**Legislative Session Minutes**

**June 27, 2022**

## COMMITTEE MEETINGS

**Mount Vernon City Council**
**Committee Meeting Schedule**
**June 27, 2022**

| | | |
|---|---|---|
| 6:00-6:22 p.m. | Fire Department quarterly report | Fire, Police & Civil Defense Kirby |
| 6:22-6:38 p.m. | Recarbonator panels and clarifier rehab | Utilities Woods |
| 6:40-6:52 p.m. | New maintenance building | Streets & Public Buildings Severns |
| 6:52-7:09 p.m. | Ohio Eastern Star Home project | Planning & Zoning Hillier |
| 7:09-7:21 p.m. | Stormwater credits | Utilities Woods |
| 7:30 p.m. | City Council Legislative Meeting | Ref: Agenda |

- 06-27-22 Committee Meeting Schedule

## MEETING WILL RECESS UNTIL 7:30 P.M.

## CALL TO ORDER

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

<RollCallList Status="Absent">

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

## INVOCATION

Jack Nix, retired Army Chaplain, performed the invocation.

## PLEDGE OF ALLEGIANCE

All recited in unison.

## ACCEPTANCE OF MINUTES

- City Council - Legislative Session - Jun 13, 2022 7:30 PM

Seavolt made a motion to accept the minutes from Council's Legislative Session of June 13, 2022, with a second by Francis. Motion passed by voice vote.

| | |
|---|---|
| **RESULT:** | **ACCEPTED [UNANIMOUS]** |
| **MOVER:** | Janis Seavolt, At Large |
| **SECONDER:** | John Francis, Second Ward |
| **AYES:** | Francis, Hillier, Seavolt, Kirby, Woods, Keener, Severns |

## RECEIVE PETITIONS AND COMMUNICATIONS

None.

## RECEIVE COMMITTEE REPORTS

Council accepted without comment the minutes for the three Employee and Community Relations Committee meetings of June 13, 2022, the Planning and Zoning Committee meeting of June 13, 2022 and the Utilities Committee meeting of June 13, 2022.

- 06-13-22A Employee and Community Relations Committee Meeting Minutes
- 06-13-22B Employee & Community Relations Committee Meeting Minutes
- 06-13-22C Employee & Community Relations Committee Meeting Minutes
- 06-13-22 Planning and Zoning Committee Meeting Minutes
- 06-13-22 Utilities Committee Meeting Minutes

## LIQUOR CONTROL LICENSE

None.

## PROCLAMATION

None.

## PERSONS SPEAKING ON MATTERS OF CITY CONCERN

None.

## RESOLUTIONS FOR THIRD READING

None.

## RESOLUTIONS FOR SECOND READING

RESOLUTION NO. 2022-57

A RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE 2022 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*

Hillier made a motion to suspend the rule requiring three separate readings of Resolution No. 2022-57, with a second by Severns. Motion to suspend passed by a roll-call vote of 7-0. Hillier made a motion to adopt Resolution No. 2022-57, with a second by Severns. Motion to adopt passed by a roll-call vote of 7-0.

| | |
|---|---|
| **RESULT:** | **ADOPTED [UNANIMOUS]** |
| **MOVER:** | Mike Hillier, Fourth Ward |
| **SECONDER:** | Mel Severns, Councilman |
| **AYES:** | Francis, Hillier, Seavolt, Kirby, Woods, Keener, Severns |

RESOLUTION NO. 2022-61

A RESOLUTION AUTHORIZING AND DIRECTING THE SAFETY SERVICE DIRECTOR OF THE CITY OF MOUNT VERNON, OHIO, TO ACQUIRE TOMCO RECARBONATION CONTROL PANELS FOR THE MOUNT VERNON WATER AND WASTE WATER DEPARTMENT, AND DECLARING AN EMERGENCY.

*Utilities: Woods, Keener*

Woods made a motion to suspend the rule requiring three separate readings of Resolution No. 2022-61, with a second by Keener. Hillier explained that he would be voting no on the motion because he felt information about the need for the legislation should have been presented sooner. Motion to suspend failed by a roll-call vote of 5-2, with Hillier and Seavolt voting no. Resolution No. 2022-61 was given a second reading.

| | | |
|---|---|---|
| **RESULT:** | **SECOND READING** | **Next: 7/11/2022 7:30 PM** |

## RESOLUTIONS FOR FIRST READING

RESOLUTION NO. 2022-62

A RESOLUTION APPROVING THE PND COMPREHENSIVE DEVELOPMENT PLAN AS SUBMITTED BY THE OHIO EASTERN STAR HOME AND APPROVED BY THE MOUNT VERNON MUNICIPAL PLANNING COMMISSION FOR 1451 GAMBIER ROAD, PARCEL #66-09656.000; AND DECLARING AN EMERGENCY.

*Planning and Zoning: Hillier, Severns*

Resolution No. 2022-62 was given a first reading.

| | | |
|---|---|---|
| **RESULT:** | **FIRST READING** | **Next: 7/11/2022 7:30 PM** |

RESOLUTION NO. 2022-63

A RESOLUTION AUTHORIZING THE SAFETY SERVICE DIRECTOR TO RELEASE A REQUEST FOR QUALIFICATIONS FOR IDENTIFYING AND SELECTING A QUALIFIED FIRM OR FIRMS TO PROVIDE SERVICES FOR THE REHABILITATION OF CLARIFIER NO. 1 AT THE CITY'S WATER TREATMENT PLANT, IDENTIFY AND ENTER INTO CONTRACT WITH THE SELECTED FIRM OR FIRMS FOR THOSE SERVICES; AND DECLARING AN EMERGENCY.

