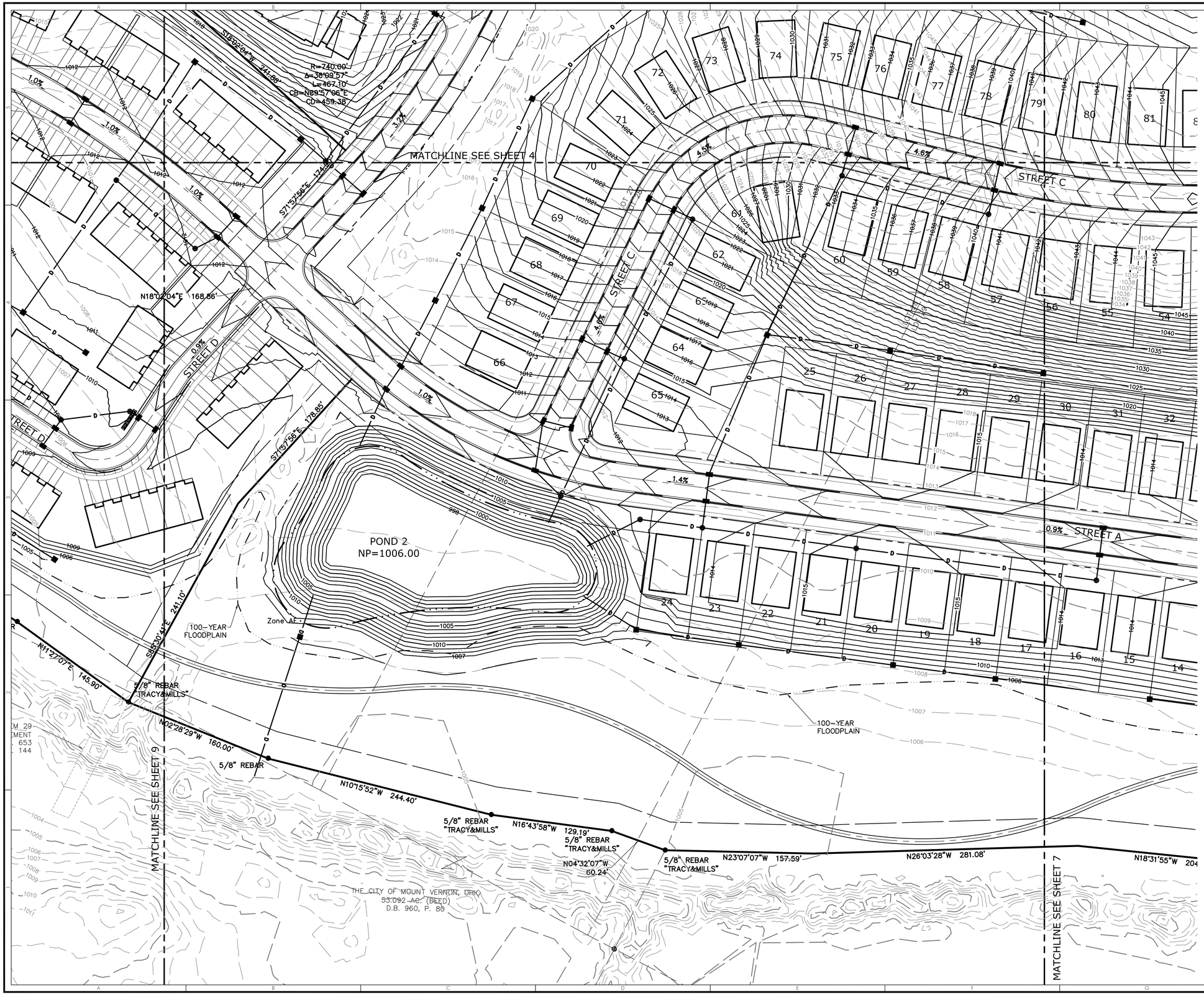
DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ AS-BUILT DOCUMENT SET

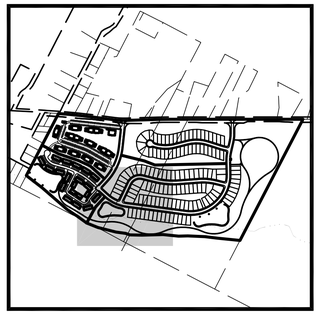
DESIGN	DRAFT	CHECK
JPW	CMK	JPW

PROJECT NO.: 22-020
DATE: DECEMBER 16, 2022
SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 21/23

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)





