Legislative Session Minutes

May 22, 2023

COMMITTEE MEETINGS

Mount Vernon City Council
Committee Meeting Schedule
May 22, 2023

6:00-6:10 p.m.	Farmers Co-op street vacation, rezoning	Streets & Public Buildings Severns
6:10-6:20 p.m.	Property leases	Streets & Public Buildings Severns
6:20-6:57 p.m.	DORA	Planning & Zoning Hillier
6:58-7:07 p.m.	Assistant Law Directors	Employee & Community Relations Francis
7:07-7:17 p.m.	Part-time, seasonal wages	Employee & Community Relations Francis

- 05-22-23 Committee Meeting Schedule
- Resolution No. 2021-81
- 05-22-23 DORA Application

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

Council Person James Mahan performed the invocation.

PLEDGE OF ALLEGIANCE

All recited in unison.

ACCEPTANCE OF MINUTES

- City Council - Legislative Session - May 8, 2023 7:30 PM

Seavolt made a motion to accept the minutes from Council's Legislative Session of May 8, 2023, with a second by Keener. Motion to accept passed by a voice vote of 7-0.

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

RECEIVE PETITIONS AND COMMUNICATIONS

None.

RECEIVE COMMITTEE REPORTS

Council accepted without comment the minutes for the two Employee and Community Relations Committee meetings of May 8, 2023 and the Planning and Zoning Committee meeting of May 8, 2023.

- 05-08-23A Employee and Community Relations Committee Meeting Minutes
- 05-08-23B Employee and Community Relations Committee Meeting Minutes
- 05-08-23 Planning and Zoning Committee Meeting Minutes

LIQUOR CONTROL LICENSE

None.

PROCLAMATION

None.

PERSONS SPEAKING ON MATTERS OF CITY CONCERN

Members of the Mayor's Youth Council presented to Council what they learned about municipal government from the City over the course of their school year.

Zach Green, Knox Public Health Commissioner, presented a quarterly update that focused on birth and death certificates, the need for wastewater surveillance in the wake of COVID, a facilities update and inspections of food trucks.

RESOLUTIONS FOR THIRD READING

None.

RESOLUTIONS FOR SECOND READING

None.

RESOLUTIONS FOR FIRST READING

RESOLUTION NO. 2023-50

A RESOLUTION AUTHORIZING AND DIRECTING THE SAFETY-SERVICE DIRECTOR OF THE CITY OF MOUNT VERNON, OHIO TO ENTER INTO A CONTRACT WITH STEPHEN CARPENTER TO ALLOW STEPHEN CARPENTER TO LEASE THE PROPERTY LOCATED AT 16 NORTH MAIN STREET; 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. 2023-50, 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. 2023-50, with a second by Francis. 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. 2023-51

A RESOLUTION AUTHORIZING AND DIRECTING THE SAFETY-SERVICE DIRECTOR OF THE CITY OF MOUNT VERNON, OHIO TO ENTER INTO A CONTRACT WITH ALMOST FAMOUS SWEETS AND SODAS, LLC TO ALLOW ALMOST FAMOUS SWEETS AND SODAS, LLC TO LEASE THE PROPERTY LOCATED AT 5 EAST HIGH STREET; 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. 2023-51, 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. 2023-51, with a second by Francis. 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. 2023-52

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. 2023-52, 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. 2023-52, with a second by Keener. Auditor Terry Scott discussed the supplemental appropriations legislation, which included a grant of $400,000 from the Ariel Foundation to replace the CA&C Depot roof, a $187,847 FEMA grant for Fire Department hoses and vehicle exhaust system, and a $15,750 state grant for license plate cameras at intersections. 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. 2023-53

A RESOLUTION AMENDING THE CITY OF MOUNT VERNON'S DESIGNATED OUTDOOR REFRESHMENT AREA SIGNAGE, AND DECLARING AN EMERGENCY.

Planning and Zoning: Hillier, Severns

Resolution No. 2023-53 was given a first reading. Hillier requested a 15-minute Planning and Zoning Committee meeting on the legislation for June 12, 2023.

RESULT:	**FIRST READING**	**Next: 6/12/2023 7:30 PM**

RESOLUTION NO. 2023-54

A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO RELEASE A REQUEST FOR QUALIFICATIONS FOR IDENTIFYING AND SELECTING A QUALIFIED FIRM OR FIRMS TO PROVIDE REAL ESTATE SERVICES AND OTHER SERVICES RELATED TO AND FOR THE SOUTH SANDUSKY STREET/STATE ROUTE 13 RELOCATION PROJECT AKA KNO-116840, IDENTIFY AND ENTER INTO CONTRACT WITH THE SELECTED FIRM OR FIRMS FOR THOSE SERVICES, 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. 2023-54, 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. 2023-54, with a second by Francis. Engineer Brian Ball discussed the legislation, noting that the City will need to hire two firms to provide real estate services related to the State Route 13 relocation project, for which $3.3 million in grants has been provided to date. 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

ORDINANCES FOR THIRD READING

ORDINANCE NO. 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.

Planning and Zoning: Hillier, Severns

Hillier made a motion to postpone Ordinance 2023-17 to June 12, 2023, when there will be a public hearing on the legislation. Severns seconded the motion, which passed by a roll-call vote of 7-0.

RESULT:	**POSTPONED TO A CERTAIN TIME [UNANIMOUS]**	**Next: 6/12/2023 7:30 PM**
MOVER:	Mike Hillier, Fourth Ward	
SECONDER:	Mel Severns, Councilman	
AYES:	Francis, Hillier, Seavolt, Woods, Keener, Severns, Mahan	

ORDINANCE NO. 2023-19

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

Francis made a motion to adopt Ordinance No. 2023-19, with a second by Mahan. This motion later became moot. Hillier made a motion to amend Ordinance No. 2023-19 by removing the lines referring to Water/Wastewater Department II in Section 1. Francis seconded the motion to amend, which passed by a roll-call vote of 7-0. Francis made a motion to adopt Ordinance No. 2023-19 as amended, with a second by Hillier. Motion to adopt as amended passed by a roll-call vote of 7-0.

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

ORDINANCES FOR SECOND READING

ORDINANCE NO. 2023-20

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 second reading. Francis requested a 10-minute meeting of the Employee and Community Relations Committee on the legislation for June 12, 2023.

RESULT:	**SECOND READING**	**Next: 6/12/2023 7:30 PM**

ORDINANCES FOR FIRST READING

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

AN ORDINANCE TO ACCEPT THE VACATION OF A PORTION OF LEWIS STREET AND SOUTH ALLEY, IN THE CITY OF MOUNT VERNON, KNOX COUNTY, OHIO; AND DECLARING AN EMERGENCY.

Planning and Zoning: Hillier, Severns

Ordinance No. 2023-21 was given a first reading.

RESULT:	**FIRST READING**	**Next: 6/12/2023 7:30 PM**

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

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PARCEL #66-00268.000, ALSO KNOWN AS 600 WEST VINE STREET, FROM THE PRESENT ZONING OF R-2 - SINGLE AND TWO FAMILY DISTRICT, TO GB - GENERAL BUSINESS; AND DECLARING AN EMERGENCY.

Planning and Zoning: Hillier, Severns

Ordinance No. 2023-22 was given a first reading.

RESULT:	**FIRST READING**	**Next: 6/12/2023 7:30 PM**

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

AN ORDINANCE ESTABLISHING A ZONING FEE SCHEDULE PURSUANT TO SECTION 1153.14 OF THE ZONING CODE, AND DECLARING AN EMERGENCY.

Planning and Zoning: Hillier, Severns

Ordinance No. 2023-23 was given a first reading. Hillier requested a 15-minute meeting of the Planning and Zoning Committee on the legislation for June 12, 2023.

RESULT:	**FIRST READING**	**Next: 6/12/2023 7:30 PM**

REMARKS FROM THE ADMINISTRATION

Mayor Matthew Starr thanked the Mayor's Youth Council for its presentation earlier in the evening. He also commented on a visit to City Hall by third graders earlier in the day. He mentioned that the Hiawatha Water Park will be opening for the season on Saturday, May 27 and that Memorial Day is Monday, May 29.

REMARKS FROM COUNCIL

Francis commented on the meaning of Memorial Day. Seavolt thanked members of the Mayor's Youth Council for their presentation earlier in the evening. Keener also thanked members of the Mayor's Youth Council for their presentation, and encouraged residents to turn out for the Memorial Day Parade and Ceremony on May 29 and the First Friday event on June 2. Hillier asked why the video of the Council meeting wasn't streaming live, and Mayor Matthew Starr responded that there was a network error. Hillier also expressed dismay that Council passed legislation in 2021 allowing for DORA events in the City with incorrect information at its disposal. Woods asked if the Hiawatha Water Park still needed staff for the season, and Safety-Service Director Rick Dzik responded that it is

fully staffed. Woods also thanked the Ariel Foundation for its most recent grant to the City. Hawkins commented on the meaning of Memorial Day.

ADJOURN AT THE CALL OF THE PRESIDENT

Seavolt made a motion to adjourn, with a second by Woods. Meeting adjourned at 8:14 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
May 17, 2023

Mount Vernon City Council
Committee Meeting Schedule
May 22, 2023

6:00-6:20 p.m.	Farmers Co-op street vacation, rezoning	Streets & Public Buildings Severns
6:20-6:35 p.m.	Property leases	Streets & Public Buildings Severns
6:35-6:55 p.m.	DORA	Planning & Zoning Hillier
6:55-7:05 p.m.	Assistant Law Directors	Employee & Community Relations Francis
7:05-7:15 p.m.	Part-time, seasonal wages	Employee & Community Relations Francis

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

City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

Meeting: 08/23/21 7:30 PM 1st-8/23/
Dept: Planning and Zoning 2nd-9/13/
Hillier, Keener
Category: Planning and Zoning 3rd-9/27/
Prepared By: Lindsay Hoar
Initiator: Lindsay Hoar

RESOLUTION 2021-81 **DOC ID: 2382 A**

A RESOLUTION AUTHORIZING THE CITY OF MOUNT VERNON TO CREATE A DESIGNATED OUTDOOR REFRESHMENT AREA (DORA)

WHEREAS, effective April 30, 2017, a municipality with a population of less than thirty-five thousand is permitted to create a designated outdoor refreshment area ("DORA") pursuant to the provisions of ORC §4301.82; and

WHEREAS, on August 23, 2021 the Main Street Mount Vernon submitted an application to City Council to consider creating DORA in a specified section of Downtown Mount Vernon (the "DORA Application"); and

WHEREAS, pursuant to ORC §4301.82(C), notice of the filing of the DORA Application and the date of a public hearing thereon was published in a newspaper of general circulation in the City on August 28, 2021; and

WHEREAS, a public hearing on the application will be held on September 13 during which public testimony will be taken; and

WHEREAS, §4301.82(F)(1) requires the City to establish the elements that the City determines are necessary to ensure public health and safety in the area and ORC §4301.82(F)(2) provides for notice of this proposed action to be published in a newspaper of general circulation, such notice will be published on August 28, 2021; and

WHEREAS, the DORA Application as submitted, including a list of the permit holders located at the street addresses on "Exhibit A", meets the requirements of ORC §4301.82(B)(1-5), it being further clarified that the boundary of the DORA includes the premises of the permit holders located at the street addresses listed on "Exhibit A"; and

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

Section 1: City Council approves the DORA Application as having met the requirements of ORC §4301.82(B)(1-5) and approves the Downtown Mount Vernon Designated Outdoor Refreshment Area ("MV DORA"). The MV DORA is comprised of the area as depicted on "Exhibit A", attached to this Resolution, such area to include and encompass the premises of the permit holders located at the street addresses listed on "Exhibit A", as required by ORC §4301.82(F)(1)(a).

Section 2: City Council determines that all public notice requirements of ORC §4301.82 prior to the passage of this Resolution have been met.

Communication: Resolution No. 2021-81 (Committee Meetings)

Section 3: That in order to ensure public health and safety and in accordance with ORC §4301.82(F)(1)(b), the number, spacing, and type of signage designating the MV DORA boundary shall be as set forth on "Exhibit B", attached to this Resolution.

Section 4: The MV DORA encompasses not fewer than four (4) qualified permit holders, all of which are identified on "Exhibit C", attached to this Resolution, by business name, address, liquor permit type and liquor permit number. Also included on "Exhibit C" and in accordance with ORC §4301.82(F)(1)(c) are the hours of operation of the MV DORA, which will apply to all activity within the MV DORA, only as may be limited by approval of special event permitting.

Section 5: The Public Health & Safety Plan as described on "Exhibit D", attached to this Resolution, is approved as meeting the requirements of ORC §4301.82(F)(1)(d), including the manner in which the number of personnel needed to carry out the plan shall be determined.

Section 6: The Sanitation Plan that will help maintain the appearance and public health of the area as described on "Exhibit E", attached to this Resolution, is approved as meeting the requirements of ORC §4301.82(F)(1)(e-f), including the manner in which the number of personnel needed to carry out the plan shall be determined.

Section 7: As required by ORC §4301.82(F)(1)(g), beer and wine shall only be served in plastic bottles or other plastic ~~bottles or other plastic containers~~ cups, which shall be provided by the qualified permit holders in a readily-identified container that identifies the name of the establishment that is serving the beverage, as approved by the Safety Service Director or their designee.

Section 8: As required by ORC §4301.82(I)(1), Council shall review the requirements of the MV DORA, as established by this Resolution, ~~within five years from the effective date of this Resolution~~ after one year from the effective date of the Resolution, and every five years thereafter.

Section 9: The Clerk of Council is hereby instructed to forward a copy of this Resolution to the Ohio Division of Liquor Control and to the investigative unit of the Ohio Department of Public Safety, all in accordance with ORC §§4301.82(C) and 4301.82(F)(3).