*Utilities: Woods, Keener*

Woods made a motion to suspend the rule requiring three separate readings of Resolution No. 2022-63, with a second by Keener. Motion to suspend failed by a roll-call vote of 5-2, with Hillier and Seavolt voting no. Resolution No. 2022-63 was given a first reading.

| | | |
|---|---|---|
| **RESULT:** | **FIRST READING** | **Next: 7/11/2022 7:30 PM** |

RESOLUTION NO. 2022-64

A RESOLUTION AUTHORIZING AND DIRECTING THE AUDITOR OF THE CITY OF MOUNT VERNON TO TRANSFER CERTAIN FUNDS.

*Finance and Budget: Seavolt, Kirby*

Seavolt made a motion to suspend the rule requiring three separate readings of Resolution No. 2022-64, with a second by Kirby. Motion to suspend passed by a roll-call vote of 7-0. Seavolt made a motion to adopt Resolution No. 2022-64, with a second by Kirby. Auditor Terry Scott commented on the legislation, explaining that a transfer of funds was needed because the computer server in the Law Director's office had failed. Motion to adopt passed by a roll-call vote of 7-0.

| | |
|---|---|
| **RESULT:** | **ADOPTED [UNANIMOUS]** |
| **MOVER:** | Janis Seavolt, At Large |
| **SECONDER:** | Josh Kirby, Board Member |
| **AYES:** | Francis, Hillier, Seavolt, Kirby, Woods, Keener, Severns |

## ORDINANCES FOR THIRD READING

None.

## ORDINANCES FOR SECOND READING

None.

## ORDINANCES FOR FIRST READING

None.

## REMARKS FROM THE ADMINISTRATION

Mayor Matt Starr provided an update on the cleanup from the severe thunderstorm of two weeks earlier. He also noted that dye testing following sewer work in the Clintonville area is continuing, that reinforcement of the municipal parking garage has gotten started and that a final inspection of ODOT's work on North Sandusky Street will be made this week. He also noted that several events are planned in the City over the July 4th holiday weekend, including the fireworks on July 4, and that work on the second phase of the City's strategic planning endeavor is under way. He added that he spoke with the State Auditor about the legal requirements the City would have to adhere to to begin an employee recognition program. Law Director Robert Broeren thanked Council for passing Resolution No. 2022-64.

## REMARKS FROM COUNCIL

Severns thanked Council Person Josh Kirby for attending the meeting remotely, and advised residents to contact himself and other Council Persons with City-related questions and concerns. Keener noted that First Friday and the July 4th fireworks were coming up over the holiday weekend, and thanked the City's street crews for their work cleaning up after the severe thunderstorm of two weeks earlier. Hillier thanked Emily Platt of the Engineering Department for her work on the stormwater credit issue, asked Auditor Terry Scott if he can prepare a mid-year

financial update, and asked the Law Director for an update on the vacant Assistant Law Director position. Law Director Rob Broeren responded that Human Resources Director Maurine Perry is refining how to publicize the job opening. Woods wished everyone a happy and safe Independence Day holiday. Francis congratulated MVPD Capt. Scott McKnight on his recent graduation from a public leadership academy, observed that some of the newly painted turn lanes on North Sandusky Street appear to be slightly out of sync and asked when paving will be completed on various streets in the 2nd Ward following fire hydrant work there. Hawkins noted the passing of Sharon Booth, wife of John Booth, who served on Council for 39 years. He also noted that a press release with details on the City's July 4th fireworks show has been posted on the City's website and on social media.

## ADJOURN AT THE CALL OF THE PRESIDENT

Seavolt made a motion to adjourn, with a second by Keener. Meeting adjourned at 7:58 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**
June 22, 2022

## Mount Vernon City Council
## Committee Meeting Schedule
## June 27, 2022

| | | |
|---|---|---|
| 6:00-6:20 p.m. | Fire Department quarterly report | Fire, Police & Civil Defense<br>Kirby |
| 6:20-6:30 p.m. | Recarbonator panels<br>and clarifier rehab | Utilities<br>Woods |
| 6:30-6:40 p.m. | Stormwater credits | Utilities<br>Woods |
| 6:40-6:55 p.m. | New maintenance building | Streets & Public Buildings<br>Severns |
| 6:55-7:15 p.m. | Ohio Eastern Star Home project | Planning & Zoning<br>Hillier |
| 7:30 p.m. | City Council Legislative Meeting | Ref: Agenda |

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

**Employee and Community Relations Committee Meeting Minutes**
**Committee Meeting**
**June 13, 2022 – 5:55 p.m. to 6:20 p.m.**

**COUNCIL PRESENT:**

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

**OTHERS IN ATTENDANCE:**

Matthew Starr, Mayor
Rick Dzik, Safety-Service Director
Terry Scott, Auditor
David Stuller, Treasurer
Rob Broeren, Law Director

The chair made a motion to go into executive session to discuss negotiations with the Ohio Civil Service Employees Association (OCSEA) and Fraternal Order of Police (FOP). Keener seconded the motion, which passed by a roll-call vote of 7-0. The chair later made a motion to exit executive session, with a second by Woods. Motion to exit executive session passed by a roll-call vote of 7-0. No report of the executive session was made, and no further action was taken.

Respectfully submitted,

_____

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

JF/th

MountVernon

**Employee and Community Relations Committee Meeting Minutes**
**Committee Meeting**
**June 13, 2022 – 6:30 p.m. to 6:44 p.m.**

**COUNCIL PRESENT:**

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

**OTHERS IN ATTENDANCE:**

Matthew Starr, Mayor
Rick Dzik, Safety-Service Director
Terry Scott, Auditor
David Stuller, Treasurer
Rob Broeren, Law Director
Todd Hill, Council Clerk
Cheryl Splain, Knox Pages

The committee discussed Ordinance No. 2022-23, to create the position of AV Technician. The committee chair asked that "AV" be amended to "Audio-Visual," and Auditor Terry Scott concurred. Following a discussion about the hours and salary for the part-time position, and whether the City's other public board and commission meetings would be recorded by the technician as well as Council meetings, the committee expressed a desire to have the position contracted out rather than created, which would not require legislation. Ordinance No. 2022-23 was scheduled for a second reading at the legislative meeting later in the evening.