KEY MAP
NOT TO SCALE

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

REVISION

#	DESCRIPTION OF CHANGE	BY	DATE

CHANGE ORDER SCHEDULE

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NOT APPROVED 12/16/2022

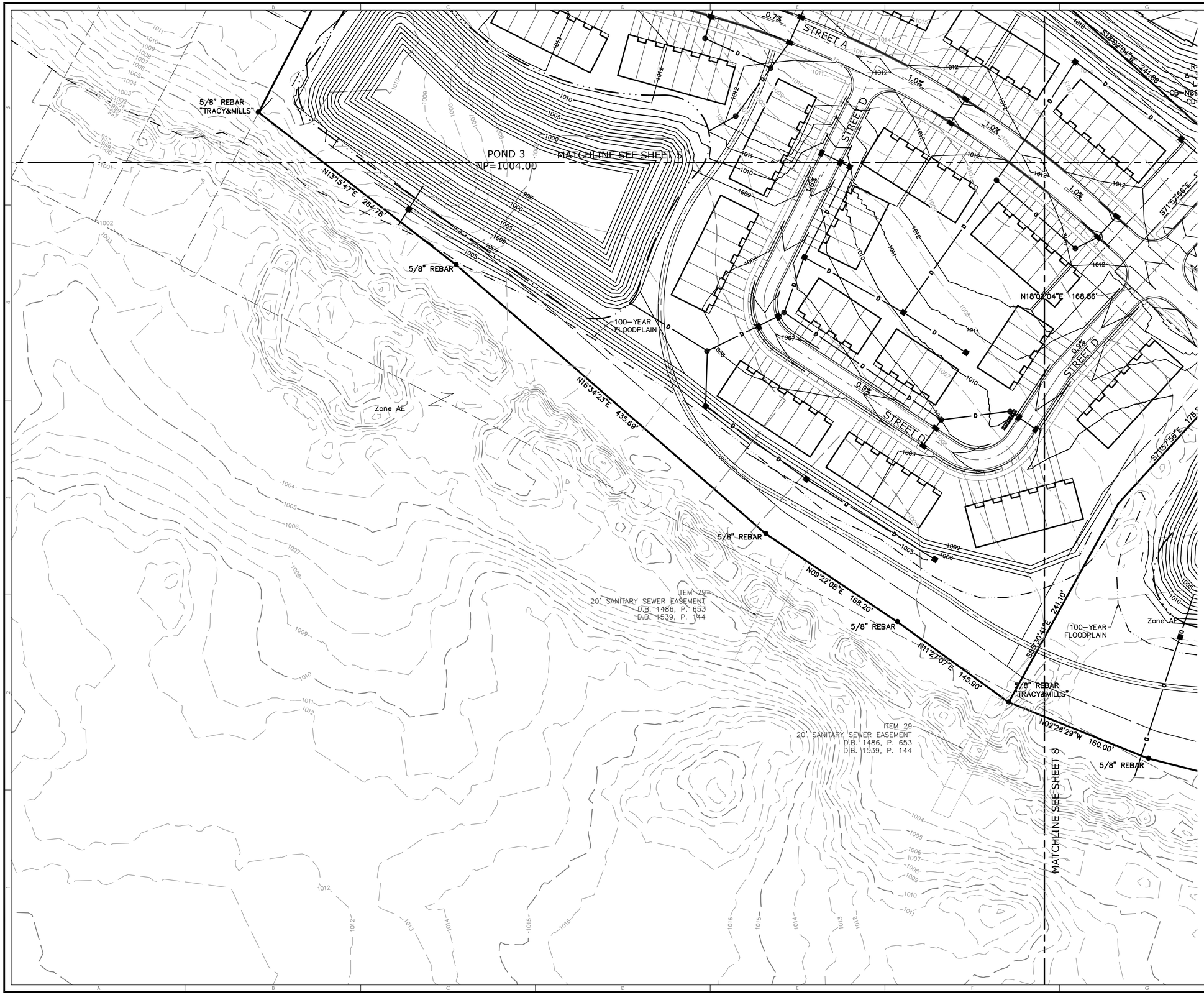
MOUNT VERNON, OHIO
LIBERTY CROSSING
SECTION
GRADING PLAN

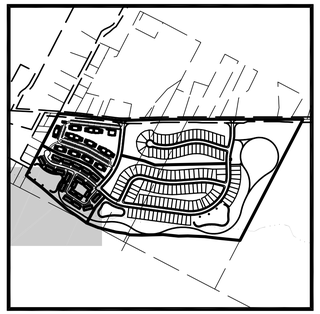
DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
JPW	CMK	JPW

PROJECT NO.: 22-020
DATE: DECEMBER 16, 2022
SCALE: HORIZONTAL: 1" = 50' VERTICAL: N/A
SHEET NO.: 22 /23

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)





KEY MAP
NOT TO SCALE

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

REVISION		
#	BY	DATE

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE

NOT APPROVED 12/16/2022

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MOUNT VERNON, OHIO
LIBERTY CROSSING
SECTION
GRADING PLAN

DRAWING SET STATUS:
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DESIGN	DRAFT	CHECK
JPW	CMK	JPW

PROJECT NO.: 22-020
DATE: DECEMBER 16, 2022
SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 23/23

Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11 : Newark Road PND Plan Approval)

City Council
City of Mount Vernon
Mount Vernon, OH 43050

ADOPTED

Meeting: 02/13/23 7:30 PM
Dept: Utilities
Woods, Keener
Category: Bid/Contract
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3736

RESOLUTION 2023-12

A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACT FOR PHASE THREE OF THE CLINTONVILLE SANITARY AND STORM SEWER PROJECT; AND DECLARING AN EMERGENCY.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Mount Vernon, State of Ohio:

SECTION 1: That the Safety-Service Director for the City of Mount Vernon is hereby authorized and directed to advertise for bids and enter into a contract for Phase Three of the Clintonville Sanitary and Storm Sewer Project.

SECTION 2: This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason that an emergency exists in the usual daily operation of the various departments of the municipal government, and said Resolution shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

HISTORY:

01/23/23 City Council FIRST READING

Resolution No. 2023-12 was given a first reading. Woods requested a 10-minute meeting of the Utilities Commission on the legislation for Feb. 13, 2023.

COMMENTS - Current Meeting:

Woods made a motion to suspend the rule requiring three separate readings of Resolution No. 2023-12, with a second by Keener. Motion to suspend passed by a roll-call vote of 7-0. Woods made a motion to adopt Resolution No. 2023-12, with a second by Keener. Motion to adopt passed by a roll-call vote of 7-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Tammy Woods, Third Ward
SECONDER:	Amber Keener, At Large
AYES:	Francis, Hillier, Seavolt, Woods, Keener, Severns, Mahan

City Council
City of Mount Vernon
Mount Vernon, OH 43050

ADOPTED

Meeting: 02/13/23 7:30 PM
Dept: Parks and Lands
Keener, Woods
Category: Parks
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3743

RESOLUTION 2023-16

A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO ACCEPT THE GIFT OF A STATUE FROM THE ARIEL FOUNDATION; AND DECLARING AN EMERGENCY.