Communication: Resolution No. 2021-81 (Committee Meetings)

Bruce E. Hawkins, President of Council

PASSED: SEPTEMBER 27, 2021

ATTEST: Todd Hill, Clerk of Council

APPROVED: September 28, 2021

Matthew T. Starr, Mayor

Communication: Resolution No. 2021-81 (Committee Meetings)

Application to the City of Mount Vernon City Council:

Mount Vernon Designated Outdoor Refreshment Area

O.R.C. 4301.82

MAIN STREET
MOUNT VERNON
DORA
DESIGNATED OUTDOOR
REFRESHMENT AREA

Communication: 05-22-23 DORA Application (Committee Meetings)

Main Street Mount Vernon

501 South Main Street
Mount Vernon, OH 43050
director@mainstreetmountvernon.com
740-393-1481

Designated Outdoor Refreshment Area (DORA)

TABLE OF CONTENTS

- Introduction and Submittal of Application
- Nature of Establishments
- Land Use & Zoning
- Signage
- Boundaries
- Qualified Permit Holders
- Hours of Operation & Qualifying Special Events
- Public Health & Safety
- Sanitation Plan

INTRODUCTION AND SUBMITTAL OF APPLICATION

Section 4301.82 of the Ohio Revised Code authorizes municipalities under 35,000 in population to create Designated Outdoor Refreshment Areas or "DORAs".

In order to consider creation of a DORA, the Executive Officer (Mayor) must file an application with the City of Mount Vernon Council which meets certain statutory requirements.

The application filing must be advertised once per week for two consecutive weeks in a newspaper of general circulation. Not earlier than 30 days, but not later than 60 days after the initial publication of the notice, City Council may approve or disapprove the application by ordinance or resolution.

The Mayor of Mount Vernon is respectfully submitting the following application to City Council for its consideration.

Communication: 05-22-23 DORA Application (Committee Meetings)

NATURE OF ESTABLISHMENT (PARCELS AND BUSINESSES)

NAME	ADDRESS	TYPE OF ESTABLISHMENT
Mane Haven Salon	100 South Main Street	**Beauty Care**
Finishing Touch Salon	106 West Vine Street	**Beauty Care**
Harmony Salt Spa	116 West High Street	**Beauty Care**
Vine Street Barber Shop	12 West Vine Street	**Beauty Care**
BarFit	14 East Gambier Street	**Beauty Care**
Jillian's Salon	14 West Vine Street	**Beauty Care**
Studio T Salon	201 South Mulberry Street	**Beauty Care**
Signature Skin MedSpa	206 South Mulberry Street	**Beauty Care**
Hottie Body Tan	3 East High Street	**Beauty Care**
Monument Square Barber	30 Public Square	**Beauty Care**
Fringe Salon & Spa	5 West Ohio	**Beauty Care**
Hottie Hair	7 East High Street	**Beauty Care**
Studio 6	7 South Gay Street #2	**Beauty Care**
Tracy's Total Image	9 West Gambier Street	**Beauty Care**
Tracy's Karate	9 West High Street	**Beauty Care**
Georgetown Caribbean BBQ	1 West High Street	**Dining**
Cindy’s Scratch Made Pierogis	1 West High Street	**Dining**
Stein Brewing Company	10 West Vine Street	**Dining**
Honey Buckets Tavern	103 West Vine Street	**Dining**
Stein Brewing Company	109 South Main Street	**Dining**
Moss Rose	109 West Ohio Avenue	**Dining**
The Alcove Restaurant & Lounge	116 South Main Street	**Dining**
Flapper’s Bar and Grille	15 west High Street	**Dining**
La Paloma Mexican Restaurant	200 South Main Street	**Dining**
Fit Mix Nutrition Studio	202 South Main Street	**Dining**
Happy Street Bru-Werks	209 South Gay Street	**Dining**
Happy Bean Coffee	221 South Main Street	**Dining**
Dave’s Cosmic Subs	222 South Main Street	**Dining**
Satiated: Food For Everyone	311 South Main Street	**Dining**
Domino’s Pizza	321 South Main Street	**Dining**
Green Vibes	37 Public Square	**Dining**
Mount Vernon Brewing Company	7 North Main Street	**Dining**
Stephen W. Nease Center	104 South Main Street	**Education**
Knox Labs	104 South Main Street	**Education**
MTVarts	14 East Ohio Avenue	**Education**
Buchwald Center	221 South Main Street	**Education**
Schnormeier Gallery	221 South Main Street	**Education**
Hunter Hall	221 South Main Street	**Education**
Central Ohio Technical College	236 South Main Street	**Education**
Tavaci School of Performing Arts	316 South Main Street B	**Education**
SPI Spot	400 South Main Street	**Education**

Communication: 05-22-23 DORA Application (Committee Meetings)

EXHIBIT
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Wright Center	400 South Main Street	**Education**
Woodward Opera House	107 South Main Street	**Entertainment**
Park National Bank	1 South Main Street	**Finance/ Commercial/ Professional Services**
Zelkowits, Barry, & Cullers, Ltd	103 South Main Street	**Finance/ Commercial/ Professional Services**
Professional Guidance Financial	103 South Main Street, Suite 206	**Finance/ Commercial/ Professional Services**
Kahrl & Company	11 South Mulberry Street	**Finance/ Commercial/ Professional Services**
Sheppard Law Offices	11 West Gambier	**Finance/ Commercial/ Professional Services**
American Family Insurance	11 West Ohio Avenue	**Finance/ Commercial/ Professional Services**
First Bank of Ohio	115 West High Street	**Finance/ Commercial/ Professional Services**
Edward Jones Investments	122 OH-229	**Finance/ Commercial/ Professional Services**
Dumbaugh Insurance	122 South Main Street	**Finance/ Commercial/ Professional Services**
Lincoln Douglas Investments	135 South Main Street	**Finance/ Commercial/ Professional Services**
McDaniel CPA	20 West Ohio Avenue	**Finance/ Commercial/ Professional Services**
PNC Bank	23 Public Square	**Finance/ Commercial/ Professional Services**
Real Estate Pros	314 South Main Street #1	**Finance/ Commercial/ Professional Services**
Associated Insurace of Mount Vernon	314 South Main Street #2	**Finance/ Commercial/ Professional Services**
ManCan Staffing	314 South Main Street #3	**Finance/ Commercial/ Professional Services**
Spaulding & Kitzler	51 Public Square	**Finance/ Commercial/ Professional Services**
Fairway Independent Mortgage Company	9 South Mulberry Street	**Finance/ Commercial/ Professional Services**
Unites States Postal Service	101 West High Street	**Government/ Institutional**
Fraternal Order of Eagles	14 West Vine Street	**Government/ Institutional**
Division of Water and Wastewater	3 North Gay Street	**Government/ Institutional**
Kno-Ho-Co	304 South Main Street	**Government/ Institutional**
Elks Lodge	32 Public Square	**Government/ Institutional**
City Hall	40 Public Square	**Government/ Institutional**
Mount Vernon Police Department	5 North Gay Street	**Government/ Institutional**
Municipal Court	5 North Gay Street	**Government/ Institutional**
Knox County Democratic Party	9 East Vine Street	**Government/ Institutional**
Pro-Core Health Brokers	1 Public Square	**Health**
Nature's Kratom CBD	13 West High Street	**Health**
Knox Community Hospital Hull BusinesS Center	133 South Main Street	**Health**
NAMI	15 East Vine Street	**Health**
Mount Vernon Hearing Aid Company	20 Norht Main Street	**Health**
Ogle Family Practice `	206 South Mulberry Street	**Health**

Communication: 05-22-23 DORA Application (Committee Meetings)

EXHIBIT
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Moore Family Practice	206 South Mulberry Street	**Health**
Mount Vernon Dental	304 South Mulberry Street	**Health**
La Belle Home Health Care Services	314 South Main Street #4,5	**Health**
Knox County Vision Center	5 West High Street	**Health**
The Mount Vernon Grand Hotel	12 Public Square	**Lodging**
Central Print Body & Graphics	2 Public Square	**Printing**
Good Impressions	205 South Mulberry Street	**Printing**
Red One Realty	15 North Main Street	**Real Estate**
Mount Calvary Baptist Church	13 South Mulberry	**Religion/Historical**
The Vac Shop	1 East High Street	**Retail**
The Makery on Main	1 North Main Street	**Retail**
Nick & Melvin's Collectibles	1 Public Square	**Retail**
Pine Row Studio	10 East Gambier Street	**Retail**
Kudos Artist Co-Op	10 South Main Street	**Retail**
G.R. Smith Hardware	101 South Mulberry Street	**Retail**
Pond Tire	103 West Gambier Street	**Retail**
Down to Earth Natural Foods	104 West Gambier Street	**Retail**
Cheap Tobacco	112 West High Street	**Retail**
EightyCade	114 South Main Street	**Retail**
Woolson Company	115 South Main Street	**Retail**
Gospel Christian Life Shop	117 South Main Street	**Retail**
NMS Scooters (Bird)	12 East Gambier Street	**Retail**
Cricket's On South Main	120 South Main Street	**Retail**
Second Time Around	120 West High Street	**Retail**
Herald's Appliance & Electronics	121 South Main Street	**Retail**
Creative Images	122 West High Street	**Retail**
Black Walnut Holler	122 West High Street, #2426	**Retail**
The Scent Life Candle Bar	135 South Main Street	**Retail**
Y-Not Cycling & Fitness	14 East Gambier Street	**Retail**
ENEW Zone	14 South Main Street	**Retail**
Mount Vernon Clock Company	16 North Main Street	**Retail**
William's Flowers and Wine	16 South Main Street	**Retail**
Hunnicut's Jewelry	204 South Main Street	**Retail**
Knox Coin Exchange	21 North Main Street	**Retail**
Coleman Gallery	218 South Main Street	**Retail**
Flowers For You	22 East Gambier Street	**Retail**
Paragraph's Bookstore	229 South Main Street	**Retail**
Extension CoWorking	23 Norht Main Street	**Retail**
Main Street Maker's Market	3 North Main Street	**Retail**
Johnny's Mattress & Furniture	305 South Gay Street	**Retail**
Duke's Quicklube	311 South Mulberry Street	**Retail**
Kelley Davis Photography	316 South Main Street A	**Retail**
Holmes Tire	401 South Main Street	**Retail**
Almost Famous Sweets & Sodas	46 Public Square	**Retail**
Old Mr. Bailiwicks	7 South Gay Street	**Retail**
Down Home Leather	9 North Main Street	**Retail**

Communication: 05-22-23 DORA Application (Committee Meetings)

EXHIBIT
A

LAND USE AND ZONING

In accordance with ORC 4301.82(B)(4), the land uses within the DORA are zoned Central Business District, General Business and Public, Semipublic District. (Refer Back to Section B)

The City of Mount Vernon designates the Central Business District and other components included in the DORA boundary the Downtown of Mount Vernon with the primary focus of preserving and enriching Downtown Mount Vernon. The organization tasked with the mission is Main Street Mount Vernon whose objective is to energize and strengthen an authentic and uniquely local Downtown Mount Vernon experience. To accomplish this objective, the organization creates a vibrant, mixed-use gathering place and cultural center with a specific emphasis on retail, restaurants, art and entertainment uses. The Central Business District of downtown maintains this environment through historic buildings and streetscape.

The 2018 Downtown Master Plan identifies “Attracting Residents and Visitors” as a key goal to enhancing downtown as a culture hub. Creating additional programs to enhance local business and existing events by leveraging current progress to attract future public and private development. DORA events would also allow us to connect parks and public spaces through special event uses and may be used as focal points for DORA events and festivals.

The creation of a DORA aligns with the Downtown Mount Vernon Master Plan and objective to define this area as a popular destination for dining and entertainment within the City.

SIGNAGE

Temporary signs will be placed at boundaries of event being held inside DORA to distinguish a barrier. The temporary aspect will allow us to not clutter up the wayfinding signs with extra signage, and to move anywhere the boundary permits.

Tear Drop signs will make DORA participants more visible during community events and can be easily moved and removed.

All DORA events will feature 6 prevention signs located throughout the event space. Signs are designed by and purchased by local prevention coalition, Knox Substance Abuse Action Team.

For a full DORA Boundary event, 26 signs will be needed to distinguish boundaries. 30 signs will be purchased.

Communication: 05-22-23 DORA Application (Committee Meetings)

EXHIBIT
B

PROPOSED BOUNDARY (MAP)

STREET NAME	ADDRESS RANGE	EVEN/ODD
W. OHIO AVE.	20-109	EVEN & ODD
E. OHIO AVE.	14	EVEN & ODD
E. HIGH ST.	3	EVEN & ODD
W. HIGH ST.	1-115	EVEN & ODD
W. HIGH ST.	122	ODD ONLY
PUBLIC SQUARE	1-40	EVEN & ODD
S. MULBERRY ST.	4-455	EVEN & ODD
S. MAIN ST.	1-401	EVEN & ODD
N. MAIN ST.	1-25	EVEN & ODD
W. VINE ST.	11-106	EVEN & ODD
E. VINE ST.	10-23	EVEN & ODD
E. CHESTNUT ST.	6	EVEN ONLY
W. CHESTNUT ST	6-12	EVEN ONLY
E. GAMBIER ST.	8-22	EVEN & ODD
W. GAMBIER ST.	103-113	EVEN & ODD
S. GAY ST.	404	EVEN & ODD
S. GAY ST.	105-303	ODD ONLY
N. GAY ST.	3-5	ODD ONLY

Communication: 05-22-23 DORA Application (Committee Meetings)

EXHIBIT
B

QUALIFIED PERMIT HOLDERS

Name	Address	Permit Class	Permit No.
The Alcove Restaurant & Lounge	116 South Main Street	D3, D6, D2, D2x	0100260
Flapper's Bar & Grille	15 West High Street	D5	4169870
Happy Street Bru-Werks	209 South Gay Street	A1C	7306300
Honey Buckets Tavern	103 West Vine Street	D6, D2, D2x, D3	7144784
Moss Rose	109 West Ohio Avenue	D5	654773
Mount Vernon Brewing Company	7 North Main Street	A1C *	6208557
Stein Brewing Company	10 West Vine Street 109 South Main Street	A1C	7639009
Fraternal Order of Eagles	14 West Vine Street	D4	279401107605
Elks Lodge #140 Mount Vernon	23 Public Square	D4	089840101405

Communication: 05-22-23 DORA Application (Committee Meetings)

EXHIBIT
C

HOURS OF OPERATION & QUALIFYING EVENTS

The City of Mount Vernon requires that each DORA event receive approval from Main Street Mount Vernon DORA Committee. Each event will be reviewed by Main Street Mount Vernon DORA Committee before being passed to City of Mount Vernon for approval. Approval requirements may differ between events depending on size, layout, use of right of way, and programming/mission of event. Every DORA event will be thoroughly reviewed by Main Street Mount Vernon DORA committee to guarantee sufficient sanitation, signage, and public safety requirements are established. The following components will all be addressed in the approval process:

- Portable Restroom Need
- Handicap Accessibility
- Trash Management
- Pedestrian Mobility
- Public Safety Ingress
- Public Safety Egress
- Crowd Control
- Event Boundary Management
- Additional Security/Fire & EMS Requirements

Event organizers may be required to pay for overtime for public services/safety workers or for special duty officers to guarantee appropriate public health and safety requirements.