Respectfully submitted,

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

JF/th

MountVernon

**Planning and Zoning Public Hearing Minutes**
**June 13, 2022 – 6:44 p.m. to 6:49 p.m.**

**COUNCIL PRESENT:**

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

**OTHERS IN ATTENDANCE:**

Matthew T. Starr, Mayor
Rick Dzik, Safety-Service Director
Terry Scott, Auditor
Rob Broeren, Law Director
David Stuller, Treasurer
Todd Hill, Council Clerk
Cheryl Splain, Knox Pages

The committee discussed Resolution No. 2022-57, accepting the recommendations of the 2022 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. Auditor Terry Scott noted that all the businesses mentioned in the legislation are in tax compliance and have met their obligations. Resolution No. 2022-57 came up for a first reading at the legislative meeting later in the evening.

Respectfully submitted,

_____

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

MH/th

MountVernon

# Utilities Committee Meeting Minutes

## June 13, 2022 – 6:55 p.m. to 7:13 p.m.

**COUNCIL PRESENT:**

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

**OTHERS IN ATTENDANCE:**

Matthew Starr, Mayor
Rick Dzik, Safety-Service Director
Robert Broeren, Law Director
Terry Scott, Auditor
David Stuller, Treasurer
Todd Hill, Clerk
Cheryl Splain, Knox Pages
Emily Platt, Engineering

The committee discussed the issue of certain residents being overcharged on their stormwater bill because of their Office-Industrial zoning status. Safety-Service Director Rick Dzik, Law Director Rob Broeren and Emily Platt of the Engineering Department took part in the discussion. It was noted that an upcoming update of the City's zoning code will help to clarify the issue eventually, but committee members stressed that a plan needs to be developed before then to notify the affected residents that they are due a credit because of being overcharged. Platt noted that once all affected residents are identified, they can be notified with a document in their utility bills. Waiving of the fee will go before the Board of Zoning Appeals. No further committee meetings on the matter were scheduled.

Respectfully submitted,

_____

Tammy Woods, Chair
Utilities Committee
Mount Vernon City Council

TW/th

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

**ADOPTED**

Meeting: 06/27/22 7:30 PM
**Dept: Planning and Zoning**
**Hillier, Severns**
Category: Planning and Zoning
Prepared By: Todd Hill
Initiator: Todd Hill
**DOC ID: 3578 A**

**RESOLUTION 2022-57**

**A RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE 2022 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 April 27, 2022 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 60 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 2021 the CRA exemption in place for Woodward Development Corp. on the basis of job and investment performance data reported for tax year 2021.

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 Owens Corning Insulating Systems, Pisces Properties, LLC (i.e., Replex Plastics), and Chesterland Productions PLL (i.e., Sanoh America) respectively, on the basis of job and investment performance data reported for tax year 2021.

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, 2021.

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.

**HISTORY:**

| | | |
|---|---|---|
| **06/13/22** | **City Council** | **FIRST READING** |

Resolution No. 2022-57 was given a first reading.

**COMMENTS - Current Meeting:**

Hillier made a motion to suspend the rule requiring three separate readings of Resolution No. 2022-57, with a second by Severns. Motion to suspend passed by a roll-call vote of 7-0. Hillier made a motion to adopt Resolution No. 2022-57, with a second by Severns. Motion to adopt passed by a roll-call vote of 7-0.

| | |
|---|---|
| **RESULT:** | **ADOPTED [UNANIMOUS]** |
| **MOVER:** | Mike Hillier, Fourth Ward |
| **SECONDER:** | Mel Severns, Councilman |
| **AYES:** | Francis, Hillier, Seavolt, Kirby, Woods, Keener, Severns |

KNOX COUNTY
Area Development Foundation

**Knox County Tax Incentive Review Council**
**2022 Meeting Minutes**

The Knox County Tax Incentive Review Council (TIRC) meeting of Wednesday, April 27th, 2022 was called to order at 2:04 pm by Knox County Auditor Chairwoman Jonette Curry, TIRC Chair.

The TIRC members in attendance appear on the attached roster sheet. The TIRC had a quorum. Jeffrey Gottke, Sam Filkins, and Julia Suggs of the Area Development Foundation, Inc., who serve as staff support to the TIRC, were also in attendance.

Chairwoman Curry asked the assembled TIRC members to review the minutes of the July 6th, 2021 meeting minutes. Ms. Bemiller moved to approve the minutes, Mr. Scott seconded, and the motion passed by unanimous voice vote.

Chairwoman Curry turned over the meeting to Mr. Gottke to lead the discussion.

Mr. Gottke began with comments about how TIRC is statutorily required to review the county's tax abatements against their stated goals companies agree with to receive abatements. The TIRC committee is able to act as they see fit. Those in attendance can only vote on abatements that are in their jurisdiction. Mr. Gottke also added that all recommendations made by TIRC will be submitted to each jurisdiction's legislative body for final approval. That legislation must be introduced within 60 days of the meeting or by September 1st, whichever comes first. The TIRC committee must be conservative and intentional when voting on abatements due to the impact of decisions on public tax dollars.

Mr. Gottke discussed the two types of financial incentives: Enterprise Zones and Community Reinvestment Areas which are only abating the improved value and can be approved/terminated based on meeting specific growth goals. The active Tax Increment Financing Districts were also described. It was noted that TIF district funds can only be used for infrastructure improvements in the defined area, and all details are negotiated uniquely for each district. Please refer to the cover memorandum for more details.