WHEREAS, the Ariel Foundation desires to give to the City of Mount Vernon a nine-foot-tall, bronze reproduction of the Statue of Liberty, as seen in Exhibit A, to assist the City's Parks Department in its CA&C Depot park enhancement efforts.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Mount Vernon, State of Ohio:

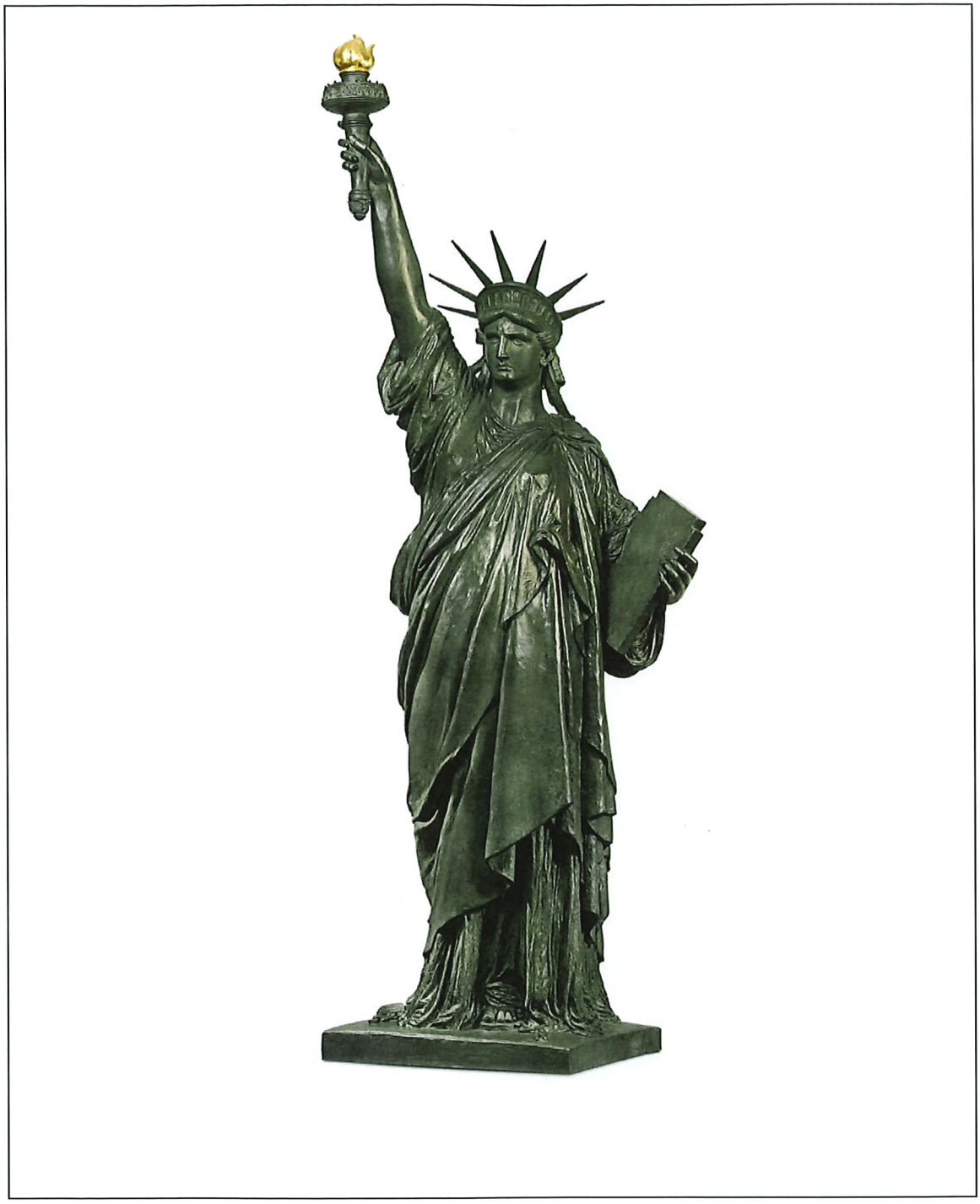
SECTION 1: That the Safety-Service Director of the City of Mount Vernon be and herewith is authorized and directed to accept the gift of a nine-foot-tall, bronze reproduction of the Statue of Liberty, as seen in Exhibit A, from the Ariel Foundation for the use of the Mount Vernon Parks Department.

SECTION 2: This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to allow the immediate use of the property by the Mount Vernon Parks Department, the said Resolution shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

COMMENTS - Current Meeting:

Keener made a motion to suspend the rule requiring three separate readings of Resolution No. 2023-16, with a second by Woods. Motion to suspend passed by a roll-call vote of 7-0. Keener made a motion to adopt Resolution No. 2023-16, with a second by Woods. It was noted that a grant has been received for the installation and maintenance of the Statue of Liberty statue gifted to the City from the Ariel Foundation. There followed a discussion about security measures that could be taken to prevent vandalism to the statue. Motion to adopt passed by a roll-call vote of 7-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Amber Keener, At Large
SECONDER:	Tammy Woods, Third Ward
AYES:	Francis, Hillier, Seavolt, Woods, Keener, Severns, Mahan



City Council
City of Mount Vernon
Mount Vernon, OH 43050

ADOPTED

Meeting: 02/13/23 7:30 PM
Dept: Utilities
Woods, Keener
Category: Utilities
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3744

RESOLUTION 2023-17

A RESOLUTION AUTHORIZING AND DIRECTING THE SAFETY-SERVICE DIRECTOR OF THE CITY OF MOUNT VERNON, OHIO TO PURCHASE A NEW DUMP TRUCK FOR THE MOUNT VERNON WATER DEPARTMENT THROUGH THE STATE COOPERATIVE PURCHASE PLAN; AND DECLARING AN EMERGENCY.

BE IT RESOLVED by the Council of the City of Mount Vernon, State of Ohio:

SECTION 1: That the Safety-Service Director for the City of Mount Vernon, Ohio is authorized and directed to purchase a new dump truck for the Mount Vernon Water Department through the State Cooperative Purchase Plan.