In accordance with O.R.C. 4301.82, the dates and hours of operation for the DORA are:
Hours of Operation: **ONLY DURING CITY APPROVED EVENTS** between April 1-October 31, Monday-Friday 4pm-11:59pm & Saturday, 11am-11:59pm.

DORA Special Events ***MAY*** include:

- Rotary Brewhaha (1)
- Kokosing River Brewfest (1)
- Pub Crawls (4)
- Night Out on the Town (up to 4)
- First Friday After Dark (1-2)
- Johnny Appleseed Apple Festival (1)
- Movie Night (2)
- Sidewalk Sale (1)
- Fall Merchant's Market (1)

Communication: 05-22-23 DORA Application (Committee Meetings)

EXHIBIT
C

PUBLIC HEALTH AND SAFETY PLAN

In accordance with ORC 4301.82(B)(5), the proposed requirements for the purpose of ensuring public safety within the Designated Outdoor Refreshment Area are as follows:

The Mount Vernon Police Department and Mount Vernon Fire Department will be responsible for providing public safety within the DORA through law enforcement and fire/EMS services.

Responsibilities of Law Enforcement

The Mount Vernon Police Department is located within the DORA boundary. The Mount Vernon Police Department will be responsible for law enforcement services within the DORA. The on-duty supervisor shall ensure that the appropriate attention is provided to a DORA event, assigning a uniformed officer to the DORA as part of their routine patrol route.

The Main Street Mount Vernon DORA Committee will communicate with MVPD to allow appropriate time for measures to be taken. In the event that an above-average number of people are expected for a DORA event, the Chief of Police and Police Captain may have additional officers and/or other agency personnel assigned specifically to the DORA.

In the event that a larger than normal crowd begins to form at a DORA event taking place, the on-duty supervisor may assign additional officers and/or assign an officer to specifically patrol the DORA.

The use of bicycle patrol, foot patrol and other forms of routine patrol will be considered as alternate methods.

The current Active Shooter Procedures will be made available to all Event Organizers upon approval of event application.

Responsibilities of Fire/EMS

The Mount Vernon Fire Department (Station 491) is currently located just outside the DORA boundary. The Mount Vernon Fire Department will be responsible for Fire, Rescue, and EMS within the DORA. Estimated response time would be between two and four minutes to any area within the DORA.

The Main Street Mount Vernon DORA Committee will communicate with the Mount Vernon Fire Department to allow time for appropriate measures to be taken. In the event that an above-average number of people are expected for a DORA event, the Fire Chief may stage personnel and/or equipment in a location within or near the DORA to allow for an immediate response.

Other Measures Being Taken

Establishments will require servers to complete online/in-person alcohol server knowledge training and bystander intervention training to help maintain safety in our community. Certificates will be held in employee files.

All DORA events will feature 6 prevention signs located throughout the event space. Signs are designed by and purchased by local prevention coalition, Knox Substance Abuse Action Team.

Public Health and Safety are utmost importance; therefore, DORA events will set aside $1 per sale of cup for local prevention efforts.

DORA events MUST BE APPROVED by Main Street Mount Vernon DORA Committee to occur. After receiving DORA event application, Main Street Mount Vernon DORA Committee will communicate with City of Mount Vernon through means of the Parade/Event Application Form located on the City of Mount Vernon website.

Communication: 05-22-23 DORA Application (Committee Meetings)

EXHIBIT
D

SANITATION

In accordance with ORC 4301.82(B)(5), the proposed requirements for the purpose of ensuring public health within the DORA are as follows:

City of Mount Vernon Street Department will be responsible for trash collection, street sweeping and routine maintenance. The City will also be responsible for maintaining Public Square.

Existing trash receptacles will be used for trash collection purposes only. Temporary waste and recycling bins may be available to Event Organizers (provided by Main Street Mount Vernon) upon request. Event Organizer will be required to submit a sanitation plan with DORA event application to be reviewed by Main Street Mount Vernon DORA Committee to include clean up following event.

Main Street Mount Vernon will be responsible for maintaining beautification efforts through landscaping, litter pick-up, weeding, plantings, and other streetscape responsibilities.

Communication: 05-22-23 DORA Application (Committee Meetings)

EXHIBIT
E

Employee and Community Relations Committee Meeting Minutes
Committee Meeting
May 8, 2023 – 6:40 p.m. to 6:51 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 Mel Severns, At-Large
ABSENT:	Amber Keener, At-Large
OTHERS IN ATTENDANCE:	Matthew Starr, Mayor Richard Dzik, Safety-Service Director Robert Broeren, Law Director Terry Scott, Auditor David Stuller, Treasurer Aaron Reinhart, Utilities Director Robert Morgan, Police Chief Dan Jackman, Community Advocate Todd Hill, Clerk Cheryl Splain, Knox Pages Sam Filkins, ADF

The committee discussed Ordinance No. 2023-19, setting hourly compensation for part-time and seasonal personnel. Safety-Service Director Rick Dzik detailed the legislation, and noted that he was open to amending it to remove positions in the Water and Wastewater Departments. He added that Engineering has used seasonal employees to assist with tree work. Auditor Terry Scott expressed concern about how to define part-time employees in the Fire Department given that they're union positions. The chair requested a 10-minute committee meeting on the legislation for May 22, 2023. Ordinance No. 2023-19 was up for a second 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

Communication: 05-08-23A Employee and Community Relations Committee Meeting Minutes (Receive Committee Reports)

Employee and Community Relations Committee Meeting Minutes
Committee Meeting
May 8, 2023 – 6:50 p.m. to 7:04 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 Mel Severns, At-Large
ABSENT:	Amber Keener, At-Large
OTHERS IN ATTENDANCE:	Matthew Starr, Mayor Richard Dzik, Safety-Service Director Robert Broeren, Law Director Terry Scott, Auditor David Stuller, Treasurer Aaron Reinhart, Utilities Director Robert Morgan, Police Chief Dan Jackman, Community Advocate Todd Hill, Clerk Cheryl Splain, Knox Pages Sam Filkins, ADF

The committee discussed Ordinance No. 2023-14, to create the position of liaison for the Community Relations Division of the Police Department. The position, which would focus on domestic violence cases, would largely be paid for with a grant, with the position paying $84,000 annually. Community Advocate Dan Jackman discussed the benefits of having such an employee for the Police Department and the City, and added that flexible scheduling would help with effectiveness. Police Chief Robert Morgan noted that the employee would primarily work second and third shifts, and that prospective employees would be made aware that it was a grant-dependent position. Ordinance No. 2023-14 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
May 8, 2023 – 7:04 p.m. to 7:13 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 Mel Severns, At-Large
ABSENT:	Amber Keener, At-Large
OTHERS IN ATTENDANCE:	Matthew Starr, Mayor Richard Dzik, Safety-Service Director Robert Broeren, Law Director Terry Scott, Auditor David Stuller, Treasurer Aaron Reinhart, Utilities Director Robert Morgan, Police Chief Dan Jackman, Community Advocate Todd Hill, Clerk Cheryl Splain, Knox Pages Sam Filkins, ADF

The committee met to discuss Ordinance No. 2023-17, 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. Sam Filkins of the Knox Area Development Foundation detailed the plans for the site, just north of the industrial park, which involve demolishing the existing structures there and building eight units, in two buildings, of affordable senior housing. Maintenance would be provided by the Area Agency for the Aging. The chair characterized the proposal as an improvement for the neighborhood. There will be a public hearing on the proposal on June 12, 2023. Ordinance No. 2023-17 was up for a second reading at Council's Legislative Session later in the evening.

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

ADOPTED

Meeting: 05/22/23 7:30 PM
Dept: Streets and Public Buildings
Severns, Francis
Category: Contract
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3816 A

RESOLUTION 2023-50

A RESOLUTION AUTHORIZING AND DIRECTING THE SAFETY-SERVICE DIRECTOR OF THE CITY OF MOUNT VERNON, OHIO TO ENTER INTO A CONTRACT WITH STEPHEN CARPENTER TO ALLOW STEPHEN CARPENTER TO LEASE THE PROPERTY LOCATED AT 16 NORTH MAIN STREET; AND DECLARING AN EMERGENCY.

WHEREAS, the City of Mount Vernon, State of Ohio owns the property located at 16 North Main Street in the City of Mount Vernon; and

WHEREAS, Stephen Carpenter would like to continue to operate out of his current storefront located at 16 North Main Street.

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 be and herewith is authorized and directed to enter into a contract with Stephen Carpenter for lease of the property located at 16 North Main Street in the City of Mount Vernon, Ohio. A copy of the contract is attached as Exhibit A.

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 to allow the tenant to immediately use the property, pay the utilities on the property, and pay rent 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:

Severns made a motion to suspend the rule requiring three separate readings of Resolution No. 2023-50, 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. 2023-50, with a second by Francis. 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

COMMERCIAL LEASE AGREEMENT

This Agreement is made by and between **The City of Mount Vernon, an Ohio Municipal Corporation,** whose principal place of business is 40 Public Square, Mount Vernon, Ohio 43050, hereinafter known as Landlord, and **Stephen Carpenter**, whose principal place of business is **16 N Main St. Mt. Vernon, OH 43050**, hereinafter referred to as Tenant.

DESCRIPTION OF PROPERTY

The property that is the subject of this Agreement, hereinafter referred to as "premises", is located at **16 N. Main St., Mt. Vernon, OH 43050**, consisting of Parcel Number 66-05506.000.

LEASE

In consideration of the mutual covenants and agreements contained herein the Landlord hereby agrees to lease to the Tenant and the Tenant agrees to lease from the Landlord the subject premises to be used for the purposes of the Tenant as a commercial facility for an initial term of **12** months commencing **July 1, 2023.**

RENT AND HOLDOVER

The total rent shall be **$425.00** per month payable at the rate of per month in advance with the first payment to be due on or before **July 1, 2023**, and each payment thereafter to be due on or before the first of each and every month. Should tenant occupy the premises after the expiration of the lease, it shall be considered a holdover tenant and shall be subject to the terms and conditions of this lease on a month to month basis.

It is further agreed that to secure the payment of the rent and the performance of their conditions hereunder the Tenant hereby gives to the Landlord a lien upon all property of the Tenant located on the subject premises.

The rent is due on the 1st and there shall be a 15-day grace period. If any rental payment is not paid when due but is accepted late by the landlord, Tenant shall pay a late charge of $50.00.

USE AND OCCUPANCY

Tenant shall have possession of the premises at 12:00 a.m. on July 1, 2023. It is agreed and understood by both parties that the premises shall only be used for approved commercial use and shall not be used for residential premises. Tenant shall continue in

Attachment: Ex A - 16 N Main Lease (2023-50 : 16 North Main St Lease)

the possession and have quiet enjoyment of the premises so long as it is in full compliance with all the terms and conditions of this Lease.

EXPENSES

Effective upon the execution of this lease Tenant shall be responsible for all utilities servicing the premises including; trash removal, electric, phone, and gas, and shall have all utilities transferred into the name of the tenant. As this property is serviced with one water meter all City Utilities (Water, Sanitary, and Storm) will be paid by The City. The Landlord shall pay all real estate taxes and assessments.

SECURITY DEPOSIT

Landlord and Tenant have agreed that in lieu of a security deposit, Tenant shall Vacate premises at 10 N Main on or before July 1, 2023.

ASSIGNMENT

Tenant shall not assign, transfer, or sublet the whole or any part of the demised premises to any person or persons without obtaining the prior written consent of the Landlord, which shall not be unreasonably withheld.

CONDITION OF PREMISES, MAINTENANCE AND IMPROVEMENTS

The Tenant shall keep the premises in a clean and healthy condition, in accordance with the ordinances of the City and the regulations of Knox Public Health.

Tenant shall keep the premises in as good repair as they were at the commencement of this lease, and at the end of this lease shall deliver the premises in as good order and condition as they were at the commencement of the lease, reasonable use, wear and tear excepted.

Tenant will use and occupy the said premises solely for the purposes herein mentioned and no others; the Tenant shall not use or occupy said premises nor permit said premises to be used or occupied for any purpose deemed hazardous on account of fire, and will not store, have or keep therein any material or substance which would increase the fire hazard; the Tenant shall save and hold Landlord harmless for any violations of federal or state EPA regulations created by Tenant; in case permission is given to the Tenant for the erection of any sign or signs, the Tenant, in consideration of the premises and the giving of such consent, hereby agrees to save the Landlord harmless from any damage to person or property which may be created.

Tenant acknowledges that these premises may contain environmental hazards that will require future remediation including, but not limited to, lead based paint and

Attachment: Ex A - 16 N Main Lease (2023-50 : 16 North Main St Lease)

asbestos. Tenant shall take no action to increase the environmental hazards on the property, and accepts the premises subject to these hazards.

Tenant is responsible for and is to make all interior modifications, improvements and decorations at its own expense, it being understood that they may do whatever is necessary to alter the interior space so as to make it suitable to conduct its business, but only after first obtaining the consent of the Landlord which consent shall not be unreasonably withheld.

It is understood that all improvements placed in said building by Tenant in the way of permanent installations such as plumbing, electrical wiring, floor coverings and other fixtures shall be and become the property of the Landlord upon the termination of this lease.

Any and all improvements and modifications to the property including the installation of an exterior sign, as contemplated by the Tenant, shall be first approved in writing by the Landlord whose consent shall not be unreasonably withheld. Upon the termination of this lease Tenant may, and at the option of the Landlord shall, remove any exterior signs installed or fixtures that can be removed without causing damage to the premises. All signs and business activities must comply with the zoning regulations of the City of Mount Vernon.