Mr. Gottke highlighted that most companies have not met their job-creation goals due to the current workforce shortage. They have created the positions for more jobs and are performing at capacity and therefore are in compliance with their abatement. Two of the agreements expired in 2021 and Owens Corning's will end this year. Recipients are provided three years to meet the stated goals and then they are monitored for the duration of the agreement. Danbury Senior Living has been approved but has not been monitored yet because construction is not finished yet.



Attachment: 06-02-22 TIRC meeting minutes (2022-57 : Tax Incentive Review Council)

Ms. Elliott asked who is responsible for having the abated companies notified when their funds are due to the school. The companies are billed annually by each affected district. Mr. Gottke can share the information he has to ensure that the school representatives can show how much the schools are owed. The companies abated still must pay what they would have been paying to the schools to ensure the schools have their deserved tax funds.

EZs and CRAs are different because CRAs can be applied to residential properties and there are fewer restrictions. Mount Vernon has two CRAs in existence, but only 1 active project. A third area will be in effect next year. Mr. Filkins shared that the new CRA is to encourage development throughout the whole city. The new CRA does not apply to commercial, sub-divisions, and industrial property.

Knox County communities abated $328,742 while collecting $491,877 in property tax revenue. Municipalities collected $314,894 in income taxes. The abated projects totaled $30,963,981 in payroll, 684 jobs protected and $20,096,600 in increased property value.

Mr. Gottke proceeded with the Enterprise Zone exemptions, beginning with *FT Precision.* Most of the companies have enough positions to adhere to their requirements but they are unable to find employees. It is believed that they are still within the realm of their agreement. Every company except UMD and FT precision has met their investment commitments, but that is due to their saving money by making an addition to a particular building instead of building a new one.

The *FT Precision* project in Wayne Township was reviewed. The abatement from 2006 expired in 2021, and their current abatement will expire in 2026. It was highlighted that abatements do not end on the calendar year but have specific dates. Chairwoman Curry asked for a motion to approve the staff recommendation that the abatement is continued. Mr. Ashcraft from Wayne Township so moved and Commissioner Bemiller seconded. The motion passed unanimously.

Mr. Gottke reviewed the *Columbia Gas of Ohio* project in Liberty Township.
*Columbia Gas of Ohio* has paid the required fees for receiving the tax abatements, but they are very difficult to contact and work with. They have paid their fees and met their investment and job creation requirements.

Ms. Allen from Liberty Township moved to accept the reported EZ exemption activities for the tax year 2021 and the staff's recommendation that the project is in compliance. Commissioner Bemiller seconded the motion. The motion was passed unanimously.

Mr. Gottke reviewed the *Unique Metal Designs, Inc.* project in the Village of Fredericktown. The discussion and vote were tabled due to the lack of representatives from the Village of Fredericktown. A separate meeting will have to be held with the Fredericktown representatives before legislation can be submitted to Fredericktown Village Council.

Mr. Gottke then reported on the EZ exemption activity in the tax year 2021 in the City of Mount Vernon (zone 39):

*Replex Plastics:* Mayor Starr moved to accept the staff recommendation that the project is in compliance. Mr. Scott seconded and the motion passed unanimously.





Attachment: 06-02-22 TIRC meeting minutes (2022-57 : Tax Incentive Review Council)

*Owens Corning Insulating Systems:* Mr. Scott moved to accept the staff recommendation that the project is in compliance. Mayor Matt Starr seconded, and the motion passed unanimously.

*Sanoh America, Inc:* Sanoh has enough positions to fulfill requirements but cannot fill the positions due to a lack of employees. There have been no issues. Mr. Scott moved to accept the staff recommendation that the project is in compliance. Mayor Starr seconded, and the motion passed unanimously.

*Danbury Senior Living:* Is finishing construction on its Mount Vernon facilities. They are behind due to the supply chain but they hope to be open by June 2022. Their abatement begins in June when the business officially opens. It is a 10-year 80% abatement. No vote is required.

Mr. Gottke covered the details of the Woodward Opera house CRA. It has far exceeded its job and investment requirements. Mayor Starr moved to accept the staff recommendations that the project is in compliance. Mr. Scott seconded and the motion passed unanimously.

Mr. Gottke explained the details of the TIF district maps that were provided. It was noted that the TIF making significant value is the Coshocton Avenue TIF. Mr. Gottke then asked Mr. Scott to report on the activity of the three (3) tax increment financing (TIF) areas active in Mount Vernon during 2020. Mr. Scott's Combined TIF District Annual Reporting form is included with the 2021 TIRC memorandum.

- *Coshocton Avenue/SR 36 TIF:* This "parcel TIF" was created under Ohio Revised Code ("ORC") §5709.40(B) by Mount Vernon City Council on January 25, 1999 (effective tax year 2000). The City exempted (i.e., redirected) 100 percent of taxes on the value of improvements made to identified parcels for a term of 25 years. (School compensation payments are as such: $0.25 per net dollar received to Mount Vernon, and $0.025 to the Career Center. The remaining funds are retained by the City. There are no job or payroll commitments.) Mr. Scott reported that 2021 revenues were $1.4 million with expenses of $981,146 and an ending fund balance of $4.5 million. This district expires in 2025.

- *Mount Vernon Enterprise Complex TIF:* This "parcel TIF" was created under ORC §5709.40(B) by Mount Vernon City Council on December 31, 2006 (effective tax year 2006.) The City sought to TIF the entire Mount Vernon Enterprise Complex, on the basis that when previously undeveloped parcels were improved, the City would face extensive infrastructure costs to support the new developments. Mr. Scott reported that 2021 revenues were $156,001 with expenses of $156,151, and an ending fund balance of $57.00.