SECTION 2: This Resolution is hereby declared to be an emergency measure for the immediate preservation of the public peace, health and safety, and for the further reason that an emergency exists in the usual daily operation of the various departments of the municipal government and said Resolution shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

COMMENTS - Current Meeting:

Woods made a motion to suspend the rule requiring three separate readings of Resolution No. 2023-17, with a second by Keener. Motion to suspend passed by a roll-call vote of 7-0. Woods made a motion to adopt Resolution No. 2023-17, with a second by Keener. Safety-Service Director Rick Dzik said timing on the adoption of the legislation is crucial, as the dump truck the City wishes to purchase would be available immediately, at a cost within budget. Motion to adopt passed by a roll-call vote of 7-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Tammy Woods, Third Ward
SECONDER:	Amber Keener, At Large
AYES:	Francis, Hillier, Seavolt, Woods, Keener, Severns, Mahan

City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

Meeting: 02/13/23 7:30 PM
Dept: Utilities
Woods, Keener
Category: Contract
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3745

RESOLUTION 2023-18

A RESOLUTION AUTHORIZING AND DIRECTING THE SAFETY-SERVICE DIRECTOR OF THE CITY OF MOUNT VERNON, OHIO TO ENTER INTO CONTRACT WITH GRAY MATTER SYSTEMS, LLC; AND DECLARING AN EMERGENCY.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Mount Vernon, Knox County, Ohio:

SECTION 1: That the Safety-Service Director for the City of Mount Vernon be and he herewith is authorized and directed to enter into contract with Gray Matter Systems, LLC for design and implementation of a Water Plant control system and security updates.

SECTION 2: This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to provide uninterrupted water services to the City and said Resolution shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

COMMENTS - Current Meeting:

Resolution No. 2023-18 was given a first reading. The chair of the Utilities Committee requested a 10-minute committee meeting on the legislation for Feb. 27, 2023.

RESULT:	**FIRST READING**	**Next: 2/27/2023 7:30 PM**

City Council
City of Mount Vernon
Mount Vernon, OH 43050

ADOPTED

Meeting: 02/13/23 7:30 PM
Dept: Streets and Public Buildings
Severns, Francis
Category: Contract
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3746

RESOLUTION 2023-19

A RESOLUTION AUTHORIZING AND DIRECTING THE SAFETY-SERVICE DIRECTOR OF THE CITY OF MOUNT VERNON, OHIO TO ENTER INTO CONTRACT WITH RICHLAND ENGINEERING LTD.; AND DECLARING AN EMERGENCY.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Mount Vernon, Knox County, Ohio:

SECTION 1: That the Safety-Service Director for the City of Mount Vernon be and he herewith is authorized and directed to enter into contract with Richland Engineering Ltd. for survey and design services for the Dan Emmett Neighborhood Community Development Block Grant (CDGB) Project.

SECTION 2: This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason that an emergency exists in the usual daily operation of the various departments of the municipal government, and said Resolution shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

COMMENTS - Current Meeting:

Severns made a motion to suspend the rule requiring three separate readings of Resolution No. 2023-19, with a second by Francis. Motion to suspend passed by a roll-call vote of 7-0. Severns made a motion to adopt Resolution No. 2023-19, with a second by Francis. Emily Platt of the Engineering Department commented that the design work for the Dan Emmett Neighborhood Community Development Block Grant Project could be completed by the end of the year, pending adoption of the legislation. Motion to adopt passed by a roll-call vote of 7-10.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Mel Severns, Councilman
SECONDER:	John Francis, Second Ward
AYES:	Francis, Hillier, Seavolt, Woods, Keener, Severns, Mahan

City Council
City of Mount Vernon
Mount Vernon, OH 43050

ADOPTED

Meeting: 02/13/23 7:30 PM
Dept: Streets and Public Buildings
Severns, Francis
Category: Contract
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3747

RESOLUTION 2023-20

A RESOLUTION AUTHORIZING AND DIRECTING THE SAFETY-SERVICE DIRECTOR OF THE CITY OF MOUNT VERNON, OHIO TO ENTER INTO CONTRACT WITH GLAUS, PYLE, SCHOMER, BURNS & DEHAVEN, INC.; AND DECLARING AN EMERGENCY.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Mount Vernon, Knox County, Ohio:

SECTION 1: That the Safety-Service Director for the City of Mount Vernon be and he herewith is authorized and directed to enter into contract with Glaus, Pyle, Schomer, Burns & DeHaven, Inc. for citywide transportation strategic planning.

SECTION 2: This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason that an emergency exists in the usual daily operation of the various departments of the municipal government, and said Resolution shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

COMMENTS - Current Meeting:

Severns made a motion to suspend the rule requiring three separate readings of Resolution No. 2023-20, with a second by Francis. Motion to suspend passed by a roll-call vote of 7-0. Severns made a motion to adopt Resolution No. 2023-20, with a second by Francis. Emily Platt of the Engineering Department said she was unsure of the timing for a citywide transportation strategic planning study. Motion to adopt passed by a roll-call vote of 7-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Mel Severns, Councilman
SECONDER:	John Francis, Second Ward
AYES:	Francis, Hillier, Seavolt, Woods, Keener, Severns, Mahan

City Council
City of Mount Vernon
Mount Vernon, OH 43050

ADOPTED

Meeting: 02/13/23 7:30 PM
Dept: Finance and Budget
Seavolt, Mahan
Category: Finance and Budget
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3749

RESOLUTION 2023-21

A RESOLUTION AUTHORIZING AND DIRECTING THE SAFETY-SERVICE DIRECTOR OF THE CITY OF MOUNT VERNON, OHIO TO PURCHASE EQUIPMENT FOR THE PUBLIC WORKS DEPARTMENT; AND DECLARING AN EMERGENCY.

