



**City Council
Legislative Session**

Agenda

**June 26, 2023
7:30 PM**

COMMITTEE MEETINGS

Mount Vernon City Council
Committee Meeting Schedule
June 26, 2023

5:25-5:30 p.m.	Organizational meeting	Council as a Whole Hawkins
5:30-5:40 p.m.	Community garden	Parks & Lands Keener
5:40-5:55 p.m.	Fire Department quarterly report	Fire & Police Mahan
5:55-6:05 p.m.	Buckeye Addition waterline	Utilities Woods
6:05-6:25 p.m.	Clinton Township annexation	Planning & Zoning Hillier
6:25-6:45 p.m.	New Community Authority	Planning & Zoning Hillier
6:45-7:15 p.m.	Public Hearing: Lewis St., W. Vine St.	Planning & Zoning Hillier

- 06-26-23 Committee Meeting Schedule
- 06-26-23 NCA Explainer

MEETING WILL RECESS UNTIL 7:30 P.M.

CALL TO ORDER

INVOCATION

Jill Tate, Miracle Life Ministries

PLEDGE OF ALLEGIANCE

ACCEPTANCE OF MINUTES

- City Council - Legislative Session - Jun 12, 2023 7:30 PM

RECEIVE PETITIONS AND COMMUNICATIONS

None.

RECEIVE COMMITTEE REPORTS

- 06-12-23A Planning and Zoning Committee Meeting Minutes
- 06-12-23B Planning and Zoning Committee Meeting Minutes
- 06-12-23 Employee and Community Relations Committee Meeting Minutes
- 06-12-23C Planning and Zoning Committee Meeting Minutes
- 06-12-23D Planning and Zoning Committee Meeting Minutes

LIQUOR CONTROL LICENSE

None.

PROCLAMATION

None.

PERSONS SPEAKING ON MATTERS OF CITY CONCERN

None.

RESOLUTIONS FOR THIRD READING**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

RESOLUTIONS FOR SECOND READING**RESOLUTION NO. 2023-56**

A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACT FOR THE BUCKEYE ADDITION WATERLINES PROJECT; AND DECLARING AN EMERGENCY.

Utilities: Woods, Keener

RESOLUTIONS FOR FIRST READING**RESOLUTION NO. 2023-58**

A RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE 2023 KNOX COUNTY TAX INCENTIVE REVIEW COUNCIL CONCERNING PARCELS OF COMMERCIAL REAL PROPERTY IN THE CITY OF MOUNT VERNON RECEIVING TAX EXEMPTIONS FOR PURPOSES OF ECONOMIC DEVELOPMENT; AND DECLARING AN EMERGENCY.

Planning and Zoning: Hillier, Severns

RESOLUTION NO. 2023-59

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

Finance and Budget: Seavolt, Mahan

ORDINANCES FOR THIRD READINGORDINANCE NO. 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.

Planning and Zoning: Hillier, Severns

ORDINANCE NO. 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.

Planning and Zoning: Hillier, Severns

ORDINANCE NO. 2023-23

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

ORDINANCES FOR SECOND READINGORDINANCE NO. 2023-24

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PARCEL #70-00366.002 AND #70-0366.003, BOTH ALSO KNOWN AS 1104 WEST GAMBIER STREET, FROM THE PRESENT ZONING OF CLINTON TOWNSHIP LB - LOCAL BUSINESS, TO GB - GENERAL BUSINESS ; PARCEL #70-00366.004, ALSO KNOWN AS 120 SOUTH NORTON STREET, FROM CLINTON TOWNSHIP RRA - RURAL RESIDENTIAL AND AGRICULTURAL, TO GB - GENERAL BUSINESS; AND PARCEL #70-0366.005, ALSO KNOWN AS 130 SOUTH NORTON STREET, FROM CLINTON TOWNSHIP GB - GENERAL BUSINESS, TO GB - GENERAL BUSINESS; AND DECLARING AN EMERGENCY.

Planning and Zoning: Hillier, Severns

ORDINANCE NO. 2023-25

AN ORDINANCE TO AMEND SECTION 919.07 OF THE CODIFIED ORDINANCES OF THE CITY OF MOUNT VERNON REGARDING WATER CHARGES; AND DECLARING AN EMERGENCY.

Utilities: Woods, Keener

ORDINANCE NO. 2023-27

AN ORDINANCE AMENDING RESOLUTION NO. 2021-39 TO CHANGE THE CIRCUMSTANCES UNDER WHICH CERTAIN COMMUNITY REINVESTMENT AREA EXEMPTIONS ARE OFFERED IN THE CITY OF MOUNT VERNON; AND DECLARING AN EMERGENCY.

Planning and Zoning: Hillier, Severns

ORDINANCE NO. 2023-28

AN ORDINANCE CONSENTING TO THE ANNEXATION OF 4.325 ACRES FROM CLINTON TOWNSHIP INTO THE CITY OF MOUNT VERNON; PROVIDING FOR CERTAIN CITY SERVICES TO THE ANNEXED PARCEL AND PROVIDING PROTECTIONS AGAINST INCOMPATIBLE USES UNDER EXISTING TOWNSHIP ZONING; AND DECLARING AN EMERGENCY.

Planning and Zoning: Hillier, Severns

ORDINANCES FOR FIRST READINGORDINANCE NO. 2023-29

AN ORDINANCE ACCEPTING THE ANNEXATION OF 105.65 ACRES, PARCEL NUMBERS 59-02289.000 AND 59-02289.001, FROM PLEASANT TOWNSHIP INTO THE CITY OF MOUNT VERNON; AND DECLARING AN EMERGENCY.

Planning and Zoning: Hillier, Severns

ORDINANCE NO. 2023-30

AN ORDINANCE DETERMINING THAT A PETITION TO ESTABLISH THE MOUNT VERNON NEW COMMUNITY AUTHORITY DISTRICT IS SUFFICIENT AND COMPLIES WITH THE REQUIREMENTS OF SECTION 349.03 OF THE OHIO REVISED CODE IN FORM AND SUBSTANCE; SETTING THE TIME AND PLACE FOR A HEARING ON THE PETITION AND AUTHORIZING THE NOTICE BY PUBLICATION OF SUCH HEARING, AND DECLARING AN EMERGENCY.

Planning and Zoning: Hillier, Severns

REMARKS FROM THE ADMINISTRATION

REMARKS FROM COUNCIL

ADJOURN AT THE CALL OF THE PRESIDENT



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

June 21, 2023

Mount Vernon City Council Committee Meeting Schedule June 26, 2023

5:25-5:30 p.m.	Organizational meeting	Council as a Whole Hawkins
5:30-5:40 p.m.	Community garden	Parks & Lands Keener
5:40-5:55 p.m.	Fire Department quarterly report	Fire & Police Mahan
5:55-6:05 p.m.	Buckeye Addition waterline	Utilities Woods
6:05-6:25 p.m.	Clinton Township annexation	Planning & Zoning Hillier
6:25-6:45 p.m.	New Community Authority	Planning & Zoning Hillier
6:45-7:15 p.m.	Public Hearing: Lewis Street vacation, 600 W. Vine St. rezoning	Planning & Zoning Hillier

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

Mount Vernon New Community Authority

J. Caleb Bell
Partner

Michael A. Ringle
Attorney



Overview



- Formation Timeline
- Refresher: What Can a NCA Do?
- Examples of Community Facilities
- New Community Authority Characteristics
- Model Assumptions
- Potential Development Charges
- How to Add Territory to a NCA?

Formation Timeline



- ✓ June 12th: City Council authorizes the filing of the Petition as the Developer with itself as the Organizational Board.
- June 26th: City Council passes a resolution (1) determining the sufficiency of the Petition, (2) authorizing the execution of the Petition, and (3) setting a date for a public hearing on the creation of the NCA (which must occur not less than 30 or more than 45 days after the filing date).
- July 24th: Public hearing of City Council and passage of the resolution establishing the NCA. City Council appoints an initial Board of Trustees for the NCA.
- NCA holds organizational meeting.

Refresher: What Can a NCA Do?



- Revenue
 - Community development charge
 - Runs with land through declaration recorded on all property
 - An assessment providing a special benefit, not a tax
 - Flexible: Can be based on dollar amount (e.g., \$500 per year), millage (e.g., 5 mills per year), income (e.g., 1% on income and net profits), and/or sales (e.g., 2% on gross sales)
- Community Development Charges can be used to:
 - Pay costs of
 - Community Facilities
 - Land acquisition and land development
 - Debt service charges on bonds issued to finance those improvements
 - Pay costs of operating and maintaining those improvements

Examples of Community Facilities



- Public buildings, centers and plazas, auditoriums, day care centers, recreation halls, educational facilities, recreational facilities
- Parks and other open space land, lakes and streams, cultural facilities
- Streets, pathway and bikeway systems, pedestrian underpasses and overpasses, lighting facilities, design amenities
- Buildings needed in connection with water supply or sewage disposal installations or steam, gas, or electric lines or installation, telecommunications facilities
- Water distribution systems, sewers, sewage collection systems, steam, gas, and electric lines, roads, curbs, gutters, sidewalks, storm drainage facilities, and other installations or work

New Community Authority Characteristics



- NCA named Mount Vernon New Community Authority
- Initial Territory is 1700 Old Delaware Road (Not subject to charges)
- Base four-mill community development charge with option by Board to approve additional charge
 - Generally will produce \$140.00 annually for each \$100,000 of market value
- Seven member Board
 - City Council appoints 3 citizen members
 - City Council appoints 1 local government representative member
 - Mayor appoints 3 City/Developer members

Model Assumptions



- Used the mid-point per property type of market value data for two potential developments by Rockford Homes and Highland Real Estate Group
- Property types included single family, patio homes, townhomes, and multi-family
- Estimates of total charges collected over a 30-year period
- Base NCA millage applied to all residential and commercial properties
- Two-year build out for each development's phase

Potential Development Charges



- 4 mills, estimated total collections of \$7,597,445
 - Estimated collections from Rockford Homes: \$3,072,720
 - Estimated collections from Highland Real Estate Group: \$4,524,725

How to Add Territory to a NCA?



