Legislative Session Minutes

May 8, 2023

COMMITTEE MEETINGS

Mount Vernon City Council
Committee Meeting Schedule
May 8, 2023

6:40-6:51 p.m.	Part-time, seasonal wages	Employee & Community Relations Francis
6:51-7:04 p.m.	Police Dept. Community Liaison	Employee & Community Relations Francis
7:04-7:13 p.m.	North Norton rezoning request	Planning & Zoning Hillier

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
Mel Severns	Councilman	Present
James Mahan	First Ward	Present
Bruce Hawkins	President	Present

Amber Keener	At Large	Excused

Woods made a motion to excuse Keener, with a second by Seavolt. Motion approved by a voice vote of 6-0.

INVOCATION

Mark Bradley, Covenant Christian Church

PLEDGE OF ALLEGIANCE

All recited in unison.

ACCEPTANCE OF MINUTES

Seavolt made a motion to accept the minutes from Council's Legislative Session of April 24, 2023, with a second by Francis. Motion to accept passed by a voice vote of 6-0.

- City Council - Legislative Session - Apr 24, 2023 7:30 PM

RECEIVE PETITIONS AND COMMUNICATIONS

None.

RECEIVE COMMITTEE REPORTS

Council received without comment the minutes for the Parks and Lands Committee meeting of April 24, 2023, the two Employee and Community Relations Committee meetings of April 24, 2023, and the Planning and Zoning Committee meeting of April 24, 2023.

LIQUOR CONTROL LICENSE

None.

PROCLAMATION

None.

PERSONS SPEAKING ON MATTERS OF CITY CONCERN

None.

RESOLUTIONS FOR THIRD READING

None.

RESOLUTIONS FOR SECOND READING

None.

RESOLUTIONS FOR FIRST READING

RESOLUTION NO. 2023-47

A RESOLUTION AUTHORIZING AND DIRECTING THE AUDITOR OF THE CITY OF MOUNT VERNON TO MAKE SUPPLEMENTAL APPROPRIATIONS.

Finance and Budget: Seavolt, Mahan

Seavolt made a motion to suspend the rule requiring three separate readings of Resolution No. 2023-47, with a second by Mahan. Motion to suspend passed by a roll-call vote of 6-0. Seavolt made a motion to adopt Resolution No. 2023-47, with a second by Mahan. Auditor Terry Scott detailed the legislation, including several grants received by the City. Motion to adopt passed by a roll-call vote of 6-0.

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

RESOLUTION NO. 2023-48

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. 2023-48, with a second by Mahan. Motion to suspend passed by a roll-call vote of 6-0. Seavolt made a motion to adopt

Resolution No. 2023-48, with a second by Mahan. Auditor Terry Scott commented on the legislation. Motion to adopt passed by a roll-call vote of 6-0.

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

RESOLUTION NO. 2023-49

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. 2023-49, with a second by Mahan. Motion to suspend passed by a roll-call vote of 6-0. Seavolt made a motion to adopt Resolution No. 2023-49, with a second by Mahan. Auditor Terry Scott commented on the legislation. Motion to adopt passed by a roll-call vote of 6-0.

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

ORDINANCES FOR THIRD READING

ORDINANCE NO. 2023-14

AN ORDINANCE TO CREATE THE POSITION OF LIAISON FOR THE COMMUNITY ADVOCACY RELATIONS DIVISION OF THE MOUNT VERNON POLICE DEPARTMENT, AND DECLARING AN EMERGENCY.

Employee and Community Rel.: Francis, Hillier

Francis made a motion to adopt Ordinance No. 2023-14, with a second by Hillier. Police Chief Robert Morgan clarified that the position of Community Advocate focused on domestic violence would be a salaried position in his department, and that attempts would be made to assure the advocate's hours do not overlap with those of Community Advocate Dan Jackman. Motion to adopt passed by a roll-call vote of 6-0.

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

ORDINANCES FOR SECOND READING

O R D I N A N C E N O . 2 0 2 3 - 1 7

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PARCEL #66-05329.000 AND PARCEL #66-02335.000, ALSO KNOWN AS 301 AND 303 NORTH NORTON STREET, RESPECTIVELY, FROM THE PRESENT ZONING OF R-1 - SINGLE FAMILY DISTRICT, TO PCDD - PLANNED COMMERCIAL DEVELOPMENT DISTRICT; AND DECLARING AN EMERGENCY.

Planning and Zoning: Hillier, Severns

Ordinance No. 2023-17 was given a second reading.

RESULT:	**SECOND READING**	**Next: 5/22/2023 7:30 PM**

O R D I N A N C E N O . 2 0 2 3 - 1 9

AN ORDINANCE SETTING HOURLY COMPENSATION FOR PART-TIME AND SEASONAL PERSONNEL IN THE CITY OF MOUNT VERNON; AND DECLARING AN EMERGENCY.