- *Sandusky Street Corridor TIF:* This "parcel" TIF was created by Mount Vernon City Council on December 18, 2012 (effective tax year 2012) under ORC § 5709.40(B). The TIF was written such that only those included parcels that increased in value are incorporated into the TIF's revenue stream. Mr. Scott reported that the 2020 income was $11,078.15, expenses were $310.37, and an ending fund balance of $56,962.

No information was provided by Clinton Twp about its existing TIF area. Mr. Gottke will attempt to secure a report from its fiscal officer.

Having no further business, Mr. Scott moved to adjourn. Commissioner Bemiller seconded, and the meeting was adjourned at 3:17 pm.



Attachment: 06-02-22 TIRC meeting minutes (2022-57 : Tax Incentive Review Council)

Respectfully submitted,
Julia Suggs
Area Development Foundation, Inc.

Attachment: 06-02-22 TIRC meeting minutes (2022-57 : Tax Incentive Review Council)

**Tax Incentive Review Council**
**2022 Roster**

*Jonette Curry, County Auditor (Chair)*
*Teresa Bemiller, Knox County Commissioner*
*Tracy Elliot, Treasurer, Knox County Career Center*
*Gary Hankins, Mount Vernon City Schools*
*Terry Scott, Auditor, City of Mount Vernon*
*Mayor Matthew Starr, City of Mount Vernon*
*Kim Allen, Liberty Township*
*Wayne Ashcraft Wayne Township*
*Sarah Thorn, Deputy Auditor*

***Area Development Foundation, Inc.***
*Jeffrey Gottke, President*
*Sam Filkins, Vice President*
*Julia Suggs, Economic Development Coordinator*

Attachment: 06-02-22 TIRC meeting minutes (2022-57 : Tax Incentive Review Council)

KNOX COUNTY
Area Development Foundation

**MEMORANDUM**

TO: Knox County Tax Incentive Review Council (TIRC) Members
FROM: Jeffrey Gottke, President, Area Development Foundation, Inc.
DATE: April 27, 2022
SUBJECT: Knox County Property Tax Exemption Monitoring & Recommendations 2021

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This memo is presented to provide you with background and staff recommendations concerning Knox County's eight (8) active Enterprise Zone (EZ) exemptions, one active Community Reinvestment Area exemption (CRA) projects, and four active tax increment financing (TIF) projects for 2021.

**TIRC Basics**

The Tax Incentive Review Council (TIRC) is statutorily required to meet annually and review each of the county's tax incentive programs for compliance with stated targets and to make recommendations to the respective local government regarding the status of each tax incentive project. To make its decision, TIRC should determine whether the owner of the exempted property has complied with the agreement, and may take into consideration any fluctuations in the business cycle unique to the owner's business.TIRC is made up of representatives from every political jurisdiction and school jurisdiction that has an EZ or CRA located in it. Each political jurisdiction is required to pass legislation regarding the status of each tax abatement annually. TIRCs recommendations must be submitted to each jurisdiction by September 1st and passed by October 31st, or within 60 days of receipt, whichever comes first. A report of the status of Tax Increment Financing (TIF) is also presented but no action has to be taken.

Property tax incentives are some of the most commonly used tools in the economic development toolkit. Area Development Foundation, Knox County's contracted economic development entity takes a cautious approach to tax incentives. Because they essentially award public money to private concerns, ADF wants to ensure that doing so has wide appeal and fits with community goals toward creating rewarding and needed economic opportunity in Knox County. These goals include new, quality job creation, investment in blighted areas and total project investment. Also, ADF wants to ensure that any tax abatements awarded are "but for" money. That is to say that without the award, the potential project could not have been completed. Companies are carefully vetted, and projects are conservatively negotiated before being presented to the necessary jurisdictions for approval. In Knox County, there are two primary forms of financial incentives:

**Incentives Basics**

Abatements





Attachment: 06-02-22 TIRC meeting minutes (2022-57 : Tax Incentive Review Council)

**Enterprise Zones** ("**EZ**") provide property tax exemptions of up to 100 percent for up to 15 years for industrial and commercial properties. Only improved value is abated however. Whatever the taxes were in place before the implementation of the EZ, still have to be paid. While EZs officially have geographic boundaries, Knox County's four (4) EZ areas have been drawn to cover most of its land area and thus are not geographically targeted in practice. EZs are the preferred incentive for commercial and industrial property because they require the recipient to set specific job creation and investment goals. If a recipient does not meet those goals within a specified timeframe, then the terms of the agreement can be altered upon the recommendation of TIRC and action from the local government. Projects in each zone have been utilized inconsistently since their creation in the late 1980s and early 1990s.

Figure 1. - Current Projects per each EZ

| EZ Number | Number of Projects |
|---|---|
| 122C | 0 |
| 121C | 0 |
| 072C | 3 |
| 039C | 3 |