- Developer seeking City approvals files application to join NCA.
- City staff and counsel assist with preparation of development plans and anticipated use of NCA charge millage.
- City Council passes a resolution determining the sufficiency of the application and setting a date for a public hearing on the addition of the territory to the NCA.
- Public hearing of City Council and passage of the resolution adding the territory to the NCA. City Council appoints a representative of the Developer to the NCA Board.

Questions?



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**Planning and Zoning Committee Meeting Minutes
June 12, 2023 – 5:55 p.m. to 6:06 p.m.**

COUNCIL PRESENT:

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

ABSENT:

Mel Severns, At-Large

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
Richard Dzik, Safety-Service Director
Robert Broeren, Law Director
Terry Scott, Auditor
Aaron Reinhart, Utilities Director
Tony Deluliis, Civil Service Administrator
Todd Hill, Clerk
Cheryl Splain, Knox Pages
Jeff Gottke, ADF

The committee met to discuss Ordinance No. 2023-26, authorizing the execution and delivery of a petition to establish the Mount Vernon New Community Authority District under Ohio Revised Code Chapter 349. Jeff Gottke, president of the Knox County Area Development Foundation, explained that the legislation is the first of four pieces required for the creation of an NCA, which he described as a publicly run housing development organization dedicated to growth-related public projects. Mayor Matthew Starr added that an NCA would help offset development costs in the City via millage. The chair requested a 20-minute committee meeting on the matter for June 26, 2023. Ordinance No. 2023-26 was up for a first 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



**Planning and Zoning Committee Meeting Minutes
June 12, 2023 – 6:06 p.m. to 6:23 p.m.**

COUNCIL PRESENT:

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

ABSENT:

Mel Severns, At-Large

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
Richard Dzik, Safety-Service Director
Robert Broeren, Law Director
Terry Scott, Auditor
Aaron Reinhart, Utilities Director
Tony Deluliis, Civil Service Administrator
Todd Hill, Clerk
Cheryl Splain, Knox Pages
Jeff Gottke, ADF
Lacey Filkins, Experience Mount Vernon

The committee met to discuss Resolution No. 2023-53, amending the City's designated outdoor refreshment area (DORA) signage. Lacey Filkins, executive director of Experience Mount Vernon, noted that the temporary signage has proven insufficient, and that downtown businesses have expressed a desire for more clearly marked signage. The chair noted that the legislation to approve DORA adopted by Council in 2021 was done so under a misunderstanding. Law Director Robert Broeren added that an appendix to the legislation states that DORA boundaries can be changed when state law prohibits that. The chair suggested rescinding that legislation and drafting a new resolution correcting the discrepancy, which could also prohibit First Fridays from being DORA events. No further committee meetings were requested on the matter. Resolution No. 2023-53 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



**Employee and Community Relations Committee Meeting Minutes
Committee Meeting**

June 12, 2023 – 6:23 p.m. to 6:35 p.m.

COUNCIL PRESENT:

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

ABSENT:

Mel Severns, At-Large

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
Richard Dzik, Safety-Service Director
Robert Broeren, Law Director
Terry Scott, Auditor
Aaron Reinhart, Utilities Director
Tony DeLuliis, Civil Service Administrator
Todd Hill, Clerk
Cheryl Splain, Knox Pages
Jeff Gottke, ADF

The committee discussed Ordinance No. 2023-20, establishing compensation for the Assistant Law Directors in the office of the Law Director. The City currently pays \$62,000 annually to the position, and has received one applicant for the position in the past six months. Law Director Robert Broeren noted that the last Assistant Law Director left for a higher-paying position elsewhere. He added there is a cost to losing staff and having to train new hires, and that the next Assistant Law Director will be asked to sign a multi-year contract. No further committee meetings on the legislation were requested. Ordinance No. 2023-20 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



**Planning and Zoning Committee Meeting Minutes
June 12, 2023 – 6:35 p.m. to 6:44 p.m.**

COUNCIL PRESENT:

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

ABSENT:

Mel Severns, At-Large

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
Richard Dzik, Safety-Service Director
Robert Broeren, Law Director
Terry Scott, Auditor
Aaron Reinhart, Utilities Director
Tony Deluliis, Civil Service Administrator
Todd Hill, Clerk
Cheryl Splain, Knox Pages
Jeff Gottke, ADF

The committee met to discuss Ordinance No. 2023-23, establishing a zoning fee schedule pursuant to Section 1153.14 of the zoning code. Safety-Service Director Rick Dzik explained that the new schedule would raise the fees, which haven't been increased since 2006. The fees, which are now based on the estimated cost of construction, would instead be based on square footage, considered more accurate, with flat fees for items such as fences. Dzik also indicated that he would seek a small amendment of the legislation. No further committee meetings on the legislation were requested. Ordinance No. 2023-23 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



**Planning and Zoning Committee Public Hearing Minutes
June 12, 2023 – 6:45 p.m. to 6:57 p.m.**

COUNCIL PRESENT:

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

ABSENT:

Mel Severns, At-Large

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
Richard Dzik, Safety-Service Director
Robert Broeren, Law Director
Terry Scott, Auditor
Aaron Reinhart, Utilities Director
Tony Deluliis, Civil Service Administrator
Todd Hill, Clerk
Cheryl Splain, Knox Pages
Sam Filkins, ADF
Jeff Gottke, ADF

The committee held a public hearing to discuss Ordinance No. 2023-17, amending the 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 PCC – Planned Commercial Development District. Sam Filkins of the Knox County 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. Nobody spoke in opposition to the legislation. Ordinance No. 2023-17 was up for a third 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

SCHEDULED

RESOLUTION 2023-53

Meeting: 06/26/23 7:30 PM
Dept: Planning and Zoning
Hillier, Severns
 Category: Planning and Zoning
 Prepared By: Rob Broeren
 Initiator: Todd Hill
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.

HISTORY:

05/22/23 City Council **FIRST READING**

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.

06/12/23 City Council **SECOND READING**

Resolution No. 2023-53 was given a second reading.

EXHIBIT B.1

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



MOUNT VERNON DORA DESIGNATED OUTDOOR REFRESHMENT AREA

SIP. SHOP. ENJOY RESPONSIBLY.

MOUNT VERNON DORA RULES

- 01 EVENT BASED**
DORA beverages permitted ONLY at approved events
- 02 BOUNDARIES**
ALL DORA beverages MUST remain INSIDE event boundaries
- 03 CUPS**
Only official DORA cups permitted
- 04 SIGNAGE**
Follow ALL signage for participation
- 05 DRINKS**
DORA beverages MUST be purchased from an approved Downtown Mount Vernon licensed establishment
DORA drinks from one bar/restaurant NOT allowed in another bar/restaurant
2 drinks per patron at a time

PLEASE DRINK RESPONSIBLY

The Mount Vernon DORA requires that ALL DORA events donate \$1 per cup sold to Knox Substance Abuse Action Team (KSAAT), the local coalition of community members dedicated to reducing alcohol, tobacco and other drug abuse among youth and adults in Knox County.

\$1 PER CUP TOWARDS PREVENTION MEASURES IN KNOX COUNTY

The Mount Vernon DORA also requires that ALL servers at DORA events complete ASL & Safe Bar Training as part of the KSAAT "KEEP KNOX SAFE" Training.

Select rules will be printed on the back side of the cup.
BEER & WINE ONLY.
PLEASE dispose of empty cups in appropriate trash receptacles.

Though the entire shaded area is zoned to allow DORA events, rarely will events take up the entirety of the shaded area.
Events will be required to submit plans for boundaries to be communicated to event-goers.
Boundaries will be clearly defined with DORA signage.

NO DORA BEVERAGES PERMITTED PAST THESE MARKERS

MARKS APPROVED DOWNTOWN MOUNT VERNON LICENSED ESTABLISHMENT

MARKS APPROVED AREAS/SHOPS DORA BEVERAGES ARE ALLOWED TO ENTER

BEVERAGES DORA WELCOME

EXPERIENCE MOUNT VERNON

Event Schedule, FAQs, & other DORA related information can be found at: ExperienceMV.org

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 tradeshow, 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.