Employee and Community Rel.: Francis, Hillier

Ordinance No. 2023-19 was given a second reading. Francis requested a 10-minute meeting of the Employee and Community Relations Committee on the legislation for May 22, 2023.

RESULT:	**SECOND READING**	**Next: 5/22/2023 7:30 PM**

ORDINANCES FOR FIRST READING

O R D I N A N C E N O . 2 0 2 3 - 2 0

AN ORDINANCE ESTABLISHING COMPENSATION FOR THE ASSISTANT LAW DIRECTORS IN THE OFFICE OF THE LAW DIRECTOR; AND DECLARING AN EMERGENCY.

Employee and Community Rel.: Francis, Hillier

Ordinance No. 2023-20 was given a first reading. Francis requested a 10-minute meeting of the Employee and Community Relations Committee on the legislation for May 22, 2023.

RESULT:	**FIRST READING**	**Next: 5/22/2023 7:30 PM**

REMARKS FROM THE ADMINISTRATION

Treasurer David Stuller provided an update on income tax collection, and noted that withholding for 2022 has increased from previous years.

REMARKS FROM COUNCIL

Severns thanked residents for attending last week's Municipal Planning Commission hearing on a rezoning request for a lot on Vernonview Drive. He also thanked the Ariel Foundation for being very generous with its grants to the City. Hillier noted that the developer associated with the Vernonview lot has withdrawn his rezoning application following its rejection by the MPC, and asked the administration if it had had conversations with the developer

about applying for a rezoning to PND. The Mayor replied that it has not. Hillier also suggested that the head of Experience Mount Vernon attend a future Council meeting to discuss First Fridays as they relate to DORA. Mahan welcomed new Police Patrolman Andreas Cotter, and thanked Council for adopting legislation allowing for the hiring of three Police Officers and a Community Advocate focused on domestic violence. Mahan also noted that the lamppost signs downtown honoring City employees look nice, and congratulated all area graduates. Francis noted that there is a manhole cover missing on Washington Street.

ADJOURN AT THE CALL OF THE PRESIDENT

Seavolt made a motion to adjourn, with a second by Woods. Meeting adjourned at 8:01 p.m.

_____ _____

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

CD on file/th

City Council
City of Mount Vernon
Mount Vernon, OH 43050

ADOPTED

Meeting: 05/08/23 7:30 PM
Dept: Finance and Budget
Seavolt, Mahan
Category: Finance
Prepared By: Terry Scott
Initiator: Todd Hill
DOC ID: 3806

RESOLUTION 2023-47

A RESOLUTION AUTHORIZING AND DIRECTING THE AUDITOR OF THE CITY OF MOUNT VERNON TO MAKE SUPPLEMENTAL APPROPRIATIONS.

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 make supplemental appropriations as follows:

1. To Account 101.3600.52125, Employee Insurance, in the amount of $360,816.96. (Medical Mutual of Ohio - Incentive Program - 2021-2022 Plan Year)
2. To Account 101.1900.54115, PAK United, in the amount of $1,000.00, (United Way of Knox County-Grant)
3. To Account 101.1900.53211, Chemical Analysis, in the amount of $1,000.00. (United Way of Knox County-Grant)
4. To Account 101.2640.54115, Contract Services, in the amount of $50,000.00. (Ariel Foundation-Financial Support for Water Park Contractor)
5. To Account 101.2650.56613, Arbor Plantings, in the amount of $170,000.00. (Ariel Foundation - Tree Plantings, Tree Trimmings, Sidewalk Improvements & Tree Partners)
6. To Account 701.27140.52127, Distribution-Uniforms, in the amount of $500.00 and Account 701.2740.55511, Distribution-Equipment, in the amount of $1,642.00.
   (Proceeds from sale of scrap irons & metals)
7. To Account 720.2840.52127, Collection-Uniforms, in the amount of $500.00 and Account 720.2840.55511, Collection-Equipment, in the amount of $1,642.00. (Proceeds from sale of scrap irons & metals)
8. To Account 206.2300.54115, Small Cities Grant Administration, in the amount of $30,000.00.
9. To Account 206.2300.55515, Small Cities Grant Construction, in the amount of $547,000.00.
   (CDBG Grant Award - Stump Street & Northview Drive)

SECTION 2: This Resolution provides for appropriations for the current expenses of the City, and therefore, pursuant to Revised Code Section 731.20, 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. 2023-47, with a second by Mahan. Motion to suspend passed by a roll-call vote of 6-0. Seavolt

made a motion to adopt Resolution No. 2023-47, with a second by Mahan. Auditor Terry Scott detailed the legislation, including several grants received by the City. Motion to adopt passed by a roll-call vote of 6-0.