Tenant shall be responsible for the maintenance, cleaning and repair of the interior of the premises, including all electric from fuse box out, plumbing from fixtures and main supply line, shut off valves, and heating systems. Major maintenance items including, but not limited to, maintaining the roof, major plumbing or electrical repairs outside of tenants' responsibility, and exterior premises, fixtures, and utilities shall be the responsibility of the Landlord. Maintenance inquiries may be vetted by Public Buildings and Lands to determine responsible party. Notwithstanding anything herein to the contrary, Tenant shall be responsible for any and all repairs necessitated by damages caused by Tenant or its invitees.

LANDLORD'S ACCESS TO PREMISES, RE-ENTRY AND DEFAULT

The Tenant will permit the Landlord or its agent to show the premises to persons desiring to rent the same during reasonable hours of the day until rented, and the Landlord or his agent shall also be permitted, at any time during the term hereby created, to visit and examine said premises at any reasonable hour of the day, and commencing 90 days before the end of this lease, the Tenant will permit the Landlord or its agent to place upon the said premises the usual notice of "For Lease", and to remain there without hindrance or molestation until rented.

At the sole option of the Landlord, the Landlord, upon default of the Tenant of any provision of this Lease, may terminate this Lease and declare same to be null and

Attachment: Ex A - 16 N Main Lease (2023-50 : 16 North Main St Lease)

void upon written notice to Tenant. Upon default as provided in this paragraph and the following paragraph, all rent shall immediately become due and payable.

Tenant shall be obligated for payment of all rent, less amounts recovered by Landlord for releasing the premises. Termination of this lease shall not prejudice Landlord's right to action for arrears of rent or any other breach of this lease. Upon default, the remedies provided by this lease shall be cumulative and shall not be exclusive of any right, remedy, or benefit, including those allowed by law.

Upon Tenant's default, Landlord may file a forcible entry and detainer action, or commence self-repossession. Self-repossession shall only occur if the Tenant illegally holds over, or if Tenant has breached a provision of the lease and has been notified in writing of the breach, and is given a reasonable opportunity to correct the breach. Reasonable opportunity to correct for self-repossession purposes only, is 3 days for non-payment of rent, and 15 days for other breaches. If the breach is not corrected within this reasonable time, Landlord shall be permitted to take self-repossession measures, including changing the locks to the premises, removing tenant's property, and selling Tenant's property to cure the default, in addition to any legal remedies provided by law.

If at any time during the term hereby created the Tenant shall be declared bankrupt, or in case the Tenant shall use said premises in an illegal manner, then this lease may, at the option of the Landlord, be declared void, and the same shall be void from the time of the service upon the Tenant of written notice to that effect signed by the Landlord or his agent.

DESTRUCTION OF PREMISES

If during the term of this lease the premises shall be destroyed or damaged by fire or other unavoidable casualty, **not** due to the negligence of the Tenant, its agents, employees, or invitees so that the same shall be thereby rendered unfit for the Tenant in its business, or in case the Tenant shall be prevented from using said premises by reason of any action on the part of city or state officers through no fault, neglect or willful act of its own or its agents, servants or employees, then the rent hereinbefore reserved shall be suspended until the premises are restored to a condition suitable for Tenant's use. In the event of a substantial loss or total destruction of the premises the Landlord shall have the sole option of whether to rebuild or repair the premises and if Landlord elects to not repair or rebuild, this lease shall terminate. In the event that the premises is rendered unusable to the Tenant for a period of time in excess of 90 days, by any loss not caused by Tenant's negligent or willful acts, Tenant shall have the right to terminate this lease.

LIABILITY

Attachment: Ex A - 16 N Main Lease (2023-50 : 16 North Main St Lease)

The Tenant further agrees to indemnify and save harmless the Landlord from and against any and all claims, liability, damage or loss to person or property which may arise or grow out of the occupancy of said premises by Tenant, or out of any act of the Tenant and Tenant's employees, agents, invitees or licensees

If the Leased Premises or any other part of the Building is damaged by fire or other casualty resulting from any **act or negligence of Tenant or any of Tenant's agents, employees or invitees,** rent shall not be diminished or abated while such damages are under repair, and Tenant shall be responsible for the costs of repair not covered by insurance.

Landlord shall maintain fire and extended coverage insurance on the Building and the Leased Premises in such amounts as Landlord shall deem appropriate. Tenant shall be responsible, at its expense, for fire and extended coverage insurance on all of its personal property, including removable trade fixtures, located in the Leased Premises.

Tenant and Landlord shall, each at its own expense, maintain a policy or policies of comprehensive general liability insurance with respect to the respective activities of each in the Building with the premiums thereon fully paid on or before due date, issued by and binding upon some insurance company approved by Landlord, such insurance to afford minimum protection of not less than $1,000,000.00 combined single limit coverage of bodily injury, property damage or combination thereof. Landlord shall be listed as an additional insured on Tenant's policy or policies of comprehensive general liability insurance, and Tenant shall provide Landlord with current Certificates of Insurance evidencing Tenant's compliance with this Paragraph. Tenant shall obtain the agreement of Tenant's insurers to notify Landlord that a policy is due to expire at least (10) days prior to such expiration. Landlord shall not be required to maintain insurance against thefts within the Leased Premises or the Building.

RELOCATION

Tenant acknowledges that it will not be eligible for relocation payments because Tenant did not occupy the premises under prior ownership or tenancy.

NOTICES

Any notice provided for to be given by this instrument shall be deemed properly served on the party to whom it is to be given if the same is sent to said party in a sealed postpaid envelope addressed to said party by registered mail and the time of the mailing of said notice shall be deemed to be the time of it service. Notices to Landlord shall be served at 40 Public Square, Mount Vernon, Ohio 43050, attn. Safety-Service Director. Notices to Tenant shall be served at _____ **and** the premises.

Attachment: Ex A - 16 N Main Lease (2023-50 : 16 North Main St Lease)

BINDING AGREEMENT

It is hereby mutually understood and agreed that this instrument shall apply to and bind the heirs, legal representatives, successors, assigns, or grantees, as the case may be, of each of the parties hereto.

WAIVER

One or more waivers of any covenant or condition by the Landlord or the Tenant shall not be construed as a waiver or a further breach of the same covenant or condition.

APPLICABLE LAW

The terms of this Lease shall be governed by the laws of the State of Ohio and all obligations of the parties created hereunder are performable in Knox County, Ohio. The courts of the State of Ohio located in Knox County, Ohio shall have exclusive jurisdiction over any dispute arising out of this contract. Should any Lease provision be or become illegal or invalid under the laws of the State of Ohio, the invalidity shall not be construed to affect the entire Lease but shall be limited to that provision determined to be illegal or invalid.

AGREED TO BY LANDLORD

The City of Mount Vernon

_____ _____

By: Richard Dzik **Date**
Safety-Service Director

AGREED TO BY TENANT:

Stephen A. Carpenter

_____ _____

By: **Date**
Its:

Attachment: Ex A - 16 N Main Lease (2023-50 : 16 North Main St Lease)

City Council
City of Mount Vernon
Mount Vernon, OH 43050

ADOPTED

Meeting: 05/22/23 7:30 PM
Dept: Streets and Public Buildings
Severns, Francis
Category: Contract
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3817

RESOLUTION 2023-51

A RESOLUTION AUTHORIZING AND DIRECTING THE SAFETY-SERVICE DIRECTOR OF THE CITY OF MOUNT VERNON, OHIO TO ENTER INTO A CONTRACT WITH ALMOST FAMOUS SWEETS AND SODAS, LLC TO ALLOW ALMOST FAMOUS SWEETS AND SODAS, LLC TO LEASE THE PROPERTY LOCATED AT 5 EAST HIGH STREET; AND DECLARING AN EMERGENCY.

WHEREAS, the City of Mount Vernon, State of Ohio owns the property located at 5 East High Street in the City of Mount Vernon; and

WHEREAS, Almost Famous Sweets and Sodas, LLC would like to expand its business offerings and utilize the vacant space at 5 East High Street.

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 be and herewith authorized and directed to enter into a contract with Almost Famous Sweets and Sodas, LLC for lease of the property located at 5 East High Street in the City of Mount Vernon, Ohio. A copy of the contract is attached as Exhibit A.

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 to allow the tenant to immediately use the property, pay the utilities on the property, and pay rent 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:

Severns made a motion to suspend the rule requiring three separate readings of Resolution No. 2023-51, 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. 2023-51, with a second by Francis. 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

COMMERCIAL LEASE AGREEMENT

This Agreement is made by and between **The City of Mount Vernon, an Ohio Municipal Corporation,** whose principal place of business is 40 Public Square, Mount Vernon, Ohio 43050, hereinafter known as Landlord, and **Almost Famous Sweet's and Soda's LLC**, whose principal place of business **is 1 E. High St., Mount Vernon, OH, 43050**, hereinafter referred to as Tenant.

DESCRIPTION OF PROPERTY

The property that is the subject of this Agreement, hereinafter referred to as "premises", is located at **5 E. High St., Mt. Vernon, OH 43050**, consisting of Parcel Number 66-00499.000.

LEASE

In consideration of the mutual covenants and agreements contained herein the Landlord hereby agrees to lease to the Tenant and the Tenant agrees to lease from the Landlord the subject premises to be used for the purposes of the Tenant as a commercial facility for an initial term of **12** months commencing **June 1, 2023**.

RENT AND HOLDOVER

The total rent shall be **$400.00** per month payable at the rate of per month in advance with the first payment to be due on or before **June 1, 2023**, and each payment thereafter to be due on or before the first of each and every month. Should tenant occupy the premises after the expiration of the lease, it shall be considered a holdover tenant and shall be subject to the terms and conditions of this lease on a month to month basis.

It is further agreed that to secure the payment of the rent and the performance of their conditions hereunder the Tenant hereby gives to the Landlord a lien upon all property of the Tenant located on the subject premises.

The rent is due on the 1st and there shall be a 15-day grace period. If any rental payment is not paid when due but is accepted late by the landlord, Tenant shall pay a late charge of $50.00.

USE AND OCCUPANCY

Tenant shall have possession of the premises at 12:00 a.m. on June 1, 2023. It is agreed and understood by both parties that the premises shall only be used for approved commercial use and shall not be used for residential premises. Tenant shall continue in

Attachment: Ex A - 5 N Gay St lease (2023-51 : Lease for 5 East High St)

the possession and have quiet enjoyment of the premises so long as it is in full compliance with all the terms and conditions of this Lease.

EXPENSES

Effective upon the execution of this lease Tenant shall be responsible for all utilities servicing the premises including; trash removal, electric, phone, and gas, and shall have all utilities transferred into the name of the tenant. As this property is serviced with one water meter all City Utilities (Water, Sanitary, and Storm) will be paid by The City. The Landlord shall pay all real estate taxes and assessments.

SECURITY DEPOSIT

Landlord and Tenant have agreed that in lieu of a security deposit, Tenant shall make agreed upon internal improvements. During renovation period of June 1, 2023-July 31, 2023 rent will be reduced by 50% to $200 for both months. Initiating August 1, 2023 rent will return to monthly rate of $400.

ASSIGNMENT

Tenant shall not assign, transfer, or sublet the whole or any part of the demised premises to any person or persons without obtaining the prior written consent of the Landlord, which shall not be unreasonably withheld.

CONDITION OF PREMISES, MAINTENANCE AND IMPROVEMENTS

The Tenant shall keep the premises in a clean and healthy condition, in accordance with the ordinances of the City and the regulations of Knox Public Health.

Tenant shall keep the premises in as good repair as they were at the commencement of this lease, and at the end of this lease shall deliver the premises in as good order and condition as they were at the commencement of the lease, reasonable use, wear and tear excepted.

Tenant will use and occupy the said premises solely for the purposes herein mentioned and no others; the Tenant shall not use or occupy said premises nor permit said premises to be used or occupied for any purpose deemed hazardous on account of fire, and will not store, have or keep therein any material or substance which would increase the fire hazard; the Tenant shall save and hold Landlord harmless for any violations of federal or state EPA regulations created by Tenant; in case permission is given to the Tenant for the erection of any sign or signs, the Tenant, in consideration of the premises and the giving of such consent, hereby agrees to save the Landlord harmless from any damage to person or property which may be created.

Attachment: Ex A - 5 N Gay St lease (2023-51 : Lease for 5 East High St)

Tenant acknowledges that these premises may contain environmental hazards that will require future remediation including, but not limited to, lead based paint and asbestos. Tenant shall take no action to increase the environmental hazards on the property, and accepts the premises subject to these hazards.

Tenant is responsible for and is to make all interior modifications, improvements and decorations at its own expense, it being understood that they may do whatever is necessary to alter the interior space so as to make it suitable to conduct its business, but only after first obtaining the consent of the Landlord which consent shall not be unreasonably withheld.

It is understood that all improvements placed in said building by Tenant in the way of permanent installations such as plumbing, electrical wiring, floor coverings and other fixtures shall be and become the property of the Landlord upon the termination of this lease.

Any and all improvements and modifications to the property including the installation of an exterior sign, as contemplated by the Tenant, shall be first approved in writing by the Landlord whose consent shall not be unreasonably withheld. Upon the termination of this lease Tenant may, and at the option of the Landlord shall, remove any exterior signs installed or fixtures that can be removed without causing damage to the premises. All signs and business activities must comply with the zoning regulations of the City of Mount Vernon.

Tenant shall be responsible for the maintenance, cleaning and repair of the interior of the premises, including all electric from fuse box out, plumbing from fixtures and main supply line, shut off valves, and heating systems. Major maintenance items including, but not limited to, maintaining the roof, major plumbing or electrical repairs outside of tenants' responsibility, and exterior premises, fixtures, and utilities shall be the responsibility of the Landlord. Maintenance inquiries may be vetted by Public Buildings and Lands to determine responsible party. Notwithstanding anything herein to the contrary, Tenant shall be responsible for any and all repairs necessitated by damages caused by Tenant or its invitees.

LANDLORD'S ACCESS TO PREMISES, RE-ENTRY AND DEFAULT

The Tenant will permit the Landlord or its agent to show the premises to persons desiring to rent the same during reasonable hours of the day until rented, and the Landlord or his agent shall also be permitted, at any time during the term hereby created, to visit and examine said premises at any reasonable hour of the day, and commencing 90 days before the end of this lease, the Tenant will permit the Landlord or its agent to place upon the said premises the usual notice of "For Lease", and to remain there without hindrance or molestation until rented.