EXHIBIT B.3 -Decal Locations

12.1.a

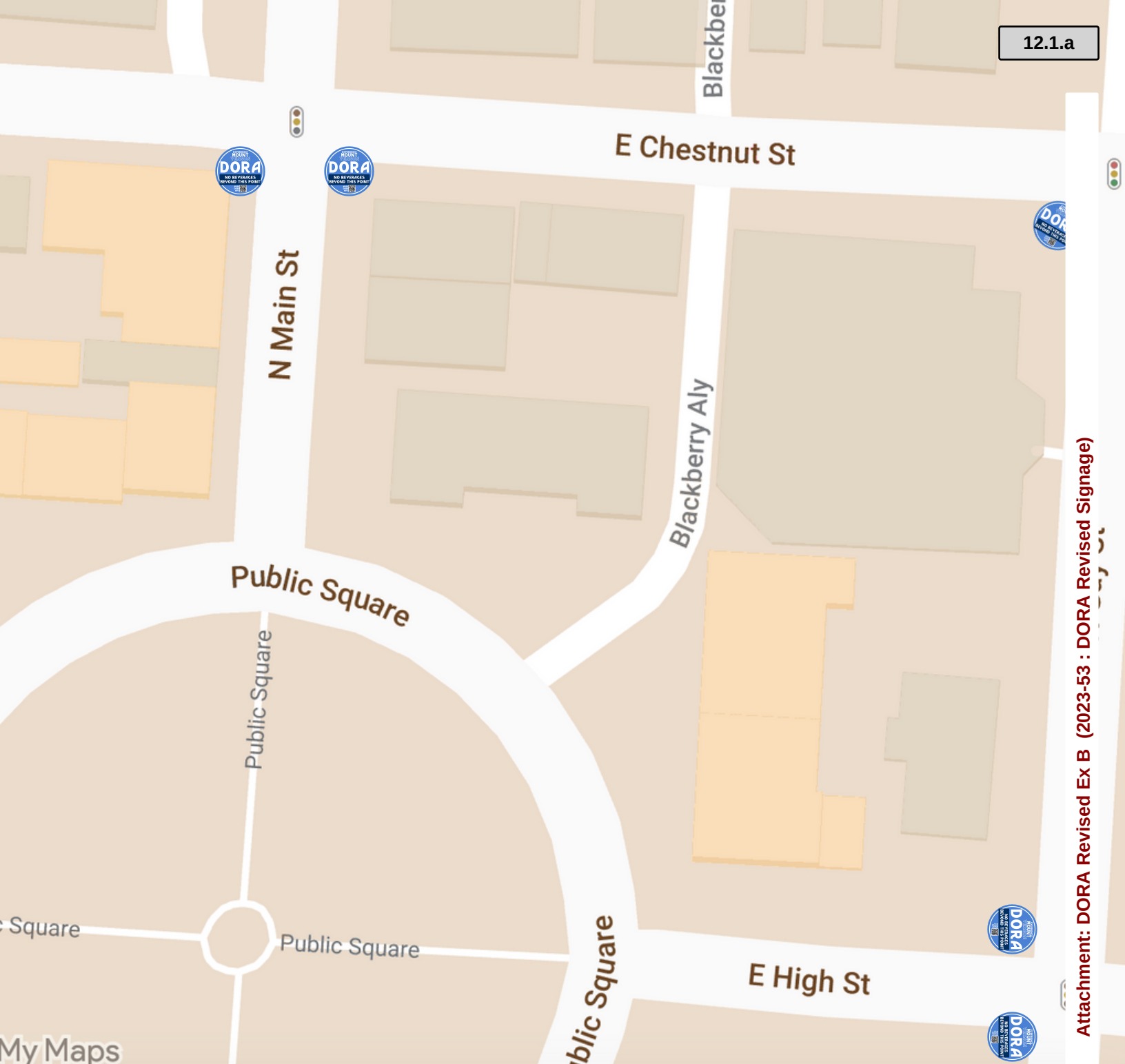
18-inch Decals (20)

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

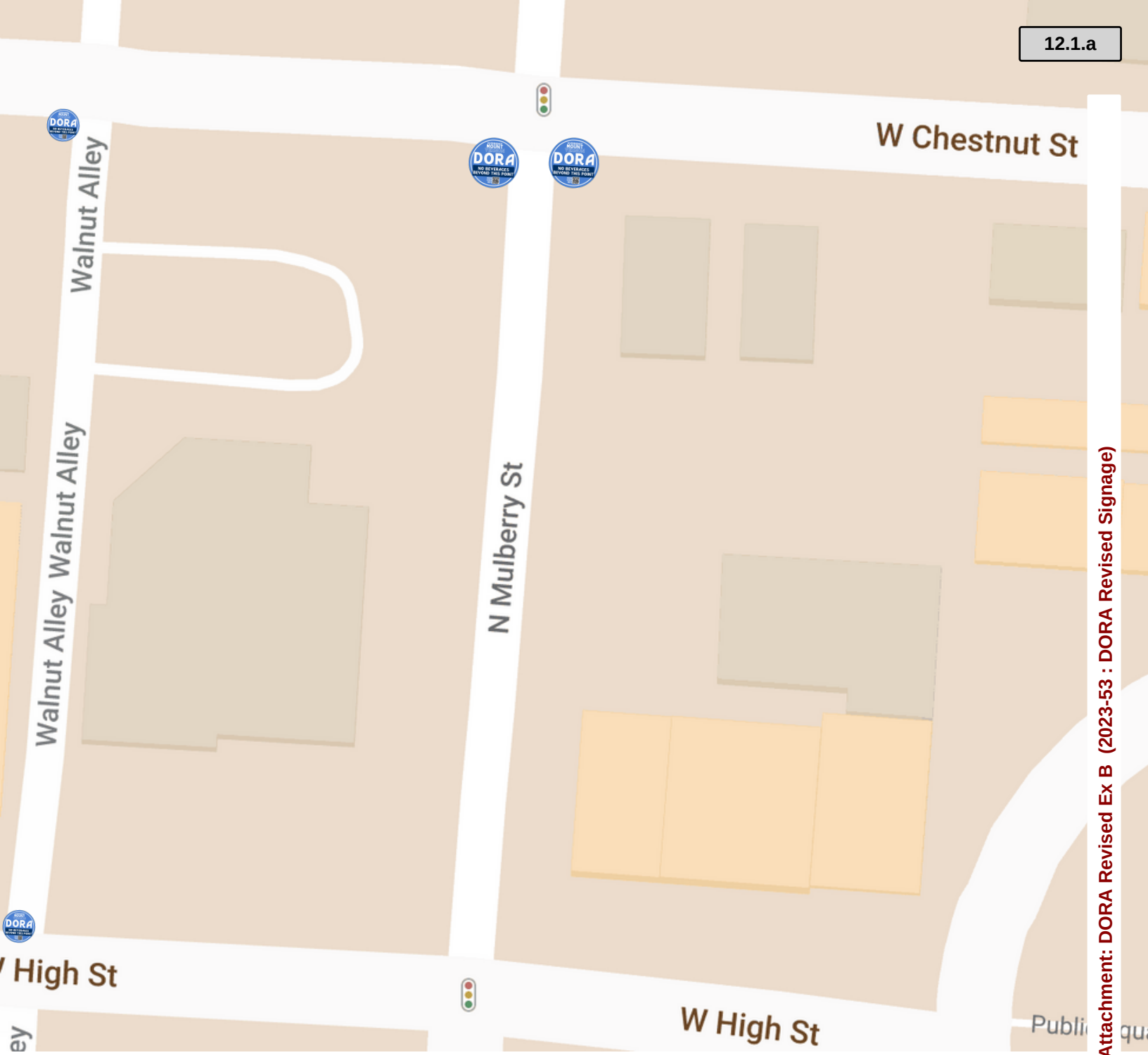
10-inch Decals (4)

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

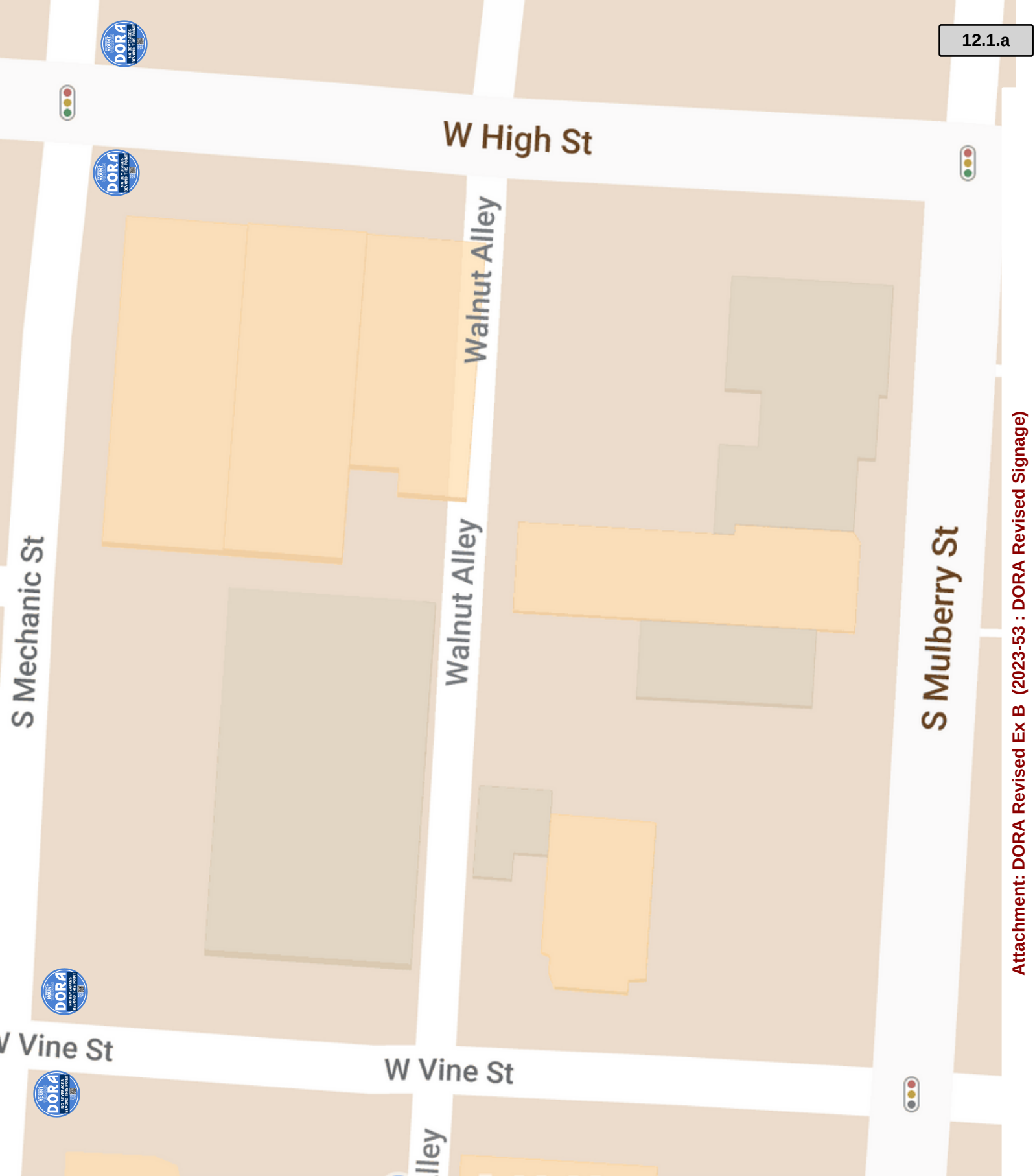
Attachment: DORA Revised Ex B (2023-53 : DORA Revised Signage)