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

City Council
City of Mount Vernon
Mount Vernon, OH 43050

ADOPTED

Meeting: 05/08/23 7:30 PM
Dept: Finance and Budget
Seavolt, Mahan
Category: Finance
Prepared By: Terry Scott
Initiator: Todd Hill
DOC ID: 3807 A

RESOLUTION 2023-48

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. Alloway Lab, in the amount of $720.00, to be taken from Account 701.2720.54115, Plant Services Received.
2. All State Fire Protection, Inc.in the amount of $4,148.25, to be taken from Account 101.2500.53312, PLB-Maintenance & Repairs.
3. Speer Mechanical, in the amount of $2,305.84, to be taken from Account 701.2720.54115, Plant 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. 2023-48, with a second by Mahan. Motion to suspend passed by a roll-call vote of 6-0. Seavolt made a motion to adopt Resolution No. 2023-48, with a second by Mahan. Auditor Terry Scott commented on the legislation. Motion to adopt passed by a roll-call vote of 6-0.

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

City Council
City of Mount Vernon
Mount Vernon, OH 43050

ADOPTED

Meeting: 05/08/23 7:30 PM
Dept: Finance and Budget
Seavolt, Mahan
Category: Finance
Prepared By: Terry Scott
Initiator: Todd Hill
DOC ID: 3808

RESOLUTION 2023-49

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, 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 Core & Main, in the amount of $155,950.00, to be taken from Account 703.2700.55511, Water Replacement & Improvement.
2. To Carpenter Marty Transportation, in the amount of $ 8,811.38, to be taken from Account 710.3210.54118, Environmental Consultants (Engineering - Storm Water).
3. To Licking-Knox Goodwill, in the amount of $6,647.42, to be taken from Account 101.2500.54111, PBL-Janitorial Contract.
4. To Zashin & Rich Co., L.P.A., in the amount of $8,564.40, to be taken from Account 101.2300.54111, SSD-Services Received.

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. 2023-49, with a second by Mahan. Motion to suspend passed by a roll-call vote of 6-0. Seavolt

made a motion to adopt Resolution No. 2023-49, with a second by Mahan. Auditor Terry Scott commented on the legislation. Motion to adopt passed by a roll-call vote of 6-0.

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

City Council
City of Mount Vernon
Mount Vernon, OH 43050

Meeting: 05/08/23 7:30 PM
Dept: Employee and Community Rel.
Francis, Hillier
Category: Personnel
Prepared By: Rob Broeren
Initiator: Todd Hill
DOC ID: 3791

ADOPTED

ORDINANCE 2023-14

AN ORDINANCE TO CREATE THE POSITION OF LIAISON FOR THE COMMUNITY ADVOCACY RELATIONS DIVISION OF THE MOUNT VERNON POLICE DEPARTMENT, AND DECLARING AN EMERGENCY.

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

SECTION 1: That the following exempt position is hereby authorized at the salary listed and upon the appropriation times listed below:

Community Advocacy Relations Division Liaison……...$49,920

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

SECTION 2: The salary listed is the base salary for the position. The position is eligible for annual longevity increments:

For the first five (5) years, $400.00.

Annual Longevity Increments after five (5) years:

Year 6	Year 7	Year 8	Year 9	Year 10
$500.00	$550.00	$600.00	$650.00	$700.00

The effective date of eligibility for an annual longevity increment shall be the anniversary date of employment in that position.

SECTION 3: Exempt employees are expected to work as necessary, including outside of normal business hours, in the completion of their duties. Exempt employees will work with their supervisor in establishing their work schedule.

SECTION 4: This position shall be entitled to the benefits outlined in Section E of the Mount Vernon Employee Handbook effective August 2021, as amended.

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 to provide needed resources to the Mount Vernon Police Department and satisfy grant requirements, therefore it shall 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:

04/10/23 City Council FIRST READING

Ordinance No. 2023-14 was given a first reading. Francis requested a 10-minute Employee & Community Relations Committee meeting on the legislation for April 24, 2023.

04/24/23 City Council SECOND READING

Ordinance No. 2023-14 was given a second reading. Francis requested a 10-minute Employee and Community Relations Committee meeting on the legislation for May 8, 2023.

COMMENTS - Current Meeting:

Francis made a motion to adopt Ordinance No. 2023-14, with a second by Hillier. Police Chief Robert Morgan clarified that the position of Community Advocate focused on domestic violence would be a salaried position in his department, and that attempts would be made to assure the advocate's hours do not overlap with those of Community Advocate Dan Jackman. Motion to adopt passed by a roll-call vote of 6-0.

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

City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

Meeting: 05/08/23 7:30 PM
Dept: Planning and Zoning
Hillier, Severns
Category: Planning and Zoning
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3796

ORDINANCE 2023-17

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PARCEL #66-05329.000 AND PARCEL #66-02335.000, ALSO KNOWN AS 301 AND 303 NORTH NORTON STREET, RESPECTIVELY, FROM THE PRESENT ZONING OF R-1 - SINGLE FAMILY DISTRICT, TO PCDD - PLANNED COMMERCIAL DEVELOPMENT DISTRICT; AND DECLARING AN EMERGENCY.