Attachment: Ex A - 5 N Gay St lease (2023-51 : Lease for 5 East High St)

At the sole option of the Landlord, the Landlord, upon default of the Tenant of any provision of this Lease, may terminate this Lease and declare same to be null and void upon written notice to Tenant. Upon default as provided in this paragraph and the following paragraph, all rent shall immediately become due and payable.

Tenant shall be obligated for payment of all rent, less amounts recovered by Landlord for releasing the premises. Termination of this lease shall not prejudice Landlord's right to action for arrears of rent or any other breach of this lease. Upon default, the remedies provided by this lease shall be cumulative and shall not be exclusive of any right, remedy, or benefit, including those allowed by law.

Upon Tenant's default, Landlord may file a forcible entry and detainer action, or commence self-repossession. Self-repossession shall only occur if the Tenant illegally holds over, or if Tenant has breached a provision of the lease and has been notified in writing of the breach, and is given a reasonable opportunity to correct the breach. Reasonable opportunity to correct for self-repossession purposes only, is 3 days for non-payment of rent, and 15 days for other breaches. If the breach is not corrected within this reasonable time, Landlord shall be permitted to take self-repossession measures, including changing the locks to the premises, removing tenant's property, and selling Tenant's property to cure the default, in addition to any legal remedies provided by law.

If at any time during the term hereby created the Tenant shall be declared bankrupt, or in case the Tenant shall use said premises in an illegal manner, then this lease may, at the option of the Landlord, be declared void, and the same shall be void from the time of the service upon the Tenant of written notice to that effect signed by the Landlord or his agent.

DESTRUCTION OF PREMISES

If during the term of this lease the premises shall be destroyed or damaged by fire or other unavoidable casualty, **not** due to the negligence of the Tenant, its agents, employees, or invitees so that the same shall be thereby rendered unfit for the Tenant in its business, or in case the Tenant shall be prevented from using said premises by reason of any action on the part of city or state officers through no fault, neglect or willful act of its own or its agents, servants or employees, then the rent hereinbefore reserved shall be suspended until the premises are restored to a condition suitable for Tenant's use. In the event of a substantial loss or total destruction of the premises the Landlord shall have the sole option of whether to rebuild or repair the premises and if Landlord elects to not repair or rebuild, this lease shall terminate. In the event that the premises is rendered unusable to the Tenant for a period of time in excess of 90 days, by any loss not caused by Tenant's negligent or willful acts, Tenant shall have the right to terminate this lease.

Attachment: Ex A - 5 N Gay St lease (2023-51 : Lease for 5 East High St)

LIABILITY

The Tenant further agrees to indemnify and save harmless the Landlord from and against any and all claims, liability, damage or loss to person or property which may arise or grow out of the occupancy of said premises by Tenant, or out of any act of the Tenant and Tenant's employees, agents, invitees or licensees

If the Leased Premises or any other part of the Building is damaged by fire or other casualty resulting from any **act or negligence of Tenant or any of Tenant's agents, employees or invitees,** rent shall not be diminished or abated while such damages are under repair, and Tenant shall be responsible for the costs of repair not covered by insurance.

Landlord shall maintain fire and extended coverage insurance on the Building and the Leased Premises in such amounts as Landlord shall deem appropriate. Tenant shall be responsible, at its expense, for fire and extended coverage insurance on all of its personal property, including removable trade fixtures, located in the Leased Premises.

Tenant and Landlord shall, each at its own expense, maintain a policy or policies of comprehensive general liability insurance with respect to the respective activities of each in the Building with the premiums thereon fully paid on or before due date, issued by and binding upon some insurance company approved by Landlord, such insurance to afford minimum protection of not less than $1,000,000.00 combined single limit coverage of bodily injury, property damage or combination thereof. Landlord shall be listed as an additional insured on Tenant's policy or policies of comprehensive general liability insurance, and Tenant shall provide Landlord with current Certificates of Insurance evidencing Tenant's compliance with this Paragraph. Tenant shall obtain the agreement of Tenant's insurers to notify Landlord that a policy is due to expire at least (10) days prior to such expiration. Landlord shall not be required to maintain insurance against thefts within the Leased Premises or the Building.

RELOCATION

Tenant acknowledges that it will not be eligible for relocation payments because Tenant did not occupy the premises under prior ownership or tenancy.

NOTICES

Any notice provided for to be given by this instrument shall be deemed properly served on the party to whom it is to be given if the same is sent to said party in a sealed postpaid envelope addressed to said party by registered mail and the time of the mailing of said notice shall be deemed to be the time of it service. Notices to Landlord shall be served at 40 Public Square, Mount Vernon, Ohio 43050, attn. Safety-Service Director.

Attachment: Ex A - 5 N Gay St lease (2023-51 : Lease for 5 East High St)

Notices to Tenant shall be served at _____
and the premises.

BINDING AGREEMENT

It is hereby mutually understood and agreed that this instrument shall apply to and bind the heirs, legal representatives, successors, assigns, or grantees, as the case may be, of each of the parties hereto.

WAIVER

One or more waivers of any covenant or condition by the Landlord or the Tenant shall not be construed as a waiver or a further breach of the same covenant or condition.

APPLICABLE LAW

The terms of this Lease shall be governed by the laws of the State of Ohio and all obligations of the parties created hereunder are performable in Knox County, Ohio. The courts of the State of Ohio located in Knox County, Ohio shall have exclusive jurisdiction over any dispute arising out of this contract. Should any Lease provision be or become illegal or invalid under the laws of the State of Ohio, the invalidity shall not be construed to affect the entire Lease but shall be limited to that provision determined to be illegal or invalid.

AGREED TO BY LANDLORD

The City of Mount Vernon

_____ _____

By: Richard Dzik **Date**
Safety-Service Director

AGREED TO BY TENANT:

Almost Famous Sweet's and Soda's LLC

_____ _____

By: **Date**
Its:

Attachment: Ex A - 5 N Gay St lease (2023-51 : Lease for 5 East High St)

City Council
City of Mount Vernon
Mount Vernon, OH 43050

ADOPTED

Meeting: 05/22/23 7:30 PM
Dept: Finance and Budget
Seavolt, Mahan
Category: Finance
Prepared By: Terry Scott
Initiator: Todd Hill
DOC ID: 3815

RESOLUTION 2023-52

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 224.1900.55511, Equipment, in the amount of $15,750.00.
   (State of Ohio - Justice Administrative Grant-Licenses Plate Camera)
2. To Account 224.1900.51114, Community Liaison, in the amount of $30,749.00.
3. To Account 224.1900.52121, P.E.R.S., in the amount of $3,495.00.
4. To Account 224.1900.52123, Workers' Compensation, in the amount of $ 394.00.
5. To Account 224.1900.52126, Medicare, in the amount of $362.00.
   (Violence Against Women's Act - Ohio Criminal Justice Grant)
6. To Account 401.2500.55516, Public Building & Lands, in the amount of $400,000.00.
   (Ariel Foundation - Grant to Replace CA&C Roof)
7. To Account 101.1900.54115, PAK United, in the amount of $40.00.
   (Donation to PAK United - James & Susan Simpson)
8. To Account 217.130.53215, Maintenance of Equipment, in the amount of $187,847.27.
   (FEMA Grant - Fire & Life Safety & Mitigation (Vehicle Exhaust System & Fire Supply Hose)
9. To Account 101.2500.53312, Maintenance & Repairs, in the amount of $11,550.00.
   (Ariel Foundation - Snow Removal Contract - 2022-2023)

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. 2023-52, 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. 2023-52, with a second by Keener. Auditor Terry Scott discussed the supplemental appropriations legislation, which included a grant of $400,000 from the Ariel Foundation to replace the CA&C Depot roof, a $187,847 FEMA grant for Fire

Department hoses and vehicle exhaust system, and a $15,750 state grant for license plate cameras at intersections. 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: 05/22/23 7:30 PM
Dept: Planning and Zoning
Hillier, Severns
Category: Planning and Zoning
Prepared By: Rob Broeren
Initiator: Todd Hill

RESOLUTION 2023-53 **DOC ID: 3818**

A RESOLUTION AMENDING THE CITY OF MOUNT VERNON'S DESIGNATED OUTDOOR REFRESHMENT AREA SIGNAGE, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Mount Vernon created a Designated Outdoor Refreshment Area by Resolution 2021-81 on September 27, 2021; and

WHEREAS, the City's original DORA required the use of temporary border signage; and

WHEREAS, after a year of use, it has been concluded by the DORA Approval Subcommittee and the Experience Mount Vernon Board of the Directors that the current temporary border signage is confusing for event hosts and attendees, is too mobile to provide consistency and safety, and is costly to repair and/or replace.

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

SECTION 1: That Exhibit B of Resolution 2021-81 is replaced in its entirety by the attached Exhibit B.

SECTION 2: The Clerk of Council is hereby instructed to forward a copy of this Resolution to the Ohio Division of Liquor Control and to the investigative unit of the Ohio Department of Public Safety, all in accordance with ORC §§4301.82(C) and 4301.82(F)(3).

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 to allow the new DORA signage to be installed as quickly as possible to protect the safety of the citizens of Mount Vernon while enjoying DORA events, 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. 2023-53 was given a first reading. Hillier requested a 15-minute Planning and Zoning Committee meeting on the legislation for June 12, 2023.

RESULT:	**FIRST READING**	**Next: 6/12/2023 7:30 PM**

EXHIBIT B.1

Material: Fourteen (14) 24"x36" Corrugated Plastic Signs

Attachment: DORA Revised Ex B (2023-53 : DORA Revised Signage)

MultiGRIP

MultiGRIP

briteline.com

Briteline® MultiGRIP is a 14mil non-slip textured PVC film that is reinforced with fabric on the adhesive side to add extra durability and strength. MultiGRIP can be cut into any shape and can be applied to nearly any surface and removed with little to no residue left behind. MultiGRIP eliminates the need for a UL approved anti-slip laminate for it is ASTM-D2047 certified non-slip film. This film is a perfect solution for tradeshows, POS and retail, universities, outdoor events and anywhere that calls for a graphic that is easy to print, install and remove.

Applications

MultiGRIP is designed for wall and floor graphics, indoor use or short term outdoor use. Surfaces recommended include, but are not limited to; carpet, tile, metal, properly painted surfaces, wood and PVC floors, untreated stone, smooth concrete, asphalt, brick and ceramic tile. (Please see durability expected permanence).

Ink Compatibility

Optimized for solvent, eco-solvent, latex and UV inks

Application Instructions

Remove dirt and debris from the surface the graphic will be applied to; recommended application surface temperature is 50°F. Use a soft rubber roller or squeegee on the surface of the graphic removing any bubbles and making sure the adhesive is making full contact with the surface.

Thickness

Applied Graphic	14 mil
Substrate	12 mil
Reinforced Adhesive	2 mil
Release Liner	5 mil

Certifications

E-84 Class A fire rated
ASTM-D2047 non-slip passed

Durability

Interior Floors	4+ months
Interior Walls	3+ years
Exterior Surfaces (pedestrian traffic ONLY, concrete, brick & asphalt)	3 months
Exterior Walls (smooth concrete, brick or stucco)	3 months

Removal Instruction

Peel back a corner at 45° angle. With even continuous motion, pull back graphic at a 180° angle. If one pulls back at a 90° angle, the chances of adhesive being left behind are more likely.

Product Series

BL-MG4825	48" x 25'
BL-MG48100	48" x 100'

Statement of Practical Use

We believe the information on this product to be accurate. However, since we cannot anticipate or control the conditions under which this information or our products may be used, we cannot guarantee results obtained through their use. Tests of our products should be made by users to determine the suitability of these products for a specific purpose. The products are sold without warranty, either express or implied. The purchaser should refer to Grimco, Inc's price list for terms and conditions of sale, including disclaimer of warranties and limitation of liability.

Attachment: DORA Revised Ex B (2023-53 : DORA Revised Signage)

EXHIBIT B.3 -Decal Locations

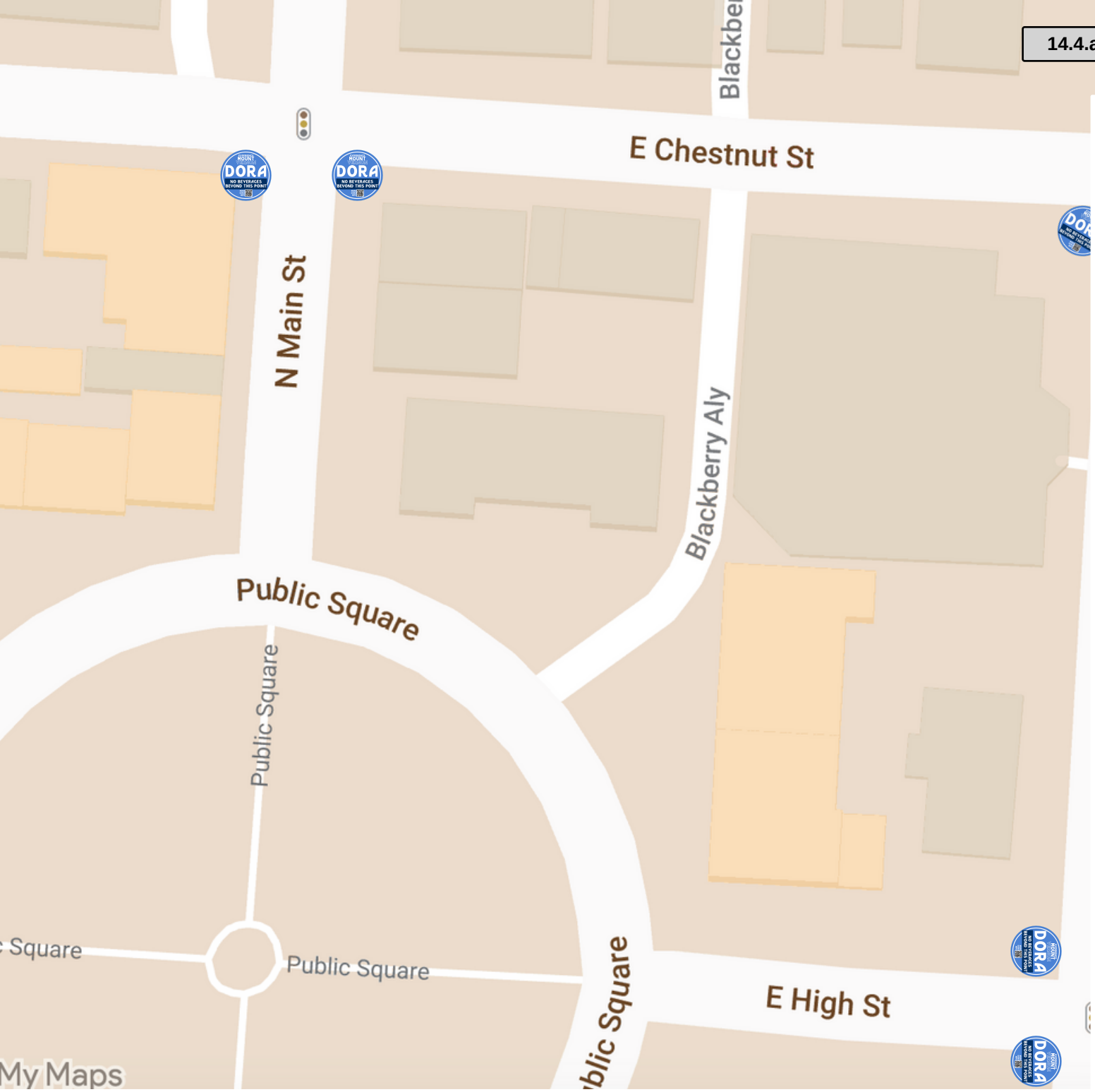
18-inch Decals (20)