18-inch decals



Two 18-inch decals
Two 10-inch decals

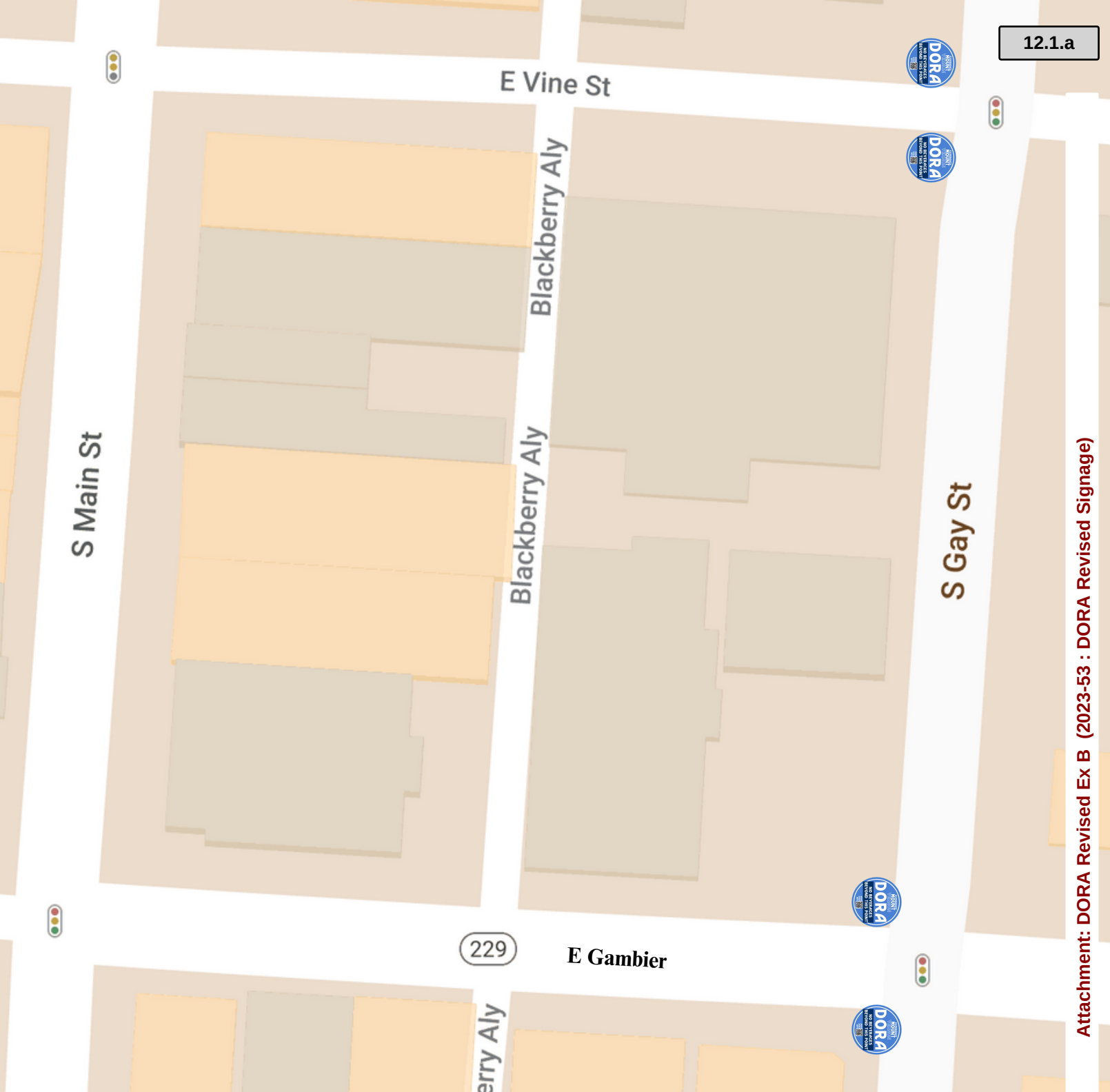


Attachment: DORA Revised Ex B (2023-53 : DORA Revised Signage)

Four 18-inch decals



Four 18-inch decals



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

Four 18-inch decals



Two 18-inch decals

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

Gambier St



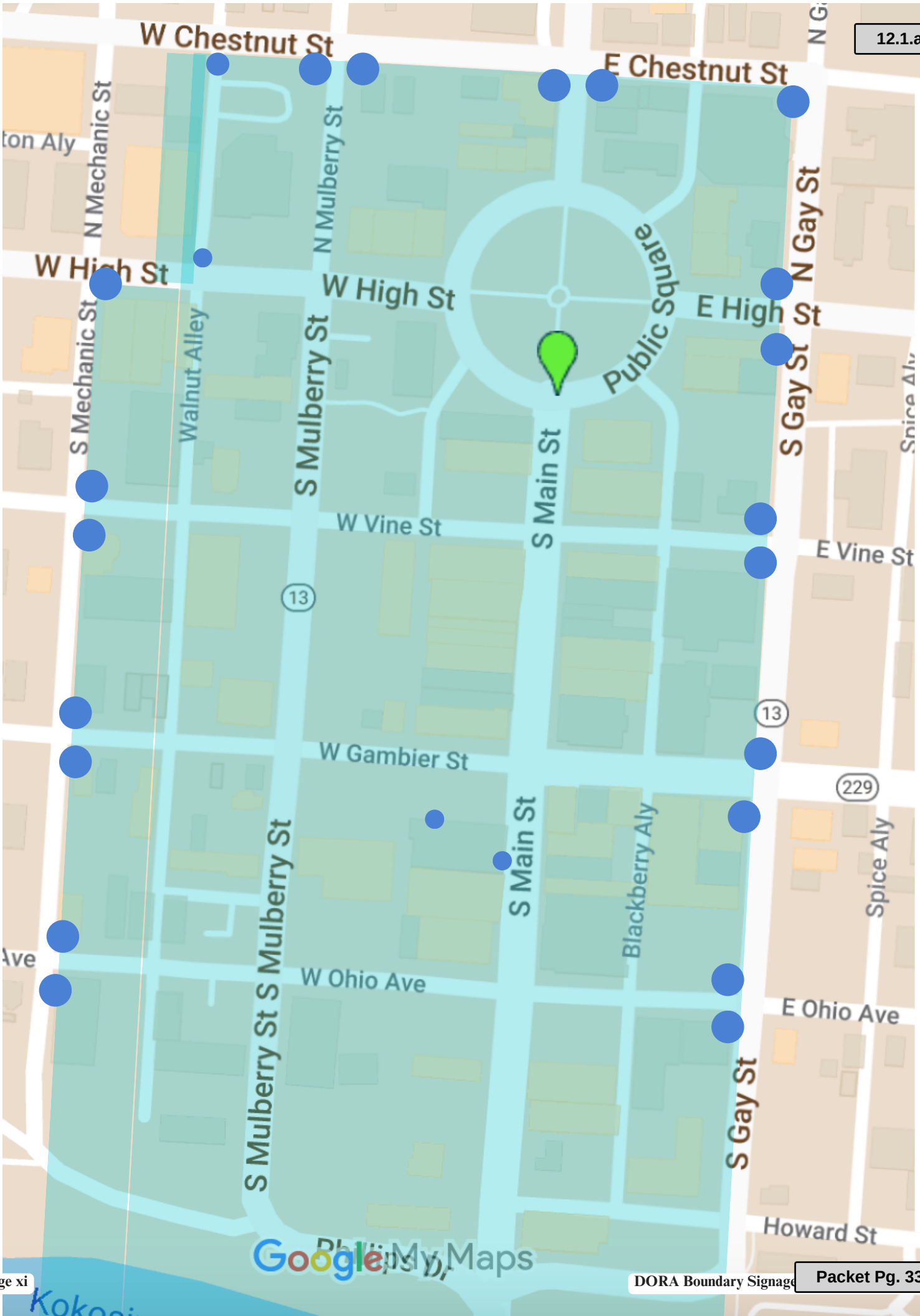
S Main St

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)

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 each liquor license establishment within the approved DORA boundary.

Keep Knox Safe

KNOW YOUR LIMIT

What is a "standard drink"?
In the United States, a "standard drink" any drink that contains about 0.6 fluid ounces or 14 grams of pure alcohol. Although the drinks pictured here are different sizes, each contains approximately the same amount of alcohol and counts as one U.S. standard drink or one alcoholic drink equivalent.

	=		=		=		=		=		=	
12 fl oz of regular beer 3% alcohol		8-10 fl oz of malt liquor or flavored malt beverages such as hard seltzer (shown in a 12 oz glass) 7% alcohol		5 fl oz of table wine 12% alcohol		3-4 fl oz of fortified wine (such as sherry or port) 17% alcohol		2-3 fl oz of cordial, liqueur, or spirit (2.5 fl oz shown) 24% alcohol		1.5 fl oz of brandy or cognac (a single jigger) 40% alcohol		1.5 fl oz shot of distilled spirits (gin, rum, tequila, vodka, whiskey, etc.) 40% alcohol

Learn more at rethinkingdrinking.niaaa.nih.gov

To find help for yourself or a loved one visit alcoholtreatment.niaaa.nih.gov

Keep Knox Safe

BE AN ACTIVE BYSTANDER!

Have you ever been concerned about a situation and wanted to help... but didn't?
YOU'RE NOT ALONE
Use the tips below to help you to intervene safely.