WHEREAS, the Council for the City of Mount Vernon has received an application for rezoning certain property within the City of Mount Vernon, specifically Parcel #66-05329.000 and Parcel #66-02335.000, also known as 301 and 303 North Norton Street, respectively; and

WHEREAS, the Municipal Planning Commission for the City of Mount Vernon met on April 13, 2023 and voted unanimously to approve the zoning change from Single Family District to Planned Commercial Development District.

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 amends the zoning classification of Parcel #66-05329.000 and Parcel #66-02335.000, also known as 301 and 303 North Norton Street, respectively. The zoning will be as indicated:

PARCEL NO.	PROPOSED ZONING
#66-05329.000	PCDD - Planned Commercial Development District
#66-02335.000	PCDD - Planned Commercial Development District

SECTION 2: That the zoning classification 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 to allow the development of needed housing within the City, the 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.

HISTORY:

04/24/23	**City Council**	**FIRST READING**

Ordinance No. 2023-17 was given a first reading. Hillier requested a 15-minute Planning and Zoning Committee meeting on the legislation for May 8, 2023.

COMMENTS - Current Meeting:

Ordinance No. 2023-17 was given a second reading.

RESULT:	**SECOND READING**	**Next: 5/22/2023 7:30 PM**

City of Mount Vernon, Ohio
Development Services
40 Public Square
Mount Vernon, OH 43050
Phone 740-393-2033 |DSM@MountVernonOhio.org

To: Clerk of Council

April 17, 2023

Municipal Planning Commission
Meeting Date: April 13, 2023

Case Number: 2023-MPC-07
Zoning Amendment for 2 Parcels #66-05329.000 & 66-02335.000
AKA 301 & 303 North Norton ST from R-1 to PCDD

An Application for a Zoning Amendment was submitted to the Municipal Planning Commission by the Knox County Land Reutilization Corporation for two parcels #66-05329.000 & 66-02335.000 located at 301 and 303 North Norton ST. The request is to amend the zoning from R-1 Single Family District to PCDD Planned Commercial Development District.

A public hearing was held and discussion ensued about the proposed Zoning Amendment. Following discussion:

> **Austin Swallow made a motion to recommend the acceptance of the Zoning Amendment as requested. Richard Dzik seconded the motion.**
>
> **The motion passed with a unanimous 4-0, affirmative vote.**
> **(Yes: Starr, Dzik, Hawkins, Swallow)**

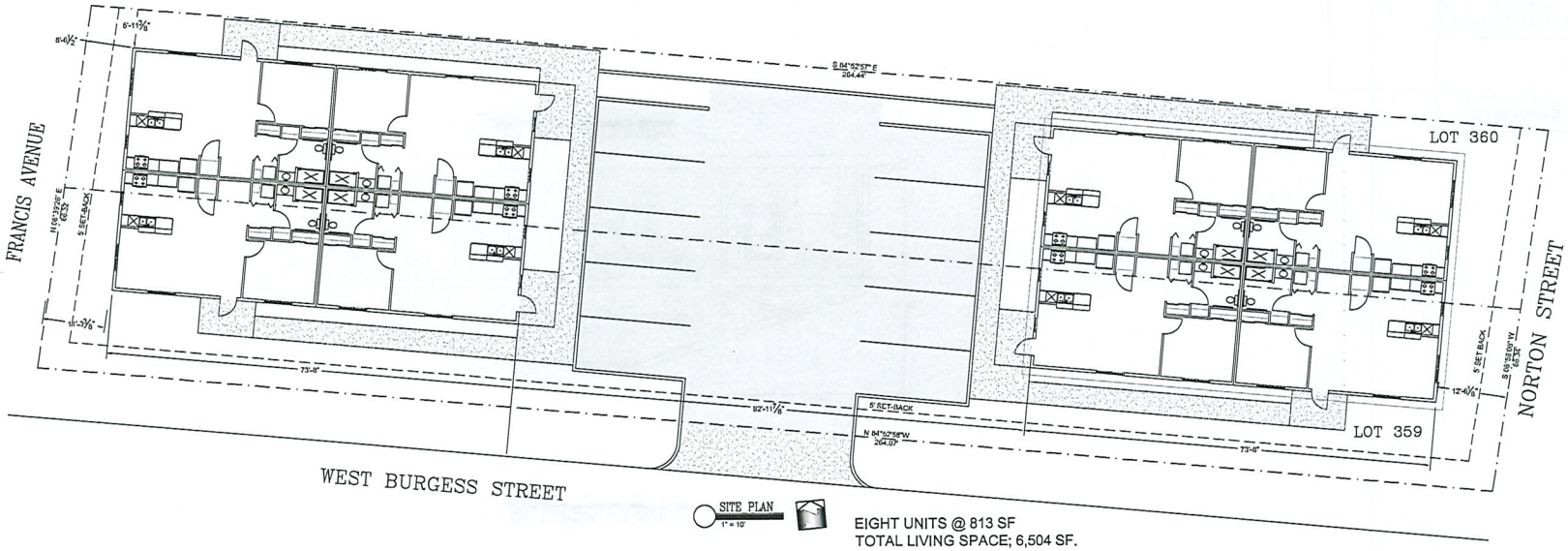
Per §1156.04 Council shall consider the proposed Zoning Amendment and recommendation of the Municipal Planning Commission. Per §1156.05 Council shall either adopt or deny the recommendation of the Municipal Planning Commission or adopt some modification thereof.