BE IT RESOLVED by the Council of the City of Mount Vernon, State of Ohio:

SECTION 1: That the Safety-Service Director for the City of Mount Vernon, Ohio is authorized and directed to purchase the following items for the Public Works Department:

Street Dept.

1) 2 1/2-Ton Dump Truck w/ Snow Package
2) Leaf Vacuum Machine

Parks Dept.

1) Video surveillance equipment for City Parks

PB&L Dept.

1) Parking garage sweeper

Cemetery

1) 1-Ton Dump Truck w/ Snow Package

SECTION 2: This Resolution is hereby declared to be an emergency measure for the immediate preservation of the public peace, health and safety, and for the further reason that an emergency exists in the usual daily operation of the various departments of the municipal government and said Resolution shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

COMMENTS - Current Meeting:

Seavolt made a motion to suspend the reading requiring three separate readings of Resolution No. 2023-21, with a second by Mahan. Motion to suspend passed by a roll-call vote of 7-0. Seavolt made a motion to adopt Resolution No. 2023-21, with a second by Mahan. Safety-

Service Director Richard Dzik commented that all the vehicles and equipment listed for purchase in the legislation are in the budget. Motion to adopt passed by a roll-call vote of 7-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Janis Seavolt, At Large
SECONDER:	James Mahan, First Ward
AYES:	Francis, Hillier, Seavolt, Woods, Keener, Severns, Mahan

City Council
City of Mount Vernon
Mount Vernon, OH 43050

ADOPTED

Meeting: 02/13/23 7:30 PM
Dept: Finance and Budget
Seavolt, Mahan
Category: Finance and Budget
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3750

RESOLUTION 2023-22

A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO SELL BY SEALED BID OR DISPOSE OF EQUIPMENT IN THE PUBLIC WORKS DEPARTMENT NOT NEEDED FOR PUBLIC USE BY THE CITY OF MOUNT VERNON; AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code Sections 721.01 and 721.15 authorize municipalities to dispose of personal property and vehicles no longer needed for municipal use,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Mount Vernon, State of Ohio:

SECTION 1: That the Council finds that the City of Mount Vernon Public Works Department owns the following vehicles or equipment that are no longer needed for public use:

Street Dept.:

1) 2007 International 7400 Dump Truck VIN# 1HTWDAAR48J654090 Mileage: 60,821 Hrs.: 7,116
2.) 1998 Dink-MAR Leaf Machine VIN# 210-3070-2 Hrs.: 3,306

Parks Dept.

1) 2018 John Deere Z950M Mower SN# 1TC950MCTJT060436 Hrs.: 1,350.6
2) 2018 John Deere Z950M Mower SN# 1TC950MCHJT061579 Hrs.: 1,199.8

Cemetery

1) 2020 Ferris F800XBV 61" Mower SN# 1000031303 Hrs.: 708
2) 2011 Gravely 915150 50" Mower SN# 002692 Hrs.: No meter
3) 2019 Ex Mark RAX651G 48" Mower SN# 402738520 Hrs.: 433.3

Water/Wastewater

1) 2006 International 7400 SFA 4x2 Dump Truck VIN# 1HTWDAAR86J391485 Mileage: 54,496 Hrs.: 6,731
2) Extenda Jet E600 Plus Easement Jetter SN#81091-888-141, Hrs.: 88
3) DR Field and Brush Mower
4) Travl Vac 300 Clean Out System, SN#9995-00

Engineering

1) 2014 Chevrolet Impala VIN# 2GIWD5E34E1150695 Mileage: 59,332 License: 054YWX
2) 2014 Chevrolet Impala VIN# 2GIWD5E36E1111056 Mileage: 86,147 License: 046YWX

Council also finds that the value of the vehicles and equipment are in excess of $1,000.00.

SECTION 2: That the Safety-Service Director for the City of Mount Vernon be authorized and directed to sell or dispose of the vehicles and equipment pursuant to any method authorized by Revised Code Section 721.15.

SECTION 3: This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason of expediting the sale or trade of this item, and said Resolution shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

COMMENTS - Current Meeting:

Seavolt made a motion to suspend the rule requiring three separate readings of Resolution No. 2023-22, with a second by Mahan. Motion to suspend passed by a roll-call vote of 7-0. Seavolt made a motion to adopt Resolution No. 2023-22, with a second by Mahan. Safety-Service Director Rick Dzik commented that it's the intention of the Public Works Director to sell the vehicles and equipment listed in the legislation via GovDeals. Motion to adopt passed by a roll-call vote of 7-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Janis Seavolt, At Large
SECONDER:	James Mahan, First Ward
AYES:	Francis, Hillier, Seavolt, Woods, Keener, Severns, Mahan

City Council
City of Mount Vernon
Mount Vernon, OH 43050

ADOPTED

Meeting: 02/13/23 7:30 PM
Dept: Parks and Lands
Keener, Woods
Category: Parks
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3751

RESOLUTION 2023-23

A RESOLUTION ALLOWING THE MUSKINGUM VALLEY COUNCIL OF THE BOY SCOUTS OF AMERICA TO HOLD THE 2023 SPRING CAMPOREE AT ARIEL-FOUNDATION PARK; AND DECLARING AN EMERGENCY.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Mount Vernon, State of Ohio:

SECTION 1: That the Muskingum Valley Council of the Boy Scouts of America is given permission to hold its 2023 Spring Camporee at Ariel-Foundation Park from Friday, April 21, 2023 to Sunday, April 23, 2023. During this period, those attending the Spring Camporee may camp in the Ariel-Foundation Park in tents. The opening and closing hours of Ariel-Foundation Park will be suspended for those attending the Spring Camporee from Friday, April 21, 2023 to Sunday, April 23, 2023. All other restrictions on the use of Ariel-Foundation Park will remain in effect.