Figure 2: Map of existing EZs

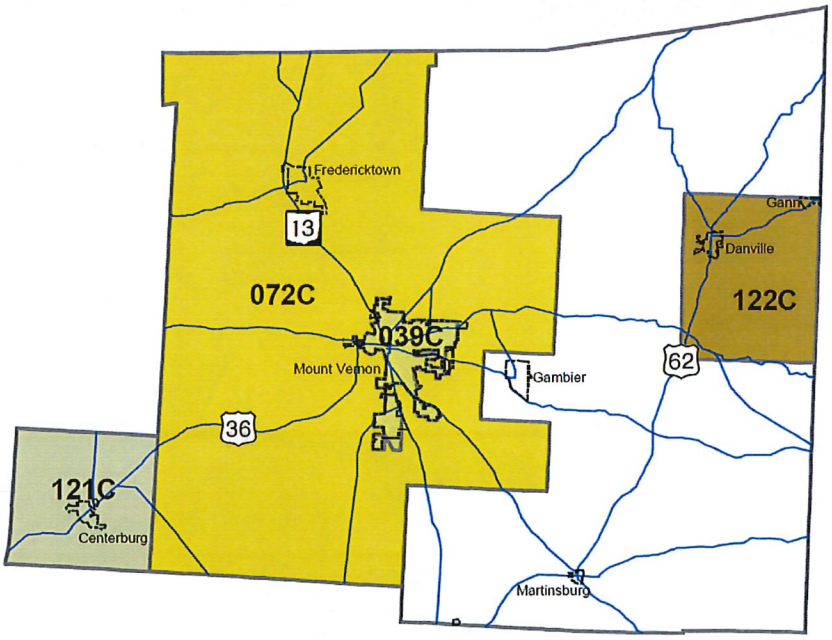



Figure 3: Expiration Dates of Current EZ Projects:

| Company | Parcel | Abated Thru Tax Year |
|---|---|---|
| Chesterland/ Sanoh | 66-00501.002 | 2024 |

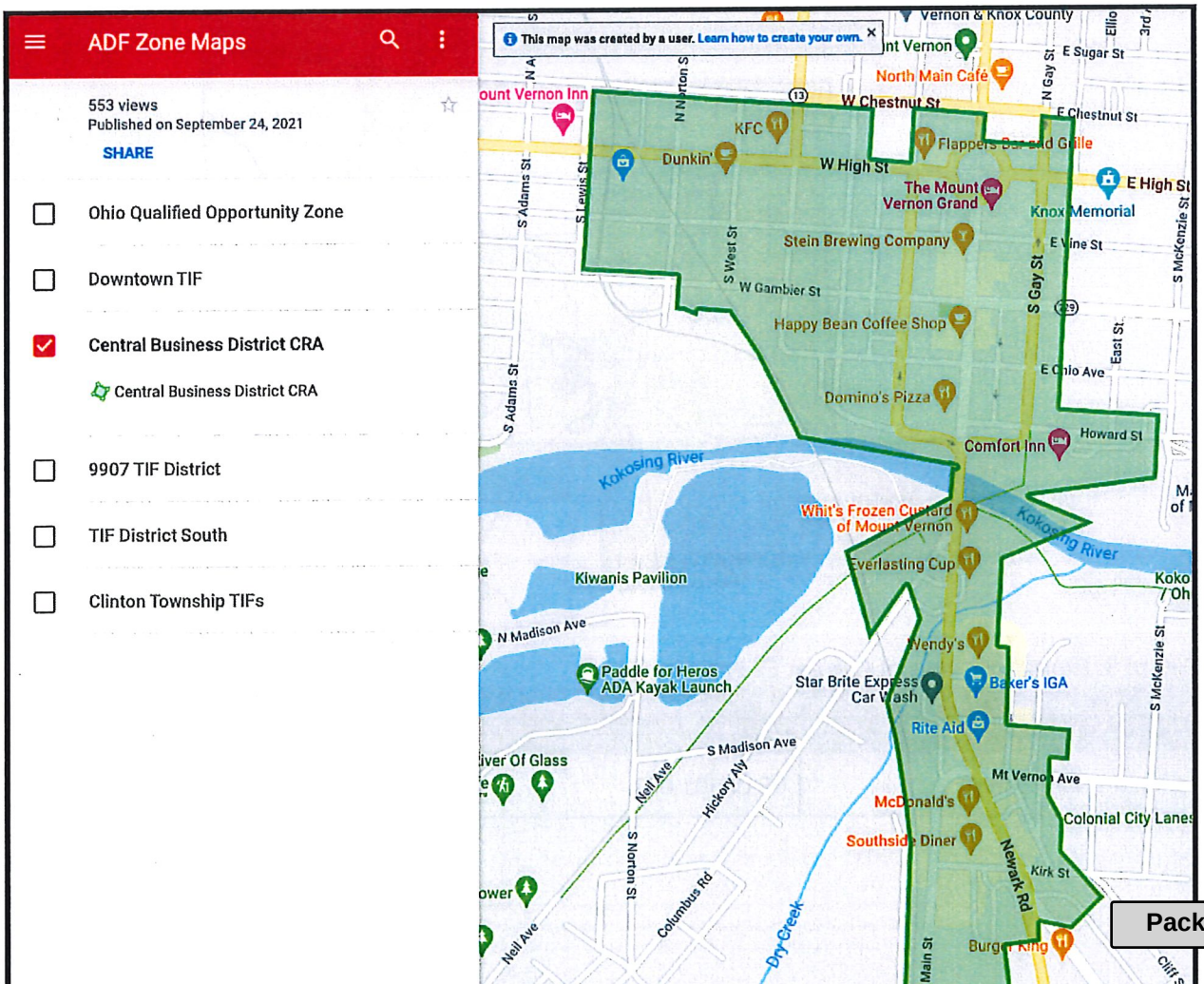




Attachment: 06-02-22 TIRC meeting minutes (2022-57 : Tax Incentive Review Council)

| | | |
|---|---|---|
| Ariel | 66-09410 | **EXPIRED 12/31/20** |
| Pisces/ Replex | 66-06487 | **EXPIRED 12/31/21** |
| Owens Corning | 66-09692 | 2022 |
| UMD | 65-01628 | 2024 |
| FT Precision | 64-00354 | **EXPIRED 2021**/ ACTIVE 2026 |
| Columbia Gas | 40-00125.001 | 2028 |
| Lemmon Development | 66-09756 | 2030 |