Warm Regards,

Lacie Blankenhorn

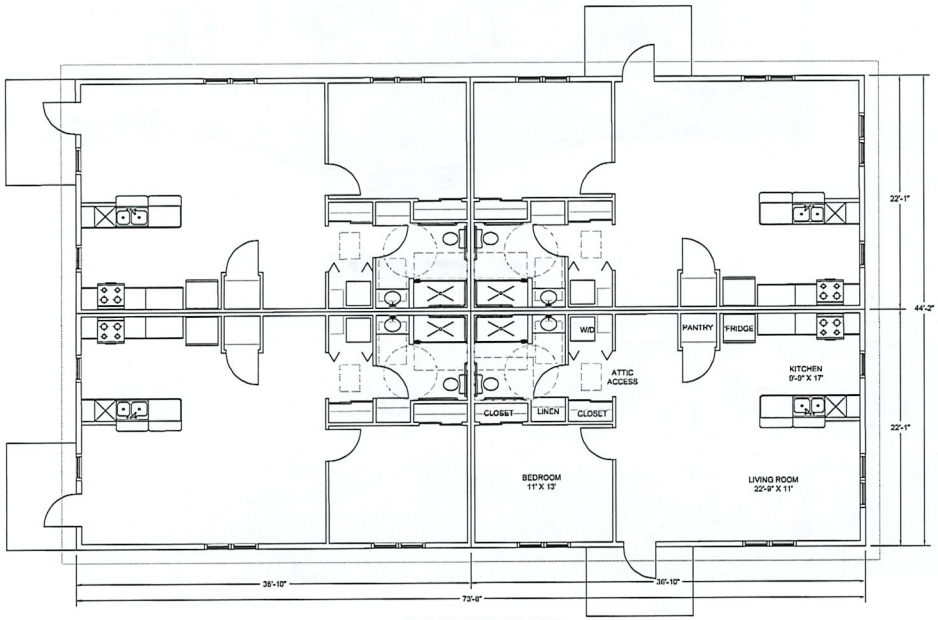
Lacie Blankenhorn
Development Services Manager

Attachment: 04-24-23 Zoning Amendment (2023-17 : Rezone Parcels 66-05329.000, 66-02335.000)



SITE PLAN
1" = 10'

EIGHT UNITS @ 813 SF
TOTAL LIVING SPACE; 6,504 SF.



EAST BUILDING FLOOR PLAN
1/4" = 1'
WEST BUILDING MIRROR IMAGE

APPLESEED BUILDING COMPANY
362 LENOX AVENUE, MANSFIELD, OHIO 44906 PHONE/FAX 419-756-4410

AAA 5

SENIOR HOUSING – PRELIMINARY

DATE	REVISIONS	SCALE	DR. BY DHW	1/2
09-06-22	03-29-23	AS NOTED	APP. BY	

SEAL

APPLESEED BUILDING COMPANY
382 LENOX AVENUE, MANSFIELD, OHIO 44906 PHONE/FAX 419-756-4416

AAA 5

SENIOR HOUSING – PRELIMINARY

DATE	REVISIONS	SCALE	DR. BY
04-04-22	03-30-23	AS NOTED	DRW
			APP. BY

SHT. 2/2

Attachment: 04-24-23 Zoning Amendment (2023-17 : Rezone Parcels 66-05329.000, 66-02335.000)

City of Mount Vernon, Ohio

Application for Zoning Amendment

Applicant's Information	
Owner's Name, Address and Phone	Knox County Land Revitalization Corporation P.O. Box 29, Mt. Vernon, Ohio 43050
Agent's Name, Address and Phone	Sam Filkins P.O. Box 29, Mt. Vernon, Ohio 43050
Site Information	
Site Address 301 & 303 North Norton Street	Legal Description Norton Island 359 & 360
Parcel Number 66-05329.000 66-02335.000	Deed Volume and Page Number 1871/765 & 1891/596
Use of Property	
Present Use vacant land & single family home	Present Zoning District R-1 Abutting M-1
Proposed Use Multi-family Senior housing	Proposed Zoning District PC DD

Documents to be Submitted

The following documents must also be submitted with this application:

1. The proposed amending ordinance, approved as to form by the City Law Director.
2. A statement of the reason(s) for the proposed amendment.
3. A vicinity map at a scale approved by the Zoning Enforcement Officer showing property lines, thoroughfares, existing and proposed zoning, and such other items as the Zoning Enforcement Officer may require.
4. A list of all property owners and their mailing addresses who are within, contiguous to, or directly across the street from the parcel(s) proposed to be rezoned and others that may have a substantial interest in the case.
5. A statement on the ways in which the proposed amendment relates to the comprehensive plan.
6. The $150.00 filing fee as established by ordinance.