BE DIRECT

You may intervene directly by confronting the party who is giving unwanted advances. You could say "she isn't into you, leave her alone".

DELEGATE

You may find yourself in a situation where you do not feel comfortable to intervene directly. You can help by delegating the intervention to another party. Notify the bartender or manager or ask for help from your friends.

DISTRACT

If a situation is uncomfortable another way to intervene is to distract. Distraction might look like: asking to use someone's charger or loudly announcing "make way, I need another drink"

Learn more at stepupprogram.org

To find help for yourself or a loved one visit newdirectionsknox.org



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2023-56

Meeting: 06/26/23 7:30 PM

Dept: Utilities

Woods, Keener

Category: Bid/Contract

Prepared By: Todd Hill

Initiator: Todd Hill

DOC ID: 3838

A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACT FOR THE BUCKEYE ADDITION WATERLINES PROJECT; AND DECLARING AN EMERGENCY.

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

SECTION 1: That the Safety-Service Director for the City of Mount Vernon is hereby authorized and directed to advertise for bids and enter into a contract for the Buckeye Addition Waterlines Project.

SECTION 2: This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason that bids must be solicited 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.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2023-58

Meeting: 06/26/23 7:30 PM
Dept: Planning and Zoning
Hillier, Severns
 Category: Finance
 Prepared By: Todd Hill
 Initiator: Todd Hill
DOC ID: 3836

A RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE 2023 KNOX COUNTY TAX INCENTIVE REVIEW COUNCIL CONCERNING PARCELS OF COMMERCIAL REAL PROPERTY IN THE CITY OF MOUNT VERNON RECEIVING TAX EXEMPTIONS FOR PURPOSES OF ECONOMIC DEVELOPMENT; AND DECLARING AN EMERGENCY.

WHEREAS, Mount Vernon City Council has from time to time provided economic development incentives through means of Community Reinvestment Area (CRA), Enterprise Zone (EZ) and Tax Increment Financing (TIF) exemptions to foster development of various real property within the City; and,

WHEREAS, the Area Development Foundation, Inc., in support of the City of Mount Vernon, annually collects performance data from each such exempted economic development project and reports the same to the Ohio Department of Development; and,

WHEREAS, in addition to reporting to the State, the Knox County Auditor has acted pursuant to Ohio Revised Code Section 5709.85 to create the Knox County Tax Incentive Review Council (TIRC) for purposes of annually reviewing all City agreements granting CRA, EZ and TIF property tax exemptions; and,

WHEREAS, the TIRC met on June 1, 2023 for purposes of its annual review of performance data collected from all tax-exempted economic development projects (the same data reported to the State), with the TIRC making recommendations concerning the status of each such economic development project; and,

WHEREAS, Mount Vernon City Council must thereafter meet and vote to accept, reject or modify all or any portion of the TIRC's recommendations within sixty days of the TIRC's review, as per Ohio Revised Code Section 5709.85(E); and,

WHEREAS, the City is desirous of ensuring that each tax-exempted economic development project that remains in good standing and eligible under Ohio law continues to receive the benefits of such tax incentives.

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

SECTION 1: That the Mount Vernon City Council hereby accepts the TIRC's recommendation to find as in compliance for tax year 2022 the CRA exemption in place for Woodward Development Corp. on the basis of job and investment performance data reported for tax year 2022.

SECTION 2: That the Mount Vernon City Council does hereby accept the TIRC's recommendations to continue as-is, and as found to be in compliance, the active EZ exemptions in place for Chesterland Productions PLL (i.e., Sanoh America) on the basis of job and investment performance data reported for tax year 2022.

SECTION 3: That the Mount Vernon City Council hereby accepts the TIRC's reported information concerning the three (3) active TIF projects for the year ending December 31, 2022.

SECTION 4: That the Clerk of Council is hereby directed to deliver a copy of this Resolution to the Auditor of Knox County, Ohio, after its passage and upon request made by said Auditor's representative.

SECTION 5: That the Clerk of Council be instructed to record said Resolution in the appropriate record book.

SECTION 6: This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason that an emergency exists in the usual daily operation of the various departments of the municipal government, and said Resolution shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2023-59

Meeting: 06/26/23 7:30 PM
Dept: Finance and Budget
Seavolt, Mahan
 Category: Finance
 Prepared By: Terry Scott
 Initiator: Todd Hill
DOC ID: 3837 B

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 226.2100.55511, Equipment, in the amount of \$24,000.00.
(Unappropriated Original Budget Funds - 2023)
2. To Account 101.1786.51111, Probation Officer, in the amount of \$56,950.40
3. To Account 101.1786.52121, P.E.R.S., in the amount of \$8,500.00.
4. To Account 101.1786.52123, Workers' Compensation, in the amount of \$1,500.00.
5. To Account 101.1786.52125, Employee Insurance, in the amount of \$17,223.15.
6. To Account 101.1788.52126, Medicare, in the amount of \$950.00.
7. To Account 101.1786.53111, Dues/Supplies, in the amount of \$1,000.00.
8. To Account 101.1786.53112, Conference Registration, in the amount of \$1,000.00.
9. To Account 101.1786.53113, Memberships, in the amount of \$375.00.
10. To Account 101.1786.54112, Drug Testing, in the amount of \$5,800.00.
11. To Account 101.1786.54114, Confirmation Testing, in the amount of \$100.00.
12. To Account 101.1786.54113, Testing Supplies, in the amount of \$500.00.
13. To Account 101.1786.54116, Electronic Monitoring, in the amount of \$2,145.00.
14. To Account 101.1786.54117, Substance Abuse, in the amount of \$12,000.00.
15. To Account 101.1786.54118, Mental Health Services, in the amount of \$7,500.00.
16. To Account 101.1786.54119, Anger Management, in the amount of \$3,431.25.
17. To Account 101.1785.54120, Additional Treatment Services, in the amount of \$2,145.00.
18. To Account 101.1786.54121, Class Materials, in the amount of \$375.00.
19. To Account 101.1786.54122, Hands Down Costs, in the amount of \$875.00.
20. To Account 101.1786.54123, Incentives, in the amount of \$1,250.00.
21. To Account 101.1786.54124, Transportation, in the amount of \$750.00.
22. To Account 101.1786.54311, Training-In State, in the amount of \$1,000.00.
(Community Corrections Act 2.0 Grant - Probation Department)
23. To Account 101.1785.51111, Probation Officer, in the amount of \$22,260.91.
24. To Account 101.1785.52125, Employee Insurance, in the amount of \$6,473.82.
25. To Account 101.1785.53115, Transportation, in the amount of \$1,725.30.
26. To Account 101.1785.54112, Drug Testing, in the amount of \$9,145.39.
27. To Account 101.1785.54118, Counseling, in the amount of \$24,637.49.

28. To Account 101.1785.54311, Staff Training/Development, in the amount of \$51,722.41.
(Ohio Justice and Rehabilitation Grant - 2021-2023)

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.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

ORDINANCE 2023-21

Meeting: 06/26/23 7:30 PM
Dept: Planning and Zoning
Hillier, Severns
 Category: Planning and Zoning
 Prepared By: Todd Hill
 Initiator: Todd Hill
DOC ID: 3813

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.

HISTORY:

05/22/23 City Council **FIRST READING**

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

06/12/23 City Council **SECOND READING**

Ordinance No. 2023-21 was given a second reading. There will be a public hearing on the legislation on June 26, 2023.



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:

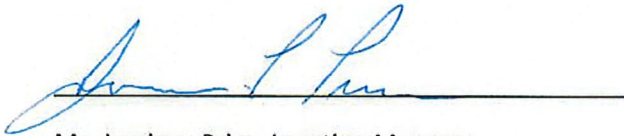
We the undersigned property owners owning 9 properties:

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.



Mr. Jamison Price, Location Manager

Central Ohio Farmers Co-op

9150 Kinney Rd

Mt Vernon, Ohio 43050

Date 3/31/2023.

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



March 29, 2023

Scale - 1:1,200
1 inch = 100 feet
1 inch = 0.019 miles

Knox County, OH; Bruce Harris & Associates



**City Council
City of Mount Vernon
Mount Vernon, OH 43050**

SCHEDULED

ORDINANCE 2023-22

Meeting: 06/26/23 7:30 PM
Dept: Planning and Zoning
Hillier, Severns
Category: Planning and Zoning
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3814

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:

<u>PARCEL NO.</u>	<u>PROPOSED ZONING</u>
#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.

HISTORY:

05/22/23	City Council	FIRST READING
Ordinance No. 2023-22 was given a first reading.		
06/12/23	City Council	SECOND READING

Ordinance 2023-22

Meeting of June 26, 2023

Ordinance No. 2023-22 was given a second reading. There will be a public hearing on the legislation on June 26, 2023.



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 rezoning 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



City of Mount Vernon, Ohio

Application for Zoning Amendment

<i>Applicant's Information</i>			
Owner's Name, Address, Phone, and Email Address			
CENTRAL OHIO Farmers CO-OP		P.O. Box 936	
751 E Farming ST			
MARION, OH 43301		JPRICE@CENTRALOHFARM.COM	
Agent's Name, Address, Phone, and Email Address			
<i>Site Information</i>			
Site Address		Legal Description	
600 W VINE ST.		N.S. 163 corner of S. Lewis ST	
Parcel Number		Deed Volume and Page Number	
66-00268.000		1263/198	
<i>Use of Property</i>			
Present Use		Present Zoning District	
Residential, Bare Lot		Morton Southern	
Proposed Use		Proposed Zoning District	
Commercial			
<i>Documents to be Submitted</i>			
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: <i>Jamie Price</i>	
<i>Filing Information</i>			
Filing Date	Fee deposit	Date Paid	Receipt Number
	\$150.00		

This form revised 04-11-2023

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

600 WEST VINE 01 - ZONING AMENDMENT





City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

ORDINANCE 2023-23

Meeting: 06/26/23 7:30 PM
Dept: Planning and Zoning
Hillier, Severns
 Category: Planning and Zoning
 Prepared By: Rob Broeren
 Initiator: Todd Hill
DOC ID: 3819

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.