1. **Intersection:** N. Main & Chestnut
   a. 1 decal on Southwest corner sidewalk at crossing
   b. 1 decal on southeast corner sidewalk at crossing
2. **Intersection:** N. Mulberry & W. Chestnut
   a. 1 decal on Southwest corner sidewalk
   b. 1 decal on southeast corner sidewalk
3. **Intersection: West High & Mechanic**
   a. 1 decal on south sidewalk at crossing (east side of Mechanic)
4. **Intersection: West Vine & South Mechanic**
   a. 1 decal on south sidewalk at crossing (east side of Mechanic)
   b. 1 decal on north sidewalk at crossing (east side of Mechanic)
5. **Intersection: West Gambier & South Mechanic**
   a. 1 decal on south sidewalk at crossing (east side of Mechanic)
   b. 1 decal on north sidewalk at crossing (east side of Mechanic)
6. **Intersection: West Ohio & South Mechanic**
   a. 1 decal on south sidewalk at crossing (east side of Mechanic)
   b. 1 decal on north sidewalk at crossing (east side of Mechanic)
7. **Intersection: East Ohio & South Gay**
   a. 1 decal on south sidewalk at crossing (west side of Gay)
   b. 1 decal on north sidewalk at crossing (west side of Gay)
8. **Intersection: East Gambier & South Gay**
   a. 1 decal on south sidewalk at crossing (west side of Gay)
   b. 1 decal on north sidewalk at crossing (west side of Gay)
9. **Intersection: East Vine & South Gay**
   a. 1 decal on south sidewalk at crossing (west side of Gay)
   b. 1 decal on north sidewalk at crossing (west side of Gay)
10. **Intersection: East High & South Gay**
    a. 1 decal on south sidewalk at crossing (west side of Gay)
    b. 1 decal on north sidewalk at crossing (west side of Gay)
11. **Intersection: East Chestnut & South Gay**
    a. 1 decal on southeast corner of sidewalk between crosswalks for Chestnut & Gay

10-inch Decals (4)

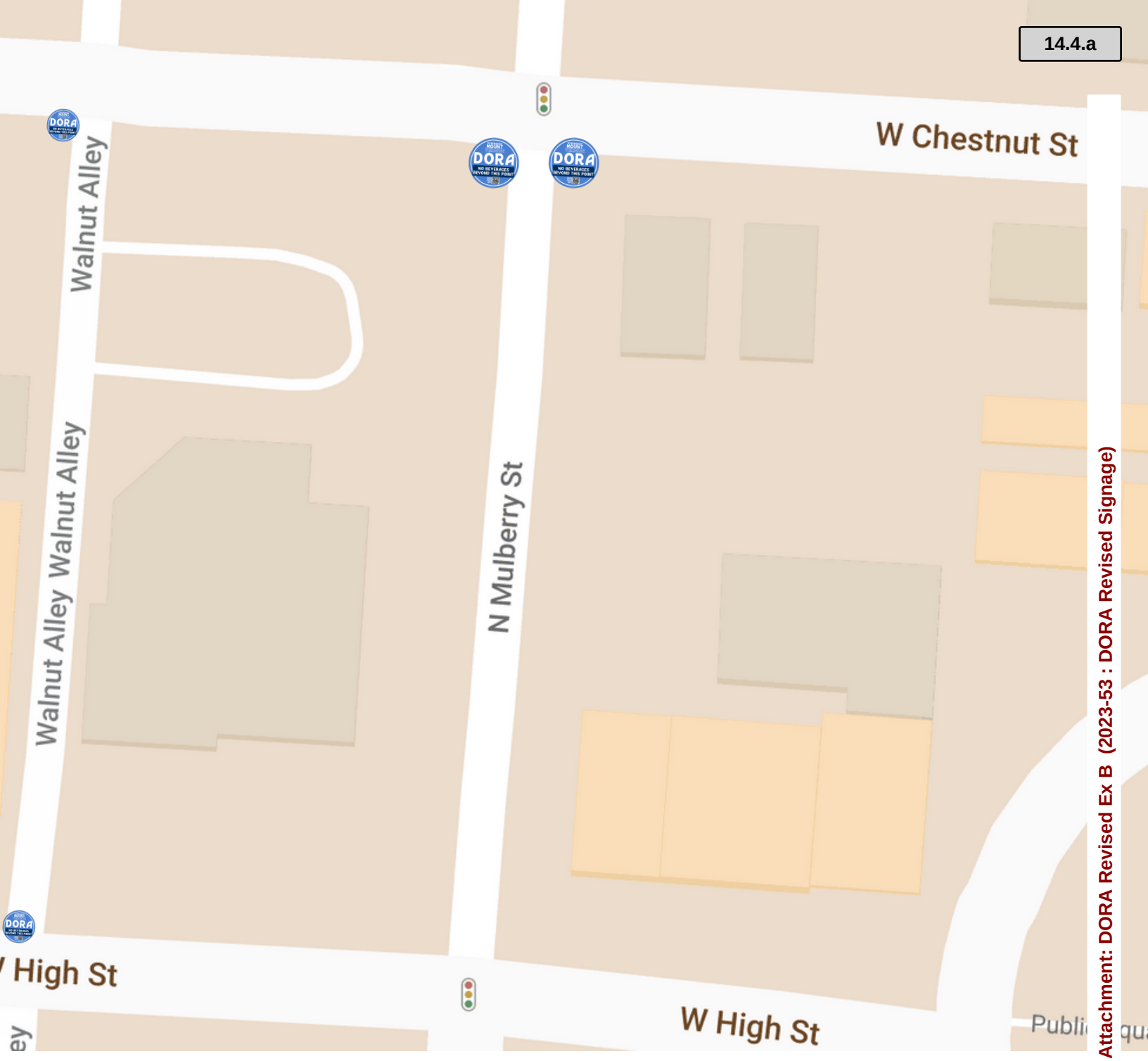
1. **Around South Main Plaza (Dog Fountain) - *AS PICTURED***
   a. 1 decal at the S. Main Street break in fence, near drinking fountain
   b. 1 decal at the W. Gambier Street break in fence, near the tree line
2. **Walnut Alley**
   a. 1 decal at W. Chestnut & Walnut Alley
   b. 1 decal at W. High and Walnut Alley

Attachment: DORA Revised Ex B (2023-53 : DORA Revised Signage)



Attachment: DORA Revised Ex B (2023-53 : DORA Revised Signage)

18-inch decals

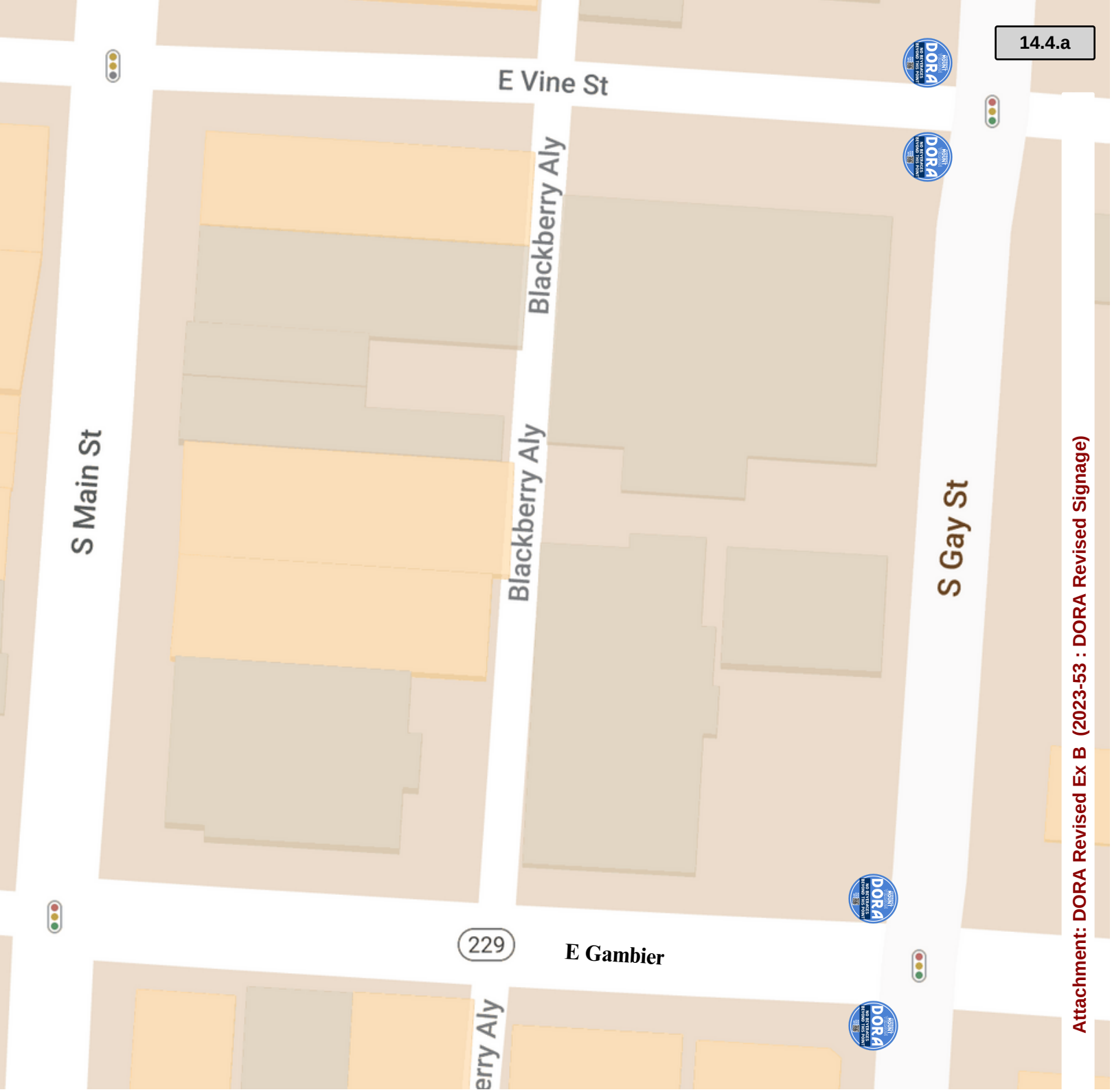


Two 18-inch decals

Two 10-inch decals

Four 18-inch decals

Four 18-inch decals

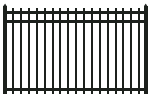


Four 18-inch decals

Two 18-inch decals

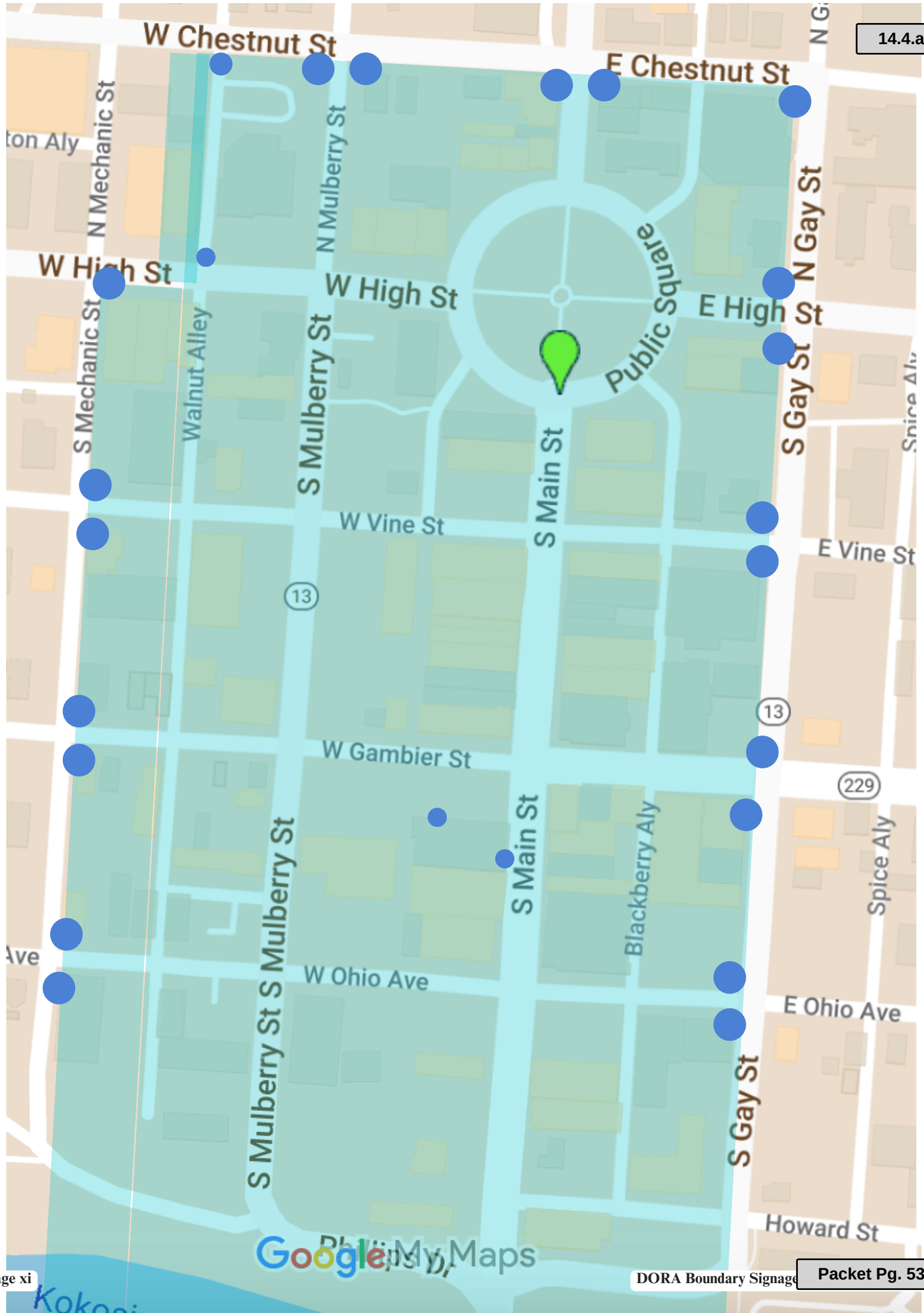
Attachment: DORA Revised Ex B (2023-53 : DORA Revised Signage)