I hereby certify that the information submitted on this application and on any sketches, drawings or other documents submitted with this application is true and exact.

Date: March 27, 2023 By: Sam Filkins

Filing Information			
Filing Date	Fee deposit ***$150.00***	Date Paid	Receipt Number

This form revised 3-9-2006

Attachment: 04-24-23 Zoning Amendment (2023-17 : Rezone Parcels 66-05329.000, 66-02335.000)

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN DESCRIBED PROPERTY WITHIN THE CITY OF MOUNT VERNON FROM R-1 SINGLE FAMILY DISTRICT TO PLANNED COMMERCIAL DEVELOPMENT DISTRICT UNDER THE MOUNT VERNON ZONING CODE.

WHEREAS, the Council for the City of Mount Vernon has received application for rezoning certain property within the City of Mount Vernon;

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

SECTION 1: That the City of Mount Vernon hereby amend the zoning classification of Lots Numbered 359 and 360 in the Norton Island Subdivision from R-1 Single Family District to Planned Commercial Development District under the City of Mount Vernon Zoning Code. (see attached map)

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

_____
Bruce E. Hawkins, President of Council

PASSED: ,20____.

_____

ATTEST:

_____
Todd Hill, Clerk of Council

APPROVED: _____, 20____

_____
Matthew T. Starr, Mayor

Attachment: 04-24-23 Zoning Amendment (2023-17 : Rezone Parcels 66-05329.000, 66-02335.000)

301 and 303 N Norton Rezoning Application

AAA5 Project

A statement of the reason for the proposed amendment:

The requested amendment of the zoning map to change the parcels located at 301 & 303 N. Norton Street from R1 to PCDD (Chapter 1185) is to allow the parcel to be redeveloped to allow affordable senior housing. These parcels are owned by the Knox County Land Bank for the express purpose of redevelopment particularly due to their current condition and proximity to Heartland Commerce Park (former Siemens manufacturing facility). Per the code there are four considerations with regard to this change.

(1) Compatibility of the amendment sought with the use of adjacent land, adjacent zoning and with land use plans for the general area.

The land immediately adjacent to these parcels is zoned PCDD, so this request is not spot zoning but an expansion of a zoning district to a contiguous parcel. Also, the plan for redevelopment is to add affordable senior housing. This residential use would align with the other adjacent properties becoming a bridge between the manufacturing and residential uses. This can help preserve the residential neighborhood feel.

(2) Impact of the adoption of an amendment sought on motor vehicle access and traffic flow in the general area.

The zoning change will not significantly impact motor vehicle access or traffic flow. The driveway and parking area will be connected to Burgess Street to the south and not add additional car traffic on neighboring properties along Norton Street.

(3) Impact of the adoption of the proposed amendment upon the public health, safety and general welfare of the residents of the city.

Local and regional housing studies have shown a significant demand for housing in Knox County and the region. This demand impacts residents of all income and age levels. Up till now, the housing development in Mount Vernon has mostly focused on market-rate housing that is attractive to young professionals and families. As the population of Knox County and Mount Vernon gets older, we need safe, age-in-place style housing. This type of housing will allow the seniors to be appropriately housed and allow them to live independently for longer. Additionally, the housing that those seniors live in now will become available for others and will most likely be more affordable than the new builds. Most importantly, this is not a housing project but a

Attachment: 04-24-23 Zoning Amendment (2023-17 : Rezone Parcels 66-05329.000, 66-02335.000)

living project. These units will be rent controlled, so they remain affordable for seniors on a fixed income, and the Area Agency on Aging (AAA5) will offer services to these seniors allowing them to stay in their homes. The yard and property maintenance will be handled by AAA5, meaning these homes will be cared for and be a value add to surrounding homeowners.

(4) Impact of the adoption of the proposed amendment on available public facilities, general expansion plans of the City, and the City's schedule for improvement of capital facilities.

This development will not impact the expansion of city services or facilities. In fact, creating homes of greater density will slow the need for urban sprawl. And with the residents being routinely checked in on by AAA5 and in units with age-in-place considerations such as grab bars, wider doorways, zero-point entryways, and cleared sidewalks, this will hopefully reduce the risk of falls and health concerns that are a strain on EMS services in the city.

A statement on the ways in which the proposed amendment relates to the comprehensive plan:

This zoning change and future development support the Knox County Comprehensive Plan (2018) in the following ways.

Chapter 3: Ensure responsible growth

Goal 3.3.3: Control scale and scope of development

"Encourage development in areas already on the grid." We are not extending the grid further by building affordable senior multi-unit housing on these parcels. This means the development cost for taxpayers is less because there will be more users paying into the system without the need for new infrastructure. Projects like this are outlined as a target outcome of the Knox County Land Bank (3.3.3A Outcome D).