SECTION 2: This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason that an emergency exists in the usual daily operation of the various departments of the municipal government, and said Resolution shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

COMMENTS - Current Meeting:

Keener made a motion to suspend the rule requiring three separate readings of Resolution No. 2023-23, with a second by Woods. Motion to suspend passed by a roll-call vote of 7-0. Keener made a motion to adopt Resolution No. 2023-23, with a second by Woods. Keener explained where in Ariel-Foundation Park the Boy Scouts would be having their Camporee, pending adoption of the legislation. Motion to adopt passed by a roll-call vote of 7-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Amber Keener, At Large
SECONDER:	Tammy Woods, Third Ward
AYES:	Francis, Hillier, Seavolt, Woods, Keener, Severns, Mahan

City Council
City of Mount Vernon
Mount Vernon, OH 43050

ADOPTED

Meeting: 02/13/23 7:30 PM
Dept: Finance and Budget
Seavolt, Mahan
Category: Finance
Prepared By: Terry Scott
Initiator: Todd Hill
DOC ID: 3754

RESOLUTION 2023-24

A RESOLUTION AUTHORIZING AND DIRECTING THE AUDITOR OF THE CITY OF MOUNT VERNON TO PAY BILLS FROM 2022; AND DECLARING AN EMERGENCY.

WHEREAS, the Safety-Service Director for the City of Mount Vernon did make the necessary inquiries that these billed amounts as indicated are legitimate and proper and did approve payment in the amounts shown; and

WHEREAS, these bills are now due and payable,

NOW, THEREFORE, BE IT RESOLVED by the City of Mount Vernon, State of Ohio:

SECTION 1: That the Auditor for the City of Mount Vernon be, and he herewith is, authorized and directed to pay the following:

1. Hach Company, in the amount of $973.80, to be taken from Account 701.2720.53111, Water Plant-Dues & Supplies.
2. Evans, Mechwart, Hambleton & Tilton, Inc., in the amount of $43,020.09, to be taken from Account 101.2400.54115, Contract Engineering.
3. American Electric Power, in the amount of $15,717.00, to be taken from Account 720.2820.54211, Water Plant-Utilities.
4. Emily Platt, in the amount of $2,492.00, to be taken from Account 101.2400.54115, Contract Engineering.
5. AT&T Mobility II, LLC, in the amount of $388.74, to be taken from Account 224.1900.53113, Police-Telephone.
6. Behavioral Healthcare, in the amount of $1,666.66, to be taken from Account 101.1785.54118, Probation-Counseling.
7. Zashin & Rich Co., L.P.A., in the amount of $2,272.00, to be taken from Account 101.2300.54111, SSD-Services Received.
8. Google, LLC, in the amount of $3,804.38, to be taken from Account 101.3600.54494, Networking Systems.
9. Fisher Scientific Company, in the amount of $959.73, to be taken from Account 701.2720.53111, Water Plant-Lab Supplies.
10. Zashin & Rich Co., L.P.A., in the amount of $3,540.00, to be taken from Account 101.2300.54111, SSD-Services Received.

SECTION 2: This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public, peace, health and safety, and for the preservation of the good credit of the City of Mount Vernon, therefore, it become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take

effect and be in force from and after the earliest period allowed by law.

COMMENTS - Current Meeting:

Seavolt made a motion to suspend the rule requiring three separate readings of Resolution No. 2023-24, with a second by Mahan. Motion to suspend passed by a roll-call vote of 7-0. Seavolt made a motion to adopt Resolution No. 2023-24, with a second by Mahan. Auditor Terry Scott commented on the legislation. Motion to adopt passed by a roll-call vote of 7-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Janis Seavolt, At Large
SECONDER:	James Mahan, First Ward
AYES:	Francis, Hillier, Seavolt, Woods, Keener, Severns, Mahan

City Council
City of Mount Vernon
Mount Vernon, OH 43050

ADOPTED

Meeting: 02/13/23 7:30 PM
Dept: Finance and Budget
Seavolt, Mahan
Category: Finance
Prepared By: Terry Scott
Initiator: Todd Hill
DOC ID: 3755

RESOLUTION 2023-25

A RESOLUTION AUTHORIZING AND DIRECTING THE AUDITOR OF THE CITY OF MOUNT VERNON TO PAY BILLS PURSUANT TO SECTION 5705.41 (D), THEN AND NOW CERTIFICATION.

WHEREAS, the Safety-Service Director for the City of Mount Vernon did make the necessary inquiries that these billed amounts as indicated are legitimate and proper and did approve payment in the amounts shown; and

WHEREAS, at the time of the making of such contract or order and at the time of the execution of such certificate a sufficient sum appropriated for the purpose of such contract or order was in the treasury or in the process of collection to the credit of an appropriate fund free from any previous encumbrances.

NOW, THEREFORE, BE IT RESOLVED by the City of Mount Vernon, State of Ohio:

SECTION 1: That the Auditor for the City of Mount Vernon be, and he herewith is, authorized and directed to pay bills as follows:

1. To Bowling Green State University, in the amount of $3,650.00, to be taken from Account 224.2100.54311, Fire-Training/Travel.

2. To Burch Hydro, Inc., in the amount of $3,935.80, to be taken from Account 720.2820.54114, Sludge Removal.

SECTION 2: This Resolution provides for appropriations for the current expenses of the city, and therefore, pursuant to Revised Code Section 731.30, it shall become effective upon its date of passage and approval by the Mayor.