**Community Reinvestment Areas** ("**CRA**") provide property tax exemptions of up to 100 percent for up to 15 years within cities and townships for those owners making improvements to their property. Only improved value is abated however. Whatever the taxes were in place before the implementation of the CRA, still have to be paid. The only CRA areas in Knox County currently are within the City of Mount Vernon. Most of the property value abated from CRAs is for industrial and commercial properties; jurisdictions can also employ abatements for residential properties. CRAs do not have the same clawback mechanisms as EZs do, so they are the preferred tool for residential or mixed use developments. There is currently only 1 active CRA project in the county. However, in 2021, Mount Vernon City Council adopted the creation of a city-wide CRA for new construction and remodeling of residential projects. The amount and term of the abatement are based upon the type of housing unit being built and




Attachment: 06-02-22 TIRC meeting minutes (2022-57 : Tax Incentive Review Council)

Impact of Enterprise Zones and Community Reinvestment Areas

Communities in Knox County **abated $328,742, while collecting $491,877** of property tax revenue under EZs, and the City of Mount Vernon **abated $74,660** in property taxes under CRAs; together, these tools abated about .4 percent of total property taxes paid that year in Knox County. **Municipalities also collected $314,894** in income taxes. All told, these projects accounted for **$30,963,981 in payroll, 684 jobs protected and $20,096,600 in increased property value**.

Tax Increment Financing

Tax Increment Financing (TIF) Districts are powerful and often used tools to encourage development in a particular area. Generally, money generated in TIF areas can be used to finance public infrastructure improvement projects, and in certain circumstances, residential rehabilitation projects on private land. Payments derived from the increased assessed value of any improvement to real property beyond the original value are directed towards a separate fund to finance the construction of public infrastructure defined within the TIF legislation. However, Only those public infrastructure improvements directly serving the increased demand arising from the real property improvements to the parcel(s) or an Incentive District are eligible for Tax Increment Financing.

As compared to another economic development tool utilized by many municipalities, tax abatements, TIFs are not a forgiveness of the normal real estate tax payment obligation. When an abatement is granted some or all of the property taxes are abated, meaning the property owners pay a lesser amount, or no property taxes for a specified time period. In these instances, the property owner may or may not be required to make the infrastructure improvements benefiting their development site using the savings from the foregone property taxes. Instead, TIF districts divert the improved tax amount to a separate fund controlled by the municipality to use for specific declared purposes within the defined area. In effect, no tax money is reduced, it is instead redirected for a specific use.

- Parcel TIF (40B)
  - Can be placed on specific parcels
  - Funds can be used on improvements that benefit a particular parcel.
  - Most commonly used on commercial property but can be used on residential properties in limited circumstances.
  - Generally, funds must be used only on identified parcels of the area, but can be used on improvements outside of the area if the issues outside of the area impact the area.
- District TIF (40C)
  - Can be applied to specific commercial and residential projects
  - Need to specify projects generating infrastructure demands
  - Not more than 300 contiguous acres,
  - must show characteristics of economic distress
  - Funds generated can be used anywhere in the district

Generally, TIF is created for 10 years and diverts 75% of the improved value of taxes into the fund. Anything over 10 years and 75% requires school district consent and notice to the Board of County Commissioners and Township Trustees.





Attachment: 06-02-22 TIRC meeting minutes (2022-57 : Tax Incentive Review Council)

Many projects are not suitable for TIFs however. Overall, the community must ask itself "Is TIF the most effective program to provide the needed infrastructure to meet the needs of the project while adhering to the goals of the city?" Because TIF areas involve diverting tax money that would otherwise be used by other entities, they should be used sparingly and only when appropriate. Due consideration should be given to establishing them.

More specifically, TIFs could be created when they will:

- Advance an important public purpose (primarily the enhancement to the City's economic base),
- Be critical to enable the proposed development project to move forward (but for money)
- Have a typical market-based financial model that doesn't support the cost of the needed improvements without the use of the TIF.
- Likely have an impact on development (if a developer hasn't already been identified)

Roll of the Schools in Tax Incentives

Just as Knox County has taken a conservative approach to using incentives, it uses an even more consevattive approach when schools are impacted by abatements. Generally, under abatement agreements school districts are "held harmless" via a separate PILOT (payment in-lieu of taxes) agreement with the business. However, this may not always be the case, under special circumstances the school districts may be asked to forgo a PILOT if the proposed project is of exceptional community value. However, some incentives already include reduced compensation to the schools. For example, $.25 of every dollar due for MVCSD and $.025 for every dollar due for KCCC for the Coshocton Rd. TIF and receive a PILOT equivalent to about 6.8 mills for projects qualifying for the Mount Vernon Citywide CRA program.

## Active Tax Increment Financing (TIF)

### TIF 131: MUNICIPAL PUBLIC IMPROVEMENT TIF ("Coshocton Avenue / SR 36")

Project Background:

This "parcel TIF" was created under Ohio Revised Code ("ORC") §5709.40(B) by Mount Vernon City Council on January 25, 1999 (effective tax year 2000). The City exempted (i.e., redirected) 100 percent of taxes on the value of improvements made to identified parcels for a term of 25 years. Upon expiration, the remaining funds will be transferred to the City's general fund. All entities will receive full funding (original + incremental value) thereafter.

Eligible uses of TIF revenues include: pavement widening, development of storm sewers and installation of curbs, installation of sidewalks on both sides of the street from Vernonview Drive to Gilchrist, the extension of sanitary sewer lines to Upper Gilchrist Road, and the creation of a detention area west of Verndale Drive to reduce the threat of floods in the Center Run area.





Attachment: 06-02-22 TIRC meeting minutes (2022-57 : Tax Incentive Review Council)

The rationale for creating this parcel TIF was required road widening, from three to five lanes. The City was facing a price tag of approximately $4,000,000. Revenues from the TIF were pledged to repay a State Infrastructure Bank loan to undertake the project.