Two 10-inch decals



New 3' fence to be installed by MVNU

Attachment: DORA Revised Ex B (2023-53 : DORA Revised Signage)



Attachment: DORA Revised Ex B (2023-53 : DORA Revised Signage)

EXHIBIT B.4

Material: Twenty (20) 18" round* decals, made with non-slip material as outlined in Exhibit B

**10" round decals will be used around South Main Plaza and at less populous boundary points*

Material: 8.5"x11" Print outs to be placed on or around bar area at eac liquor license establishment within the approved DORA boundary.

Attachment: DORA Revised Ex B (2023-53 : DORA Revised Signage)

City Council
City of Mount Vernon
Mount Vernon, OH 43050

ADOPTED

Meeting: 05/22/23 7:30 PM
Dept: Streets and Public Buildings
Severns, Francis
Category: Bid/Contract
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3820

RESOLUTION 2023-54

A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO RELEASE A REQUEST FOR QUALIFICATIONS FOR IDENTIFYING AND SELECTING A QUALIFIED FIRM OR FIRMS TO PROVIDE REAL ESTATE SERVICES AND OTHER SERVICES RELATED TO AND FOR THE SOUTH SANDUSKY STREET/STATE ROUTE 13 RELOCATION PROJECT AKA KNO-116840, IDENTIFY AND ENTER INTO CONTRACT WITH THE SELECTED FIRM OR FIRMS FOR THOSE SERVICES, AND DECLARING AN EMERGENCY.

WHEREAS, Revised Code sections 153.65-73 allow local governments to select architects, engineers and other professionals on Qualifications-Based criteria.

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 release a Request for Qualifications for identifying and selecting a qualified firm or firms to provide real estate services and other services related to and for the South Sandusky Street/SR 13 relocation project AKA KNO-116840.

SECTION 2: That the Safety-Service Director is hereby further authorized, upon identifying and selecting a qualified firm or firms, to negotiate and enter into a contract to provide real estate services and other services related to and for the South Sandusky Street/SR 13 relocation project AKA KNO-116840.

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 that qualifications must be solicited and contracts entered into as soon as possible to avoid possible cost increases in the future, 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. 2023-54, 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. 2023-54, with a second by Francis. Engineer Brian Ball discussed the legislation, noting that the City will need to hire two firms to provide real estate services related to the State Route 13 relocation project, for which $3.3 million in grants has been provided to date. 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

SCHEDULED

Meeting: 05/22/23 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.

05/08/23 City Council SECOND READING

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

COMMENTS - Current Meeting:

Hillier made a motion to postpone Ordinance 2023-17 to June 12, 2023, when there will be a public hearing on the legislation. Severns seconded the motion, which passed by a roll-call vote of 7-0.

RESULT:	**POSTPONED TO A CERTAIN TIME [UNANIMOUS] Next: 6/12/2023 7:30 PM**
MOVER:	Mike Hillier, Fourth Ward
SECONDER:	Mel Severns, Councilman
AYES:	Francis, Hillier, Seavolt, Woods, Keener, Severns, Mahan

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)**

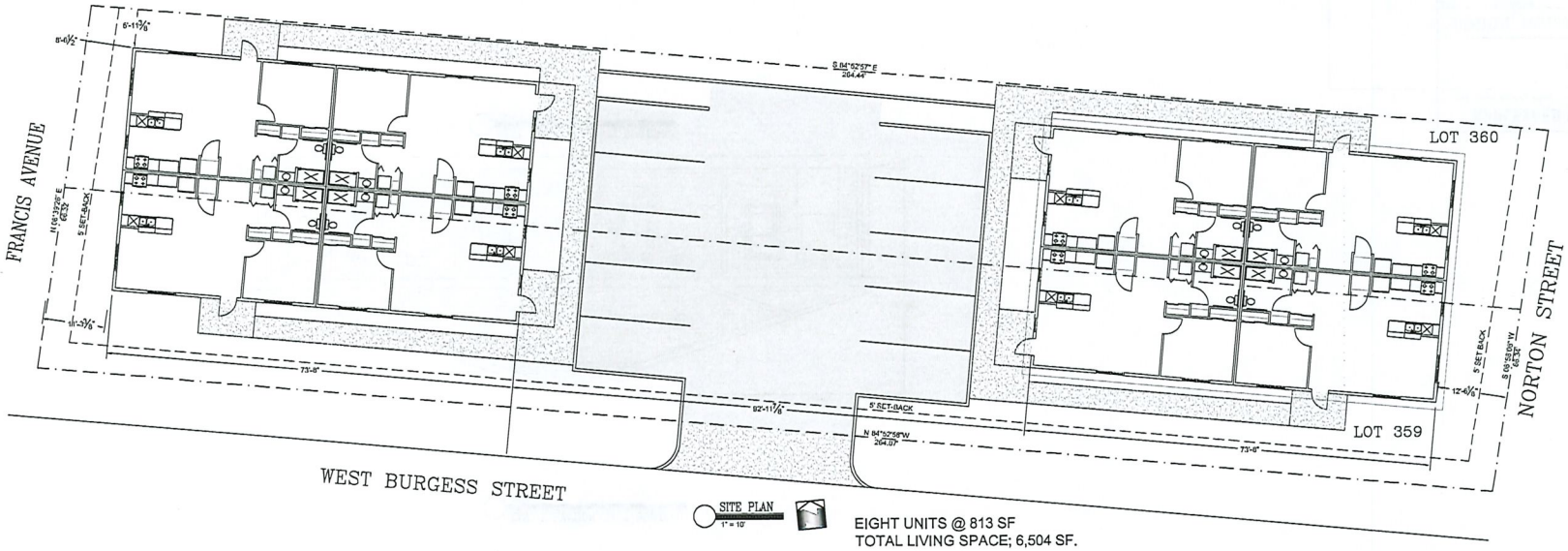
Per §1156.04 Council shall consider the proposed Zoning Amendment and recommendation of the Municipal Planning Commission. Per §1156.05 Council shall either adopt or deny the recommendation of the Municipal Planning Commission or adopt some modification thereof.

Warm Regards,

Lacie Blankenhorn

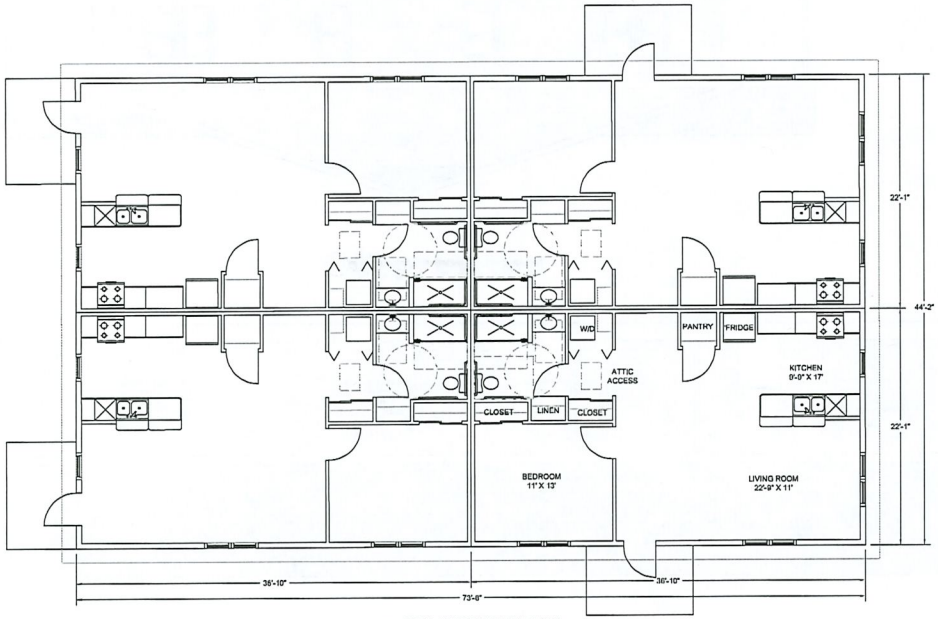
Lacie Blankenhorn
Development Services Manager

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

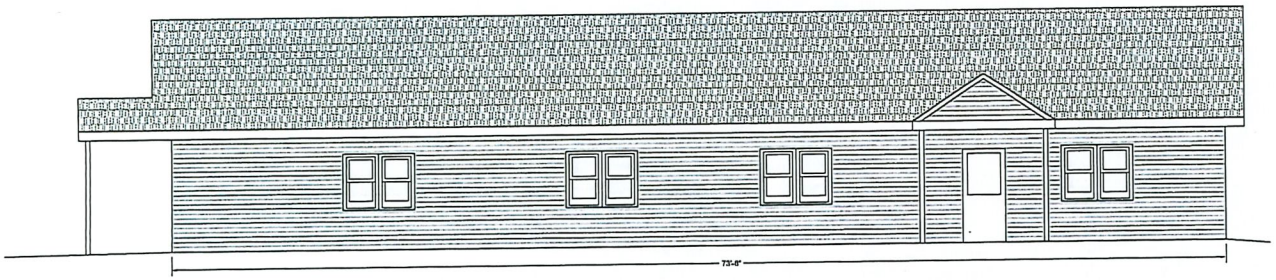
APPLESEED BUILDING COMPANY
362 LENOX AVENUE, MANSFIELD, OHIO 44906 PHONE/FAX 419-758-4410

AAA 5

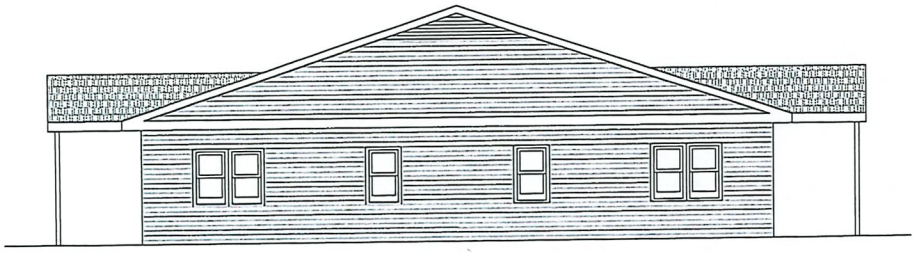
SENIOR HOUSING – PRELIMINARY

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

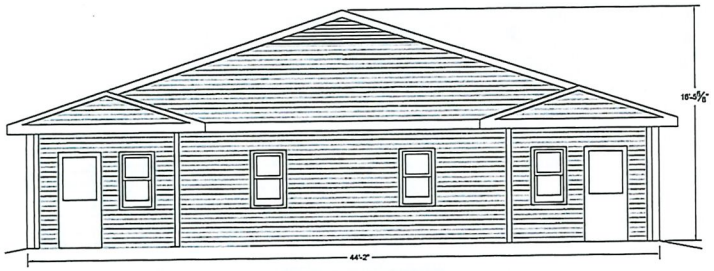
SEAL



SOUTH ELEVATION, EAST BUILDING
1/4" = 1'



EAST ELEVATION, EAST BUILDING
1/4" = 1'



WEST ELEVATION, EAST BUILDING
1/4" = 1'

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

AAA 5

SENIOR HOUSING – PRELIMINARY

DATE	REVISIONS	SCALE	DR. BY DRW	
09-06-22	03-28-23	AS NOTED	APP. BY	2/2

SEAL

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	Date Paid	Receipt Number
	$150.00		

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.