HISTORY:

05/22/23 City Council FIRST READING

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.

06/12/23 City Council SECOND READING

Ordinance No. 2023-23 was given a second reading.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

ORDINANCE 2023-24

Meeting: 06/26/23 7:30 PM
Dept: Planning and Zoning
Hillier, Severns
Category: Planning and Zoning
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3822

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PARCEL #70-00366.002 AND #70-0366.003, BOTH ALSO KNOWN AS 1104 WEST GAMBIER STREET, FROM THE PRESENT ZONING OF CLINTON TOWNSHIP LB - LOCAL BUSINESS, TO GB - GENERAL BUSINESS ; PARCEL #70-00366.004, ALSO KNOWN AS 120 SOUTH NORTON STREET, FROM CLINTON TOWNSHIP RRA - RURAL RESIDENTIAL AND AGRICULTURAL, TO GB - GENERAL BUSINESS; AND PARCEL #70-0366.005, ALSO KNOWN AS 130 SOUTH NORTON STREET, FROM CLINTON TOWNSHIP GB - GENERAL BUSINESS, TO GB - GENERAL BUSINESS; AND DECLARING AN EMERGENCY.

WHEREAS, the Council of the City of Mount Vernon has received an application for rezoning certain property within the City of Mount Vernon, specifically Parcel #70-00366.002 and #70-0366.003, both also known as 1104 West Gambier Street; Parcel #70-00366.004, also known as 120 South Norton Street; and Parcel #70-00366.005, also known as 130 South Norton 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 for Parcel #70-00366.002 from Clinton Township LB - Local Business, to GB - General Business; for Parcel #70-0366.003 from Clinton Township LB - Local Business, to GB - General Business, for Parcel #70-00366.004 from Clinton Township RRA - Rural Residential and Agricultural, to GB - General Business; and for Parcel #70-00366.005 from Clinton Township GB - General Business, to GB - 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 #70-00366.002 and #70-0366.003, both also known as 1104 West Gambier Street; Parcel #70-00366.004, also known as 120 South North Street; and Parcel #70-00366.005, also known as 130 South Norton Street. The zoning will be as indicated:

<u>PARCEL NO.</u>	<u>PROPOSED ZONING</u>
#70-00366.002	GB - General Business
#70-00366.003	GB - General Business
#70-00366.004	GB - General Business
#70-00366.005	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 to allow for the development of business 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:

06/12/23

City Council

FIRST READING

Ordinance No. 2023-24 was given a first reading. There will be a public hearing on the legislation on July 10, 2023.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

ORDINANCE 2023-25

Meeting: 06/26/23 7:30 PM
Dept: Utilities
Woods, Keener
Category: Utilities
Prepared By: Rob Broeren
Initiator: Todd Hill
DOC ID: 3829

AN ORDINANCE TO AMEND SECTION 919.07 OF THE CODIFIED ORDINANCES OF THE CITY OF MOUNT VERNON REGARDING WATER CHARGES; AND DECLARING AN EMERGENCY.

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

SECTION 1. That section 919.07(I) of the Codified Ordinances be amended to read as follows (new text in **bold**, removed text is in ~~strike through~~):

(I) Waiver of Minimum Charges. An owner may request a waiver of the minimum charges upon written request to the Director. The request may be granted on unimproved lots and lots with vacant buildings where no consumption or availability for consumption exists.

(1) Any consumption within a billing period will establish the need to charge the account the minimum of the W.S.A.C. which is currently in effect.

(2) Where there has been no consumption, the meter removed and the owner or person in control of the property has requested a waiver, the W.S.A.C. will be waived. In effect access to the City water and wastewater service is discontinued and no charge will be levied against the account. **A one-time fee of seventy-five dollars (\$75.00) will be charged which covers removing the meter and reinstalling the meter when water and wastewater service is resumed.**

(3) ~~In the event that access to the City utilities are requested and the existing tap is to be utilized, a one time fee of seventy-five dollars (\$75.00) will be charged for reservicing the account.~~

~~—(4)—~~In the event that access to the City utilities are requested and an increased service tap is required, the current tap fee for the requested service will be administered.

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 to allow appropriate charges for services provided by the City's water department, and said Ordinance shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

Ordinance 2023-25

Meeting of June 26, 2023

HISTORY:

06/12/23

City Council

FIRST READING

Ordinance No. 2023-25 was given a first reading.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

ORDINANCE 2023-27

Meeting: 06/26/23 7:30 PM
Dept: Planning and Zoning
Hillier, Severns
Category: Planning and Zoning
Prepared By: Rob Broeren
Initiator: Todd Hill
DOC ID: 3834

AN ORDINANCE AMENDING RESOLUTION NO. 2021-39 TO CHANGE THE CIRCUMSTANCES UNDER WHICH CERTAIN COMMUNITY REINVESTMENT AREA EXEMPTIONS ARE OFFERED IN THE CITY OF MOUNT VERNON; AND DECLARING AN EMERGENCY.

WHEREAS, the City of Mount Vernon (the “City”), through Ordinance No. 2021-39, adopted October 25, 2021, as amended by Ordinance No. 2022-09, adopted February 14, 2022 (collectively, the “CRA Ordinance”), established the Mount Vernon Community Reinvestment Area (the “CRA”) and provided for real property tax exemptions for certain residential development within the CRA; and

WHEREAS, the CRA Ordinance contains the terms for property tax exemptions for certain types of projects undertaken within the City; and

WHEREAS, the City desires to further amend the CRA Ordinance to update the circumstances pursuant to which property tax exemptions within the CRA are available;

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF MOUNT VERNON, STATE OF OHIO, THAT:

SECTION 1: Section 4 of the CRA Ordinance is hereby deleted in its entirety and replaced with the following:

Section 4: That for residential property, a tax exemption on the increase in the assessed valuation resulting from the improvements as described in ORC Section 3735.67 shall be granted upon application by the property owner and certification thereof by the designated Housing Officer for the following periods and percentages:

Percentage determination: For developments described in (i) - (iii) below, the percentage of tax exemption for a given property is determined based on the low-moderate income levels (LMI score) in each census block as scored in **Exhibit B**. The higher the percentage of low-moderate income residents within a census block the higher the percentage between 50%-100%. These scores will be updated as new census data becomes available and instated on the next calendar year. The percentage of tax exemption for developments described in (iv) below shall be determined by this Council on a case-by-case basis.

Exemption period (**Exhibit C**):

- i. Ten (10) years, for the remodeling of every residential dwelling unit, either one (1) housing unit, or containing not more than two (2) housing units and upon which the cost of remodeling is at least \$15,000, as described in ORC Section 3735.67, and with such exemption being 50% or 75% depending on block LMI score, for each of the ten (10) years.
- ii. Twelve (12) years, for the remodeling of every residential dwelling unit containing more than three (3) housing units and upon which the cost of remodeling is at least \$15,000, as described in ORC Section 3735.67, and such exemption being 50% or 75% depending on block LMI score for each of the twelve (12) years.
- iii. Fifteen (15) years, for the construction of dwellings containing not more than one (1) housing unit, as described in ORC Section 3735.67, on existing lots with existing utility services present, with such exemption being 50% or 75% depending on block LMI score for each of the fifteen (15) years.
- iv. Up to fifteen (15) years, for the construction of dwellings containing more than three (3) housing units, as described in ORC Section 3735.67, on existing lots with existing utility services present, with such exemption being up to 100%. The precise term and exemption percentage shall be determined on a case-by-case basis by this Council prior to commencement of construction.
- v. The period of exemption for a dwelling described in item i or ii of this section may be extended by City Council for up to an additional ten (10) years if the dwelling is a structure of historical or architectural significance or is a certified historic structure that has been subject to federal tax treatment under 26 U.S.C. 47 and 170(h).

For the purposes of the above described Community Reinvestment Area, structures exclusively used for residential purposes shall be classified as residential structures.

If remodeling qualifies for an exemption, during the period of the exemption, the exempted percentage of the dollar amount of the increase in market value of the structure shall be exempt from real property taxation. If new construction qualifies for an exemption, during the period of the exemption the exempted percentage of the structure shall not be considered to be an improvement on the land on which it is located for the purpose of real property taxation.

SECTION 2. Except as provided herein, the provisions of the CRA Ordinance remain in full force and effect as stated therein.

SECTION 3. That City Council hereby finds and determines that all formal actions relative to the passage of this Ordinance were taken in an open meeting of this Council, that all deliberations of this Council and of its committees, if any, which resulted in formal action were taken in meetings open to the public, in full compliance with the applicable legal requirements, including Section 121.22 of the ORC.

SECTION 4. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety and for the further reason to allow the City to process CRA exemptions as expeditiously as possible, 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:

06/12/23 City Council FIRST READING

Ordinance No. 2023-27 was given a first reading.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

ORDINANCE 2023-28

Meeting: 06/26/23 7:30 PM
Dept: Planning and Zoning
Hillier, Severns
Category: Planning and Zoning
Prepared By: Rob Broeren
Initiator: Todd Hill
DOC ID: 3835

AN ORDINANCE CONSENTING TO THE ANNEXATION OF 4.325 ACRES FROM CLINTON TOWNSHIP INTO THE CITY OF MOUNT VERNON; PROVIDING FOR CERTAIN CITY SERVICES TO THE ANNEXED PARCEL AND PROVIDING PROTECTIONS AGAINST INCOMPATIBLE USES UNDER EXISTING TOWNSHIP ZONING; AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code Section 709.023 provides the process for an Expedited Type 2 annexation where the annexed territory remains subject to the real estate taxation of the township; and

WHEREAS, on June 8, 2023, the owner of 4.325 acres located in Clinton Township filed a petition with the Knox County Board of Commissioners to annex the property into the City of Mount Vernon under the Expedited Type 2 process.