COMMENTS - Current Meeting:

Seavolt made a motion to suspend the rule requiring three separate readings of Resolution No. 2023-25, with a second by Mahan. Motion to suspend passed by a roll-call vote of 7-0. Seavolt made a motion to adopt Resolution No. 2023-25, with a second by Mahan. Auditor Terry Scott commented on the legislation. Motion to adopt passed by a roll-call vote of 7-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Janis Seavolt, At Large
SECONDER:	James Mahan, First Ward
AYES:	Francis, Hillier, Seavolt, Woods, Keener, Severns, Mahan

City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

Meeting: 02/13/23 7:30 PM
Dept: Employee and Community Rel.
Francis, Hillier
Category: Personnel
Prepared By: Rob Broeren
Initiator: Todd Hill
DOC ID: 3752

ORDINANCE 2023-01

AN ORDINANCE TO CREATE THE POSITION OF HUMAN RESOURCES INTERN, AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Mount Vernon, State of Ohio:

SECTION 1: That the following part-time position is hereby authorized at the hourly wage listed and upon the appropriation times listed below:

Human Resources Intern……....$11.50 per hour (maximum of 10 hours per week)

The salary authorized by this Ordinance shall be payable bi-weekly.

SECTION 2: This part-time position will not be eligible for any additional benefits other than those required by law.

SECTION 3: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to allow the employment of the intern to streamline tasks within the Human Resources Department, and said Ordinance shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

COMMENTS - Current Meeting:

Ordinance No. 2023-01 was given a first reading. The chair of the Employee and Community Relations Committee requested a 10-minute committee meeting on this legislation along with Ordinance No. 2023-02 for Feb. 27, 2023.

RESULT:	**FIRST READING**	**Next: 2/27/2023 7:30 PM**

City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

Meeting: 02/13/23 7:30 PM
Dept: Employee and Community Rel.
Francis, Hillier
Category: Personnel
Prepared By: Rob Broeren
Initiator: Todd Hill
DOC ID: 3753

ORDINANCE 2023-02

AN ORDINANCE TO CREATE THE POSITION OF LAW DIRECTOR INTERN, AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Mount Vernon, State of Ohio:

SECTION 1: That the following part-time position is hereby authorized at the hourly wage listed and upon the appropriation times listed below:

Law Director Summer Intern……....$12.00 per hour (for a maximum of 40 hours per week for 10 weeks during the months of June, July and August)

The salary authorized by this Ordinance shall be payable bi-weekly.

SECTION 2: This part-time position will not be eligible for any additional benefits other than those required by law.

SECTION 3: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to allow the planning for employment of the intern, and said Ordinance shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

COMMENTS - Current Meeting:

Ordinance No. 2023-02 was given a first reading. The chair of the Employee and Community Relations Committee requested a 10-minute committee meeting on this legislation along with Ordinance No. 2023-01 for Feb. 27, 2023.

RESULT:	**FIRST READING**	**Next: 2/27/2023 7:30 PM**

City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

Meeting: 02/13/23 7:30 PM
Dept: Employee and Community Rel.
Francis, Hillier
Category: Personnel
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3748

ORDINANCE 2023-03

AN ORDINANCE FIXING THE NUMBER OF HOURLY EMPLOYEES OF THE CITY OF MOUNT VERNON IN THE WATER AND WASTEWATER DEPARTMENTS; AND DECLARING AN EMERGENCY.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Mount Vernon, State of Ohio:

SECTION 1: That the following positions are hereby authorized as indicated:

WASTEWATER WORKS DEPARTMENT:
1 Utility Operations Crew Chief
9 Operations and Maintenance Technicians
Not more than ~~7~~ **6 1/2** Public Utility Technicians
~~1 3/4~~ **1/2** Customer Support Specialists I
1 1/2 Customer Support Specialists II

Use of all above-mentioned said personnel is authorized as required to meet the work demands of the Wastewater Works Department as appropriated.

WATER WORKS DEPARTMENT:
1 Utility Operations Crew Chief
1 Chief Water Operator
6 1/2 Operations and Maintenance Technicians
Not more than ~~7~~ **6 1/2** Public Utility Technicians
~~1 3/4~~ **1/2** Customer Support Specialists I
1 1/2 Customer Support Specialists II

Use of all above-mentioned said personnel is authorized as required to meet the work demands of the Water Works Department as appropriated.

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and to allow the speedy implementation of the most recent contract for unionized employees in the City's Service Departments and said Ordinance shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

COMMENTS - Current Meeting:

Ordinance No. 2023-03 was given a first reading. The chair of the Employee and Community Relations Committee requested a 10-minute committee meeting on the legislation for Feb. 27, 2023.

RESULT:	**FIRST READING**	**Next: 2/27/2023 7:30 PM**

City Council
City of Mount Vernon
Mount Vernon, OH 43050

ADOPTED

Meeting: 02/13/23 7:30 PM
Dept: Employee and Community Rel.
Francis, Hillier
Category: Personnel
Prepared By: Terry Scott
Initiator: Todd Hill
DOC ID: 3757

ORDINANCE 2023-04

AN ORDINANCE FIXING THE COMPENSATION AND BENEFITS OF CERTAIN EMPLOYEES OF THE MOUNT VERNON MUNICIPAL COURT EFFECTIVE JANUARY 1, 2023, AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code Section 1901.33, provides that the legislative authority of the municipality where a municipal court is located shall prescribe the compensation of Probation Officer;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Mount Vernon, Ohio that:

SECTION 1: That this Ordinance fixed the compensation and benefits of certain employees of the Mount Vernon Municipal Court, commencing on the 1st day of January, 2023 as follows:

Probation Officer **4**: $**25.58** per hour (payable from the Justice and Incentive Funding Grant (JRIG 2021-2023)

SECTION 2: That this Ordinance fixed the compensation and benefits of MERIT Drug Court Coordinator of the Mount Vernon Municipal Court, commencing on the 1st day of January, 2023.

MERIT Drug Court Coordinator: **$27.57** per hour, of which **$12.41** per hour shall be payable by the City of Mount Vernon, Ohio General Fund (Justice and Incentive Grant-JRIG 2021-2023), **$15.16** per hour shall be payable from the General Fund (Specialized Docket Payroll Subsidy Project Funding Opportunity Grant) until such time the grant funds have been fully exhausted at which time this entire amount shall be paid from the JRIG Grant.