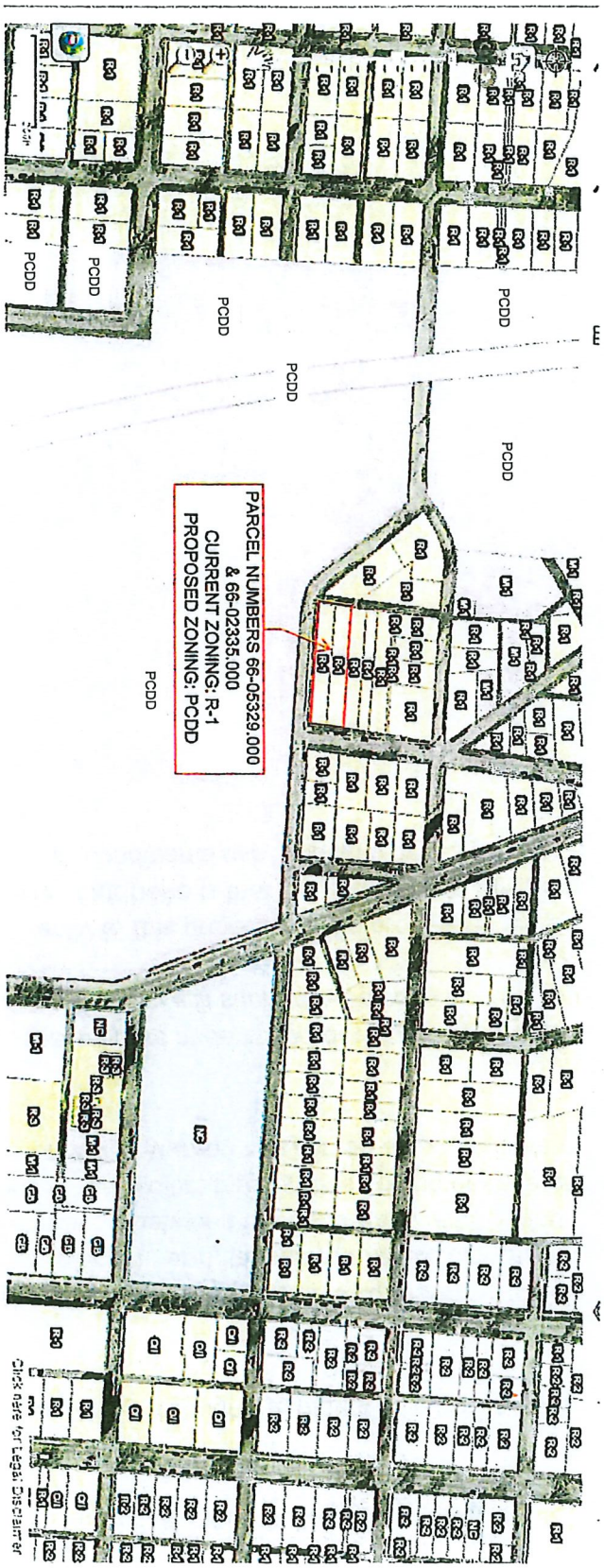
Principle #1: *Foster a collaborative environment that is supportive of business and economic growth through fair, efficient, and transparent regulatory processes.*

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)


PARCEL NUMBERS 66-05329.000
& 66-02335.000
CURRENT ZONING: R-1
PROPOSED ZONING: PCDD
PCDD
PCDD
PCDD
PCDD
PCDD
PCDD
PCDD
PCDD
Click here for Legal Disclaimer

City Council
City of Mount Vernon
Mount Vernon, OH 43050

ADOPTED

Meeting: 05/22/23 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.

05/08/23 City Council SECOND READING

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.

COMMENTS - Current Meeting:

Francis made a motion to adopt Ordinance No. 2023-19, with a second by Mahan. This motion later became moot. Hillier made a motion to amend Ordinance No. 2023-19 by removing the lines referring to Water/Wastewater Department II in Section 1. Francis seconded the motion to amend, which passed by a roll-call vote of 7-0. Francis made a motion to adopt Ordinance No. 2023-19 as amended, with a second by Hillier. Motion to adopt as amended passed by a roll-call vote of 7-0.

RESULT:	**ADOPTED AS AMENDED [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

SCHEDULED

Meeting: 05/22/23 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.

HISTORY:

05/08/23	**City Council**	**FIRST READING**

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.

COMMENTS - Current Meeting:

Ordinance No. 2023-20 was given a second reading. Francis requested a 10-minute meeting of the Employee and Community Relations Committee on the legislation for June 12, 2023.

RESULT:	**SECOND READING**	**Next: 6/12/2023 7:30 PM**

City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

Meeting: 05/22/23 7:30 PM
Dept: Planning and Zoning
Hillier, Severns
Category: Planning and Zoning
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3813

ORDINANCE 2023-21

AN ORDINANCE TO ACCEPT THE VACATION OF A PORTION OF LEWIS STREET AND SOUTH ALLEY, IN THE CITY OF MOUNT VERNON, KNOX COUNTY, OHIO; AND DECLARING AN EMERGENCY.

WHEREAS, the City Planning Commission, after reviewing the matter, has recommended to accept the petition to vacate a portion of Lewis Street and South Alley, adjacent to parcel #66-00268.000, parcel #66-09637.000 and parcel #66-04254.000.

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

SECTION 1: That the petition to vacate a portion of Lewis Street and South Alley, further explained in Exhibit A, be and herewith is accepted.

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 for the further reason of promoting timely development within the City, 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. 2023-21 was given a first reading.

RESULT:	**FIRST READING**	**Next: 6/12/2023 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

May 12, 2023

Municipal Planning Commission
Meeting Date: May 11, 2023

Case Number: 2023-MPC-11
Request for Vacation of a portion of Lewis Street and South Alley
adjacent to parcels numbered 66-00268.000; 66-09637.000; 66-04254.000

A request from Central Ohio Farmers Co-Op Inc. for Vacation of a portion of Lewis Street and South Alley was submitted by City Council for review by the Municipal Planning Commission for a recommendation to City Council.

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

> **Austin Swallow made a motion to recommend to Council to accept the request for Vacation as presented. Julia Warga seconded the motion.**
>
> **The motion passed with a unanimous 4-0, affirmative vote.**
> **(Yes: Starr, Swallow, Warga, West)**

Per §1155.04 Council shall consider the recommendation of the Municipal Planning Commission for the request to Vacate and determine the final approval or denial.

Warm Regards,

Lacie Blankenhorn

Lacie Blankenhorn
Development Services Manager

Attachment: 05-22-23 Street vacation docs (2023-21 : Vacate Portion of Lewis St., South Alley)

CITY OF MT VERNON

PROCEDURE FOR STREET VACATION

Petition page 1 of 4 Mt Vernon Ohio Date 3/31/2023

To the Honorable Council of the City of Mt Vernon:

We the undersigned property owners owning 9 properties:

Central Ohio Farmers Co-op Inc, west side of Lewis St. (Parcel 66-00268000, 66-04254000, 66-04256000)

Central Ohio Farmers Co-op east side of Lewis St. (Parcel 66-09637000, 66-09650000)

Respectfully petition your honorable body to pass the necessary legislation to vacate:

The portion of Lewis St. between Vine and Gambier St. and also apportion of South Alley. This will allow us to improve our grain operation now while providing an opportunity to possibly expand it at a later date. I have attached a survey of the property we would like vacated and also a concept plan of potential future growth. As we own the properties on both sides of Lewis Street, this vacation would allow us to upgrade and improve our facilities to remain in Mt Vernon.

Date 3/31/2023.

Mr. Jamison Price, Location Manager

Central Ohio Farmers Co-op

9150 Kinney Rd

Mt Vernon, Ohio 43050

Attachment: 05-22-23 Street vacation docs (2023-21 : Vacate Portion of Lewis St., South Alley)

Exhibit A

Description of the portion of Lewis St. to be vacated

Part of the Norton Southern addition

City of Mt Vernon, Ohio 43050

Description of properties

1) **Property to Vacate**: South Lewis street between Vine St. and Gambier St. (.242 Ac) View attached Survey map and also part of south alley to our property lines

2) **Parcel 66-00268000** NW side of Lewis St. Central Ohio Farmers Co-op bare lot,
3) **Parcel 66-04254000** SW side of Lewis St. Central Ohio Farmers Co-op
4) **Parcel 66-04256000** Far SW side of Lewis St. Central Ohio Farmers Co-op
5) **Parcel 66-09637000** East side of Lewis St. Central Ohio Farmers Co-op
6) **Parcel 66-09650000** Far east side of Lewis St. Central Ohio Farmer Co-op

Attachment: 05-22-23 Street vacation docs (2023-21 : Vacate Portion of Lewis St., South Alley)

Mt Vernon Lewis St

March 29, 2023

- 1 inch -

Scale - 1:1,200

1 inch = 100 feet

1 inch = 0.019 miles

Knox County, OH; Bruce Harris & Associates

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City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

Meeting: 05/22/23 7:30 PM
Dept: Planning and Zoning
Hillier, Severns
Category: Planning and Zoning
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3814

ORDINANCE 2023-22

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PARCEL #66-00268.000, ALSO KNOWN AS 600 WEST VINE STREET, FROM THE PRESENT ZONING OF R-2 - SINGLE AND TWO FAMILY DISTRICT, TO GB - GENERAL BUSINESS; 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 #66-00268.000, also known as 600 West Vine Street; and

WHEREAS, the Municipal Planning Commission for the City of Mount Vernon met on May 11, 2023, and voted unanimously to approve the zoning change from Single and Two Family District to General Business.

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 #66-00268.000, also known as 600 West Vine Street. The zoning will be as indicated:

PARCEL NO.	PROPOSED ZONING
#66-00268.000	GB - General Business

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 of promoting timely development 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.

COMMENTS - Current Meeting:

Ordinance No. 2023-22 was given a first reading.

RESULT: FIRST READING **Next: 6/12/2023 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

May 12, 2023

Municipal Planning Commission
Meeting Date: May 11, 2023

Case Number: 2023-MPC-13
Request for Zoning Amendment for 600 West Vine Street, parcel number 66-00268.000 from R-2 to GB.

A request from Central Ohio Farmers Co-Op Inc. for Zoning Amendment from R-2 to GB at 600 West Vine Street, parcel number 66-00268.000 was submitted for review by the Municipal Planning Commission for a recommendation to City Council.

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

> **Julia Warga made a motion to recommend to Council to accept the request for Zoning Amendment from R-2 to GB as presented. Jason West seconded the motion.**
>
> **The motion passed with a unanimous 4-0, affirmative vote.**
> **(Yes: Starr, Swallow, Warga, West)**

Per §1156.04 Council shall consider the recommendation of the Municipal Planning Commission for the requested zoning amendment and determine the final approval or denial.

Warm Regards,

Lacie Blankenhorn

Lacie Blankenhorn
Development Services Manager

Attachment: 05-22-23 600 West Vine rezone docs (2023-22 : Rezone Parcel 66-00268.000)

The proposal to rezone 600 W. Vine St. Zoning District is Norton South

The current use of 600 W. Vine (Parcel 66-00268000) is bare vacant lot that we use for parking of equipment and trucks.

The proposed use of 600 W. Vine St. is to facilitate possible expansion of our grain facilities. As Central Ohio farmers owns both sides of Lewis St. (Parcels 66-04254000, 66-04256000, and 66-09637000) and is currently working to have the City vacate Lewis St. between Gambier and Vine. We would like to have this property be able to possibly install grain equipment in the future. As we are looking to use the vacated Lewis St. to install a truck scale and office. We would also be able to fence in our facilities for more security.

Attached is a potential look at what we could be considering to do

Attachment: 05-22-23 600 West Vine rezone docs (2023-22 : Rezone Parcel 66-00268.000)

MountVernon

City of Mount Vernon, Ohio

Application for Zoning Amendment

Applicant's Information	
Owner's Name, Address, Phone, and Email Address Central Ohio Farmers Co-op 751 E Farming St Marion, OH 43301	P.O. Box 936 JPrice@centralohfarm.com
Agent's Name, Address, Phone, and Email Address	

Site Information	
Site Address 600 W Vine St.	Legal Description N.S. 163 corner of S. Lewis St
Parcel Number 66-00268.000	Deed Volume and Page Number 1263/198

Use of Property	
Present Use Residential, Bare Lot	Present Zoning District Norton Southern
Proposed Use Commercial	Proposed Zoning District

Documents to be Submitted

The following documents must also be submitted with this application:

1. A statement of the reason(s) for the proposed amendment.
2. 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.
3. A statement on the ways in which the proposed amendment relates to the comprehensive plan.
4. 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: 4/11/2023 By: Jennifer Price

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

This form revised 04-11-2023

Attachment: 05-22-23 600 West Vine rezone docs (2023-22 : Rezone Parcel 66-00268.000)

600 W Vine St - Zoning Amendment

Attachment: 05-22-23 600 West Vine rezone docs (2023-22 : Rezone Parcel 66-00268.000)

City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

Meeting: 05/22/23 7:30 PM
Dept: Planning and Zoning
Hillier, Severns
Category: Planning and Zoning
Prepared By: Rob Broeren
Initiator: Todd Hill
DOC ID: 3819

ORDINANCE 2023-23

AN ORDINANCE ESTABLISHING A ZONING FEE SCHEDULE PURSUANT TO SECTION 1153.14 OF THE ZONING CODE, AND DECLARING AN EMERGENCY.

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

SECTION 1: The City establishes the following schedule of fees, charges, and expenses pertaining to the administration and enforcement of the zoning ordinance:

Zoning permit fees for new builds, garages and additions: Forty cents ($.40) per square foot plus a twenty-five dollar ($25) technology fee

Zoning permits for sheds: Fifty dollars ($50.00) plus a twenty-five dollar ($25.00) technology fee

Zoning permits for fences: Fifty dollars ($50.00) plus a twenty-five dollar ($25.00) technology fee

Zoning permits for signs: Twenty-five dollars ($25.00) plus a twenty-five dollar ($25.00) technology fee

Zoning permits for handicap ramps: Twenty-five dollars ($25.00) plus a twenty-five dollar ($25.00) technology fee

Park Development Fee (new dwelling unit): One hundred dollars ($100.00)

Park Development Fee (any alteration to an existing dwelling unit, including installation of fences and ramps): Ten dollars ($10.00)

Zoning Code and Map Amendments: Two hundred dollars ($200.00) plus the applicant will be billed for any costs incurred over the initial deposit. The fee must be paid at the time of the original submission

Board of Zoning Appeals Filings: One hundred dollars ($100.00) plus the applicant will be billed for any costs incurred over the initial deposit. The fee must be paid at the time the appeal is lodged with the Board.

Certificate of Appropriateness: Seventy-five dollars ($75.00) plus the applicant will be billed for any costs incurred over the initial deposit. The fee must be paid at the time the application for a hearing before the Historical Review Commission.

In any case, if construction begins before a permit is issued (including paying any required fees), the cost of the permit will be double the total permit fee (including technology fee).

SECTION 2: Ordinance 2006-06 is repealed in its entirety.

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 to allow City to charge appropriate fees for its zoning permits, 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:

Ordinance No. 2023-23 was given a first reading. Hillier requested a 15-minute meeting of the Planning and Zoning Committee on the legislation for June 12, 2023.

RESULT:	**FIRST READING**	**Next: 6/12/2023 7:30 PM**