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

SECTION 1: That pursuant to Revised Code Section 709.023(D), the City of Mount Vernon consents to the annexation proposed in the owner's petition (attached as Exhibit A).

SECTION 2: That upon annexation into the City of Mount Vernon, the City shall provide the following services to the annexed parcel:

- a) Police Protection
- b) Fire Protection
- c) Emergency Medical Services
- d) Potable Water Service
- e) Wastewater Service
- f) Stormwater Service

SECTION 3: That City Council finds that the annexation parcel is currently subject to Clinton Township Zoning, pursuant to Chapter 519 of the Revised Code. If the territory is annexed and becomes subject to zoning by the City of Mount Vernon, and City zoning permits uses in the annexed territory that the City determines are clearly incompatible with the uses permitted under current township zoning regulations in the adjacent land remaining within the township from which the territory was annexed, the City Council will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed territory and the adjacent land remaining within the township. "Buffer" includes open space, landscaping, fences, walls, and other structured elements; streets and street right-of-ways; and bicycle and pedestrian paths and sidewalks.

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 that Revised Code Section 709.023(C) requires the City to act within 20 days of the filing of the annexation petition to state what municipal services it will provide to a parcel annexed through this process, therefore, it become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

HISTORY:

06/12/23

City Council

FIRST READING

Ordinance No. 2023-28 was given a first reading. Hillier requested a 20-minute Planning and Zoning Committee meeting on the legislation for June 26, 2023.

CRITCHFIELD

Attorneys at Law

June 8, 2023

Via Hand-Delivery

Todd Hill
Clerk of City of Mount Vernon
40 Public Square, Suite 206
Mount Vernon, Ohio 43050

RE: Knox County Historical Society of Mount Vernon
Petition for Annexation – City of Mount Vernon
Parcels: 12-50046.000 and 12-50054.000
Clinton Township, Knox County, Ohio

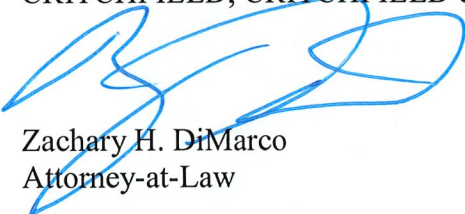
To the City of Mount Vernon:

You are being provided notice that the Knox County Historical Society of Mount Vernon has filed a petition for annexation of Knox County parcel numbers 12-50046.000 and 12-50054.000 to be annexed into the City of Mount Vernon with the Knox County Commissioners June 8, 2023 at 11:00 a.m.

Enclosed with this letter you will find a copy of the petition, along with all attachments and documents accompanying the petition as filed.

Very truly yours,

CRITCHFIELD, CRITCHFIELD & JOHNSTON, LTD.



Zachary H. DiMarco
Attorney-at-Law

Enclosure

Zachary H. DiMarco
dimarco@ccj.com

10 S. Gay Street
Mount Vernon, OH 43050

P: 740.397.4040
F: 740.397.6775

www.ccj.com

PETITION FOR ANNEXATION – EXPEDITED TYPE 2

Knox County Historical Society of Mount Vernon, being the owner of real estate in the territory hereinafter described, hereby petition for the annexation of the following described territory to the City of Mount Vernon, Knox County, Ohio, being filed under **Sections 709.021(A) & 709.023(A)** of the Revised Code of Ohio.

Petitioner has attached hereto and made a part of this petition a legal description of the perimeter of the territory sought to be annexed, marked as **Exhibit “A.”**

The petition meets all requirements set forth in section 709.021 of the Ohio Revised Code. The petitioners are the owners of the territory proposed for annexation and constitute all owners of the territory. The described territory is contiguous with the City of Mount Vernon, Ohio and does not exceed 500 acres. The described territory shares a contiguous boundary with the City of Mount Vernon for a continuous length of greater than 5% of the perimeter. The annexation of the described territory will not create an unincorporated area completely surrounded by territory to annex.

Petitioner has attached hereto and made a part of this petition, an accurate map or plat of the territory sought to be annexed, marked **Exhibit “B.”**

Zachary H. DiMarco, attorney with Critchfield, Critchfield & Johnston, Ltd. is hereby appointed agent for the undersigned Petitioner as required by Revised Code Section 709.02(C)(3), with full power and authority hereby granted to said agent to amend, alter, change, correct, withdraw, refile, substitute, compromise, increase or delete the area, to do any and all things essential thereto, and to take any action necessary for obtaining the granting of this Petition. Said amendment, alteration, change, correction, withdrawal, refiling, substitution, compromise,

increase or deletion or other things or action for granting of this Petition shall be made in the Petition, description and plat by said agent without further expressed consent of the Petitioners.

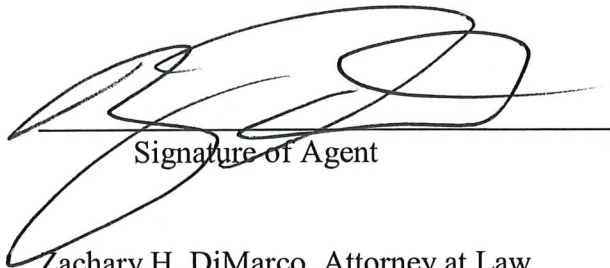
WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.

Date: JUNE 6, 2023



Mark Ramser, President

ACCEPTANCE BY AGENT:



Signature of Agent

Zachary H. DiMarco, Attorney at Law
Critchfield, Critchfield & Johnston, Ltd.
10 S. Gay Street
P.O. Box 469
Mount Vernon, Ohio 43050
Phone: 740-397-4040, Fax: 740-397-6775
dimarco@ccj.com

Attachment: Ex A - Annex 4.325 Acres from Clinton Twp (2023-28 : Consenting to Annexation of 4.325 Acres from Clinton Twp)

Exhibit A

Parcel 1:

Situated in the County of Knox, State of Ohio, and the City of Mount Vernon and bounded and described as follows:

The parcel herein described is known as being a part of the same lands conveyed to Buckeye Steel & Plumbing Supply, Inc. as described in Deed Volume 324 on Page 311 and is better known as being a part of Lot 14 in the second quarter of Clinton Township, Township 6 North in Range 13 West in the U.S. Military Lands of Knox County, Ohio.

It should be noted that the bearings used in this description are based on the center of State Routes 3 and 36 (Harcourt Road) as being South 4 deg. 57' 00" West.

Beginning at the Southeast corner of Leopold Dulene's Subdivision in the center of State Routes 3 & 36 (Harcourt Road); thence with the center of said road, South 4 degrees 57' 00" West, 160.38 feet to a point and the true point of beginning; thence continuing along the center of the said road, South 4 degrees 57' 00" West, 139.17 feet to the northeast corner of the Federal Land Bank Association's parcel; thence leaving the center of the said road and following the north line of the Federal Land Bank Association's parcel, North 85 degrees 30' 00" West, passing a found iron pipe at 55.00 feet, 313.22 feet to a found iron pipe; thence North 4 degrees 57' 00" East, 139.17 feet to a set iron pipe; thence South 85 degrees 30' 00" East, passing a set iron pipe at 258.22 feet, 313.22 feet to the center of State Routes 3 and 36 and the true point of beginning. Containing 1.000 acre and being subject to all legal roads, easements and restrictions of record.

I hereby certify that the above description is the true and correct results, to the best of my knowledge, of a survey made by me on May 1, 1982 at the request of Thomas Butts. Paul J. Boeshart, Professional Land Surveyor, Registration No. S-6512.

Parcel Number: 12-50046.000

Prior Instrument Reference: Deed Volume 386, Page 221

Parcel 2:

Situated in the County of Knox, in the State of Ohio, and in the Township of Clinton and bounded and described as follows:

Situate in Lot Number Fourteen (14), Quarter 2 of said Clinton Township and commencing at the intersection of the center of line of State Route No. 3 and the south line of said Lot No. 14, said point being 4 feet West of the Southeast corner of said Lot No. 14, running thence North 4 deg. 30' East along the center line of State Route 3 a distance of 844.5 feet to the northeast corner of the tract conveyed to the Farmers Production Credit Association of Ashland and a deed found in Volume 279 at Page 382 of the Knox County Deed Records, which point is also the beginning point of the tract herein described; running thence North 85 deg. 30' West a distance of 457.55 feet to a point; thence north 4 deg. 57' East a distance of 559.55 feet to a pipe, which pipe is the

southeast corner of the Leopold Delune's subdivision as found in Plat Book 2 at Page 177; thence South 84 deg. 00' East a distance of 457.55 feet to a point in the center line of State Route No. 3; thence South 4 deg. 57' West a distance of 547.55 feet to the point of beginning estimated to contain 5.82 acres, more or less. The premises described have been surveyed by Floyd W. Barnes, Registered Surveyor, on the 3rd day of November, 1973.

Subject to easements and restrictions of record.

SAVE AND EXCEPT:

The following real estate, situate in Lot 14, Quarter 2, Township 6, Range 13, Clinton Township, Knox County, Ohio and being described as follows:

Beginning at the southeast corner of Leopold Delune's subdivision, Plat Book 2, Page 177, in the center of Harcourt Road, the south line of said subdivision bears North 84 deg. 00' West running thence South 4 deg. 57' West, along the center of Harcourt Road, a distance of 299.55 feet to the northeast corner and beginning point of the parcel herein described; running thence and continuing South 4 deg. 57' West, along the center line of Harcourt Road, a distance of 208.00 feet, thence North 85 deg. 30' West, along the north line of a 40 foot right of way, passing through an iron pipe at 55 feet, a total distance of 313.00 feet to an iron pipe; thence North 4 deg. 57' East a distance of 208.00 feet to an iron pipe; found South 85 deg. 30' East, passing through an iron pipe at 258 feet, a total distance of 313.00 feet to the point of beginning containing 1.495 acres, more or less, as surveyed August 27, 1976 by Floyd W. Barnes, Surveyor #3917, Ohio but being subject to all easements and restrictions of record.