SECTION 3: The above position listed in Section 2 only, shall also receive longevity at their next anniversary date at the rate of eight cents ($.08) after the completion of year five (5), and five cents ($.05) each year thereafter.

SECTION 4: These positions shall be entitled to the benefits as outlined in the Mount Vernon Municipal Court Employee Handbook, adopted January 1, 2015 and amended thereafter.

SECTION 5: That Ordinance **2022-11** and all of the preceding ordinances governing pay and benefits for the Municipal Court personnel as stated herein are repealed.

SECTION 6: This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety and for the further reason that an

emergency exists in the usual daily operation of the department of allowing the Auditor's office to proceed with 2023 payroll setup, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

COMMENTS - Current Meeting:

Francis made a motion to suspend the rule requiring three separate readings of Ordinance No. 2023-04, with a second by Hillier. Motion to suspend passed by a roll-call vote of 7-0. Francis made a motion to adopt Ordinance No. 2023-04, with a second by Hillier. Auditor Terry Scott commented on the legislation. Motion to adopt passed by a roll-call vote of 7-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	John Francis, Second Ward
SECONDER:	Mike Hillier, Fourth Ward
AYES:	Francis, Hillier, Seavolt, Woods, Keener, Severns, Mahan

City Council
City of Mount Vernon
Mount Vernon, OH 43050

ADOPTED

Meeting: 02/13/23 7:30 PM
Dept: Employee and Community Rel.
Francis, Hillier
Category: Personnel
Prepared By: Terry Scott
Initiator: Todd Hill
DOC ID: 3758

ORDINANCE 2023-05

AN ORDINANCE FIXING THE COMPENSATION AND BENEFITS OF CERTAIN EMPLOYEES OF THE MOUNT VERNON MUNICIPAL COURT EFFECTIVE JANUARY 1, 2023, AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code Section 1901.31 (C) (1), provides that the legislative authority of the municipality where a municipal court is located shall prescribe the compensation of Clerk of Court;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Mount Vernon, Ohio that:

SECTION 1: That this Ordinance fixed the compensation and benefits of certain employees of the Mount Vernon Municipal Court, commencing on the 1st day of January, **2023** as follows:

Municipal Clerk of Court - Annual compensation shall be **$66,187.80** of which **$39,712.68** shall be payable by the city of Mount Vernon, Ohio, General Fund, and **$26,475.12** payable by Knox County, Ohio.

SECTION 2: This position shall be entitled to longevity in the amount of $400.00 effective at the next anniversary in 2023.

SECTION 3: This position shall be entitled to the benefits as outlined in the Mount Vernon Municipal Court Employee Handbook, adopted January 1, 2015 and amended thereafter.

SECTION 4: That Section 1 of Ordinance **2022-08** that pertains to the Clerk of Court and all of the preceding ordinances governing pay and benefits for the Municipal Court personnel as stated herein are repealed.

SECTION 5: This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety and for the further reason that an emergency exists in the usual daily operation of the department of allowing the Auditor's office to proceed with 2023 payroll setup, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

COMMENTS - Current Meeting:

Francis made a motion to suspend the rule requiring three separate readings of Ordinance No. 2023-05, with a second by Hillier. Motion to suspend passed by a roll-call vote of 7-0. Francis made a motion to adopt Ordinance No. 2023-05, with a second by Hillier. Auditor Terry Scott commented on the legislation. Motion to adopt passed by a roll-call vote of 7-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	John Francis, Second Ward
SECONDER:	Mike Hillier, Fourth Ward
AYES:	Francis, Hillier, Seavolt, Woods, Keener, Severns, Mahan

City Council
City of Mount Vernon
Mount Vernon, OH 43050

ADOPTED

Meeting: 02/13/23 7:30 PM
Dept: Employee and Community Rel.
Francis, Hillier
Category: Personnel
Prepared By: Terry Scott
Initiator: Todd Hill
DOC ID: 3759

ORDINANCE 2023-06

AN ORDINANCE FIXING THE COMPENSATION AND BENEFITS OF CERTAIN EMPLOYEES OF THE MOUNT VERNON MUNICIPAL COURT EFFECTIVE JANUARY 1, 2023, AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code Sections 1901.31(C) (1), provides that the legislative authority of the municipality where a municipal court is located shall prescribe the compensation of the Court Security Officers;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Mount Vernon, Ohio that:

SECTION 1: That this Ordinance fixed the compensation and benefits of certain employees of the Mount Vernon Municipal Court, commencing on the 1st day of January, 2023 as follows:

Court Security Officer (Full-time)	**#1**	**$24.40** per hour
Court Security Officer (Full-time)	**#2**	**$18.04** per hour

SECTION 2: This position shall be entitled to the benefits as outlined in the Mount Vernon Municipal Court Employee Handbook, adopted January 1, 2015 and as amended.

SECTION 3: That Ordinance 2022-10, Ordinance 2022-21 and all of the preceding ordinances governing pay and benefits for the Municipal Court personnel as stated herein are repealed entirely.

SECTION 4: This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety and for the further reason that an emergency exists in the usual daily operation of the department of allowing the Auditor's office to proceed with 2023 payroll for the security officer, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

COMMENTS - Current Meeting:

Francis made a motion to suspend the rule requiring three separate readings of Ordinance No. 2023-06, with a second by Hillier. Motion to suspend passed by a roll-call vote of 7-0. Francis made a motion to adopt Ordinance No. 2023-06, with a second by Hillier. Auditor Terry Scott commented on the legislation. Francis commended Municipal Court Judge John Thatcher for

attending Council meetings when legislation pertaining to the Court is on the agenda. Motion to adopt passed by a roll-call vote of 7-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	John Francis, Second Ward
SECONDER:	Mike Hillier, Fourth Ward
AYES:	Francis, Hillier, Seavolt, Woods, Keener, Severns, Mahan