Chapter 5: Strengthening quality of life

5.2 - This chapter highlights housing as a community issue and priority for the county to be successful.

Goal 5.3.1: Diversify the county's housing stock

"Affordability, changes in household size, an aging population, and a growing preference for walkability, will all continue to reshape Knox County's residential development patterns moving forward. An attractive, high-quality, and safe housing stock is important for retaining and attracting residents." This project aligns with this

Attachment: 04-24-23 Zoning Amendment (2023-17 : Rezone Parcels 66-05329.000, 66-02335.000)

goal because it provides safe, attractive, high-quality, and affordable housing for the aging population.

This zoning change is also supported through the Mount Vernon Strategic Plan (Phase 1, 2021) guiding principles.

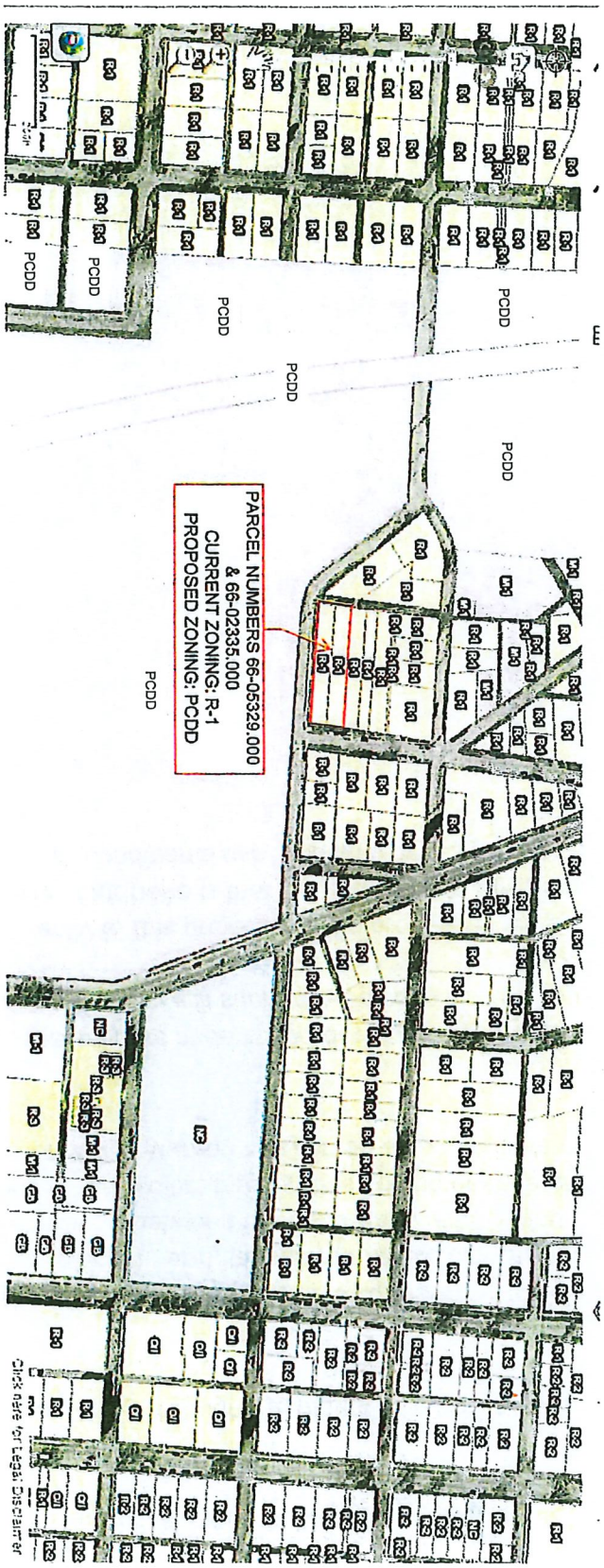
Principle #1: *Foster a collaborative environment that is supportive of business and economic growth through fair, efficient, and transparent regulatory processes.*

This project is a collaboration between the Land Bank, AAA5, and the County Commissioners. By supporting this project through this zoning change and the following processes the City of Mount Vernon can join on as a collaborator for affordable senior housing.

Principle #6: *Through initiatives such as streamlined development processes, innovative zoning, and strategic incentives the City will support policies to ensure safe, abundant and attainable quality housing.*

This project speaks directly to this project and the processes we are currently undertaking to make it a reality. Our hope is that the City will use this principle when evaluating the project for zoning, conditional use, and final development plans.