Being part of 5.82 acres described in Deed Volume 324, Page 311.

SAVE AND EXCEPT:

Beginning at the Southeast corner of Leopold Delune's Subdivision in the center of State Route 3 and 36 (Harcourt Road); thence with the center of the said road South 4 deg. 57' 00" West, 160.38 feet to a point and the true point of beginning; thence continuing along the center of the said road, South 4 deg. 57' 00" West, 139.17 feet to the northeast corner of the Federal Land Bank Assn.'s parcel thence leaving the center of the said road and following the north line of the Federal Land Bank Assn.'s parcel, North 85 deg. 30' 00" West, passing a found iron pipe at 55.00 feet, 313.22 feet to a found iron pipe; thence North 4 deg. 57' 00" East, 139.17 feet to a set iron pipe; thence South 85 deg. 30' 00" East, passing a set iron pipe at 258.22 feet, 313.22 feet to the center of State Routes 3 and 36 and the true point of beginning. Containing 1.00 acre and being subject to all legal roads, easements and restrictions of record.

I hereby certify that the above description is the true and correct results to the best of my knowledge of survey made by me on May 1, 1982 at the request of Thomas Butts. Paul J. Boeshart, Professional Land Survey, Registration No. S-6512.

Leaving after said exceptions, approximately 3.325 acres, more or less.

Parcel Number: 12-50054.000

Prior Instrument Reference: Deed Volume 401, Page 141

Attachment: Ex A - Annex 4.325 Acres from Clinton Twp (2023-28 : Consenting to Annexation of 4.325 Acres from Clinton Twp)

EXHIBIT B

[INSERT PLAT]



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

ORDINANCE 2023-29

Meeting: 06/26/23 7:30 PM
Dept: Planning and Zoning
Hillier, Severns
 Category: Planning and Zoning
 Prepared By: Rob Broeren
 Initiator: Todd Hill
DOC ID: 3832

AN ORDINANCE ACCEPTING THE ANNEXATION OF 105.65 ACRES, PARCEL NUMBERS 59-02289.000 AND 59-02289.001, FROM PLEASANT TOWNSHIP INTO THE CITY OF MOUNT VERNON; AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code Section 709.023 provides the process for an Expedited Type 2 annexation where the annexed territory remains subject to the real estate taxation of the township; and

WHEREAS, on April 27, 2023, the Knox County Board of Commissioners approved the petition of the owner of 105.65 acres located in Pleasant Township to annex the property into the City of Mount Vernon under the Expedited Type 2 process; and

WHEREAS, Revised Code sections 709.04 and 709.10 require the City to accept or reject the approved annexation petition in no less than 60 and no more than 120 days after the approval of the petition by the Knox County Board of Commissioners.

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

SECTION 1: That pursuant to Revised Code Section 709.10, the City of Mount Vernon accepts the annexation of 0.105.65 Acres, Parcel Numbers 59-02289.000 and 59-02289.001, located in Pleasant Township proposed in the owner's petition and approved by the Knox County Board of Commissioners on April 27, 2023 (attached as Exhibit A).

SECTION 2: That the annexation is subject to the conditions set for in Ordinance 2023-18, adopted by Council on April 24, 2023.

SECTION 3: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason that Revised Code Section 709.04 requires Council to act on the annexation within a short window, therefore, it become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.



Knox County Board of Commissioners

Teresa Bemiller

Thom Collier

Bill Pursel

Executive Assistant
Penny Doyle

County Administrator
Jason Booth

Budget Analyst
Robin Santo

April 27, 2023

RESOLUTION 2023-363--APPROVE TYPE 2 ANNEXATION OF 105.65 ACRES FROM PLEASANT TOWNSHIP TO THE CITY OF MOUNT VERNON, OHIO, ZACHARY DIMARCO, ATTORNEY AT LAW WITH CRITCHFIELD, CRITCHFIELD & JOHNSTON, LTD., AGENT. PARCEL #59-02289.000 AND PARCEL #59-0289.001 – PHILIP A. AND RENEE L. GREENE AND STEPHEN P. AND JUSTINE R. STYER.

Mr. Bill Pursel moved the adoption of the following resolution:

WHEREAS, the Board of Knox County Commissioners proceeded the 27TH day of April, 2023, to hear the petition of Zachary DiMarco, Attorney at Law with Critchfield, Critchfield & Johnston, Ltd., Agent, to obtain annexation of territory consisting of 105.65 acres in Pleasant Township, in the County of Knox, and adjacent to the City of Mount Vernon, Ohio, finds that said petition meets the conditions listed in ORC 709.023; that its statements are true; that the territory sought to be annexed is adjacent to the City of Mount Vernon, Ohio; that the petition contains a full description of said territory; that the map of said territory attached to the petition is accurate; and that it is right and proper that said petition should be granted;

THEREFORE, BE IT RESOLVED, by the Board of Knox County Commissioners of Knox County, Ohio, that the prayer of the petition be granted, specifically being that the territory situated in the Township of Pleasant, County of Knox, and State of Ohio, be annexed to the City of Mount Vernon, Ohio;

FURTHER, BE IT RESOLVED, that all orders and proceedings of this Board relative to said petition and map attached thereto and all papers on file relating to said matter, be deposited with the City of Mount Vernon, Ohio.

A copy of the City of Mount Vernon, Ohio, Ordinance 2023-18 consenting to the annexation petition and all supporting documents are attached to Journal No. 2023.

Mrs. Teresa Bemiller seconded the adoption of the foregoing resolution and upon roll call, the vote resulted as follows:

Mrs. Teresa A. Bemiller, Aye
Mr. Thom Collier, Abstain
Mr. Bill Pursel, Aye

CERTIFICATION

I, Penny R. Doyle, the duly appointed Clerk/Executive Assistant of the Board of Knox County Commissioners of Knox County, Ohio, do hereby certify the above to be a true and correct copy of a resolution adopted at a regular session of the Board of Knox County Commissioners held on Thursday, April 27, 2023, and entered into Commissioner's Journal No. 2023.

Penny R Doyle

Penny Doyle, Clerk/Executive Assistant
Board of Knox County Commissioners



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

ORDINANCE 2023-30

Meeting: 06/26/23 7:30 PM
Dept: Planning and Zoning
Hillier, Severns
Category: Planning and Zoning
Prepared By: Rob Broeren
Initiator: Todd Hill
DOC ID: 3839

AN ORDINANCE DETERMINING THAT A PETITION TO ESTABLISH THE MOUNT VERNON NEW COMMUNITY AUTHORITY DISTRICT IS SUFFICIENT AND COMPLIES WITH THE REQUIREMENTS OF SECTION 349.03 OF THE OHIO REVISED CODE IN FORM AND SUBSTANCE; SETTING THE TIME AND PLACE FOR A HEARING ON THE PETITION AND AUTHORIZING THE NOTICE BY PUBLICATION OF SUCH HEARING, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Mount Vernon, Ohio, in its capacity as a “developer” within the meaning of Ohio Revised Code Section 349.01(E) (the “City”) plans to establish a new community development program for the purposes of encouraging and supporting well-balanced and diversified land use patterns within the territory of the City, including facilities for the conduct of industrial, commercial, residential, cultural, educational and recreational activities, all as described in Ohio Revised Code Chapter 349; and

WHEREAS, on June 12, 2023, the City, in its capacity as a developer, submitted to the Council of the City (“Council”), pursuant to Ohio Revised Code Section 349.03, a Petition for Establishment of the Mount Vernon New Community Authority under Chapter 349 of the Ohio Revised Code (the “Petition”), a copy of which Petition is on file with the City; and

WHEREAS, the District, as described in the Petition, is located entirely within the municipal corporate boundaries of the City, a municipal corporation, and this Council, as the legislative authority of the City, is therefore the organizational board of commissioners for purposes of this Petition; and

WHEREAS, this Council has reviewed the Petition, and by this Ordinance desires to legislatively determine, pursuant to Ohio Revised Code Section 349.03, that the Petition complies with the requirements of that section as to form and substance; pursuant to Ohio Revised Code Section 349.03, to set the time and place of a hearing on the Petition; and further pursuant to Ohio Revised Code Section 349.03, authorize the notice by publication of the hearing on the Petition.

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

SECTION 1. Organizational Board of Commissioners. This Council hereby acknowledges and determines that, pursuant to Ohio Revised Code Section 349.01(F)(3), it is the “organizational board of commissioners” of the Mount Vernon New Community Authority for all purposes of Ohio Revised Code Chapter 349.

SECTION 2. Petition's Sufficiency and Compliance with Ohio Revised Code Section 349.03. This Council has examined the Petition and finds and determines that the Petition is sufficient and complies with the requirements of Ohio Revised Code Section 349.03 in form and substance

SECTION 3. Time and Place of Hearing. Pursuant to Ohio Revised Code Section 349.03, this Council hereby determines to hold a hearing on the Petition on July 24, 2023 at the City Council Chamber, 40 Public Square, Mount Vernon, Ohio 43050, at 6:45 p.m., and this Council hereby authorizes the Clerk of Council to cause notice of the hearing to be published once a week for three consecutive weeks, or as provided in Ohio Revised Code Section 7.16, in a newspaper of general circulation within Knox County, Ohio, pursuant to Ohio Revised Code Section 349.03(A).

SECTION 4. Open Meetings. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Ohio Revised Code Section 121.22.

SECTION 5. Emergency Clause. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public, peace, health and safety, and to allow the City to create a New Community Authority to assess new subdivisions costs based on needed additional infrastructure created by the new subdivision, 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.