Attachment: 04-24-23 Zoning Amendment (2023-17 : Rezone Parcels 66-05329.000, 66-02335.000)



Attachment: 04-24-23 Zoning Amendment (2023-17 : Rezone Parcels 66-05329.000, 66-02335.000)

City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

Meeting: 05/08/23 7:30 PM
Dept: Employee and Community Rel.
Francis, Hillier
Category: Personnel
Prepared By: Rob Broeren
Initiator: Todd Hill
DOC ID: 3804

ORDINANCE 2023-19

AN ORDINANCE SETTING HOURLY COMPENSATION FOR PART-TIME AND SEASONAL PERSONNEL IN THE CITY OF MOUNT VERNON; AND DECLARING AN EMERGENCY.

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

SECTION 1: That hourly pay rates are established for the following seasonal and part-time positions as follows:

A. SEASONAL:

POSITION	PAY PER HOUR		
	YEAR 1	YEAR 2+	CREW LEADER
- Parks Department	~~$10.00~~	~~$10.45~~	~~$10.85~~
	$13.00	**$13.50**	**$14.00**
- Streets Department	~~$10.00~~	~~$10.45~~	~~$10.85~~
	$13.00	**$13.50**	**$14.00**
- Cemetery Department	~~$10.00~~	~~$10.45~~	~~$10.85~~
	$13.00	**$13.50**	**$14.00**
- Water/Wastewater Department	~~$10.00~~	~~$10.45~~	~~$10.85~~
	$13.00	**$13.50**	**$14.00**
- Water/Wastewater Department II	~~$10.50~~	~~$10.95~~	~~$11.35~~
	$13.50	**$14.00**	**$14.50**
- Engineering Department	~~$12.00~~	~~$12.45~~	~~$12.85~~
	$15.00	**$15.50**	**$16.00**
- Fire Department	~~$10.00~~	~~$11.00~~	
	$13.00	**$14.00**	

~~LEAF WORKERS~~

~~- Street Department~~	~~$10.00~~	~~$10.45~~	~~$10.85~~

B. PART-TIME

POSITION	PAY PER HOUR
- Firefighter / EMT-B	~~$13.00~~ **$16.00**
- Firefighter / EMT-A	~~$14.00~~ **$17.00**
- Firefighter / EMT-P	~~$15.00~~ **$18.00**
- Fire Inspector	**$17.00**
- Parking Enforcement Officer	~~$12.50~~ **$15.00**

SECTION 2: Part-time firefighters who work the holidays of New Year's Day, July 4th , Thanksgiving Day, Christmas Eve, and Christmas Day will be compensated at time and one-half

(1½) their normal rate of pay. Eligibility for this holiday pay will be calculated from 7:00 a.m. on the actual holiday through 7:00 a.m. on the following day.

SECTION 3: Any provision in legislation previously adopted which is in conflict with this Ordinance is repealed.

SECTION 4: 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 set part-time and seasonal employees pay at competitive rates to allow the City to recruit and retain these employees, 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.

HISTORY:

04/24/23 City Council FIRST READING

Ordinance No. 2023-19 was given a first reading. Francis requested a 10-minute meeting of the Employee and Community Relations Committee on the legislation for May 8, 2023.

COMMENTS - Current Meeting:

Ordinance No. 2023-19 was given a second reading. Francis requested a 10-minute meeting of the Employee and Community Relations Committee on the legislation for May 22, 2023.

RESULT:	**SECOND READING**	**Next: 5/22/2023 7:30 PM**

City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

Meeting: 05/08/23 7:30 PM
Dept: Employee and Community Rel.
Francis, Hillier
Category: Personnel
Prepared By: Rob Broeren
Initiator: Todd Hill
DOC ID: 3805

ORDINANCE 2023-20

AN ORDINANCE ESTABLISHING COMPENSATION FOR THE ASSISTANT LAW DIRECTORS IN THE OFFICE OF THE LAW DIRECTOR; AND DECLARING AN EMERGENCY.

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

SECTION 1: That the following supervisory positions are hereby authorized within the salary range and upon the appropriation times listed below:

Assistant Director of Law I……....$83,669.00
Assistant Director of Law II.....$72,289.00

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

SECTION 2: The salaries listed are the base salaries for the positions. The positions are eligible for annual longevity increments:

For the first five (5) years, $400.00.

Annual Longevity Increments after five (5) years:

Year 6	Year 7	Year 8	Year 9	Year 10
$500.00	$550.00	$600.00	$650.00	$700.00

The effective date of eligibility for an annual longevity increment shall be the anniversary date of employment in that position.

SECTION 3: Exempt employees are expected to work as necessary, including outside of normal business hours, in the completion of their duties. Exempt employees will work with their supervisor in establishing their work schedule.

SECTION 4: These positions shall be entitled to the benefits outlined in Section E of the Mount Vernon Employee Handbook effective August 2021, as amended.

SECTION 5: All prior ordinances governing pay and benefits for the personnel listed in this ordinance 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 to allow

the City to recruit and retain skilled professionals in the Office of the Law Director, 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. 2023-20 was given a first reading. Francis requested a 10-minute meeting of the Employee and Community Relations Committee on the legislation for May 22, 2023.

RESULT:	**FIRST READING**	**Next: 5/22/2023 7:30 PM**