In 2020, the fund produced $1,359,689.94 and spent $1,452,646.90 for a balance of $4,116,075.79

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**TIF 952: MUNICIPAL PUBLIC IMPROVEMENT TIF ("THE SPECIAL FUND") (Mount Vernon Enterprise Complex)**

Project Background:
This "parcel TIF" was created under ORC §5709.40(B) by Mount Vernon City Council on December 31, 2006 (effective tax year 2006). The TIF area abatements 100% of improved value for 30 years.

The City sought to TIF the entire Mount Vernon Enterprise Complex, on the basis that when previously undeveloped parcels were improved, the City would face extensive infrastructure costs to support the new developments.

Eligible uses of TIF revenues include: transportation improvements and expansion of existing systems, development of new roadways and signalization, installation of curb and gutters, sidewalks, storm sewer and drainage, installation and improvements to potable waterline and sanitary sewer lines.

Revenues from the TIF were pledged to repay municipal bonds sold to support road and utility improvements valued at $2,100,000. Those bonds have now been paid off. The school compensation agreement pays the schools the amount they would be due if no TIF was in place.

In 2020 the area contributed $154,085.36 into the fund and spent $153,957.61 for a balance of $207.

---

**TIF 1411: MUNICIPAL TIF ("Sandusky Street Corridor TIF")**

Project Background:

This "parcel" TIF was created by Mount Vernon City Council on December 18, 2012 (effective tax year 2012) under ORC § 5709.40(B). The TIF was written such that only those included parcels that increased in value are incorporated into the TIF's revenue stream. The TIF redirects 100% of improved value into the fund for 30 years.

Beginning tax year 2016 (i.e., tax lien date January 1, 2016), many parcels were included within the TIF revenue stream as their values increased. With the collection of any such TIF revenues, the City's Capital Improvement Fund could be reimbursed from TIF revenues for improvements built within the TIF'ed





Attachment: 06-02-22 TIRC meeting minutes (2022-57 : Tax Incentive Review Council)

area. In 2018, a number of parcels used for residential purposes were removed from the district because they did not comply with rules regarding including residential property in TIF areas.

Eligible use of TIF revenues include: road improvements, traffic signalization, water and other utility improvements; land acquisition, bridge construction, street lighting, sidewalks, park improvements, and soft costs including legal, planning, citizen participation, environmental studies.

In 2020 the area contributed $11,078.15 into the fund and spent $310.37 for a balance of $23,397.61

---

**TIF 1266: CLINTON TOWNSHIP PUBLIC IMPROVEMENT TIF**

This TIF area was created in 2010 and includes the Harcourt Road area. It redirects 100% of improved value for 30 years. Under this agreement, the schools are made whole.

In this area public improvements are defined as lighting, sidewalks/ paths, parks, park equipment, acquisition of land, roads, soft costs, traffic signals, storm and sanitary sewers, and streetscape related items.

| Name | Expiration Calendar Year |
|---|---|
| Coshocton Ave TIF | 2024 |
| MV Enterprise Park TIF | 2037 |
| MV Sandusky Street Corridor TIF | 2042 |
| Clinton TWP Public Improvement TIF | 2040 |

Attachment: 06-02-22 TIRC meeting minutes (2022-57 : Tax Incentive Review Council)

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

**SCHEDULED**

Meeting: 06/27/22 7:30 PM
**Dept: Utilities**
**Woods, Keener**
Category: Utilities
Prepared By: Rob Broeren
Initiator: Todd Hill
**DOC ID: 3583**

**RESOLUTION 2022-61**

**A RESOLUTION AUTHORIZING AND DIRECTING THE SAFETY SERVICE DIRECTOR OF THE CITY OF MOUNT VERNON, OHIO, TO ACQUIRE TOMCO RECARBONATION CONTROL PANELS FOR THE MOUNT VERNON WATER AND WASTE WATER DEPARTMENT, AND DECLARING AN EMERGENCY.**

WHEREAS, the City of Mount Vernon, Ohio operates a lime-softening water treatment facility to provide water for its citizens and surrounding areas; and

WHEREAS, the pH of the water after lime softening needs to be adjusted; and

WHEREAS, the pH is adjusted by a carbon dioxide addition system known as recarbonation; and

WHEREAS, the existing recarbonation system is integral to the operation of the City's water treatment facility and is controlled by highly sophisticated recarbonation control panels; and

WHEREAS, the existing recarbonation panels are beyond their useful life and one panel has been used for spare parts for the other panel leaving one panel completely gutted and the other panel still in need of repair; and

WHEREAS, the Ohio EPA requires redundancy of the recarbonation process and therefore requires two functioning panels; and

WHEREAS, the manufacturer of the equipment, Tomco, could rebuild the existing panels for approximately $80,000 which would extend their life but not be equipped for imminent process upgrades which would require the future purchase of new carbonic acid solution feed panels; and

WHEREAS, the City can purchase and install two new panels which are equipped with the more efficient and effective carbonic acid solution feed capability while also being compatible with the existing recarbonation system for $219,246; and

WHEREAS, the City’s entire existing recarbonation system is manufactured by Tomco which has provided a discounted quote to the City for the new panels; and

WHEREAS, the City will continue using the Tomco system and desires to have the new recarbonation panels match the existing equipment; and

WHEREAS, Hazen and Sawyer, a third party engineering consulting firm, has affirmed the benefits of replacing the panels with Tomco equipment; and

WHEREAS, the existing system needs to be corrected as quickly as possible to avoid a system shutdown and/or the assessment of penalties by Ohio EPA; and

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 authorized and directed to acquire Tomco recarbonation control panels for the Mount Vernon Water and Waste Water Department.

SECTION 2: This Resolution 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 prevent the shutdown of the City's water plant and/or the imposition of penalties by the Ohio EPA, 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:**

**06/13/22 City Council FIRST READING**

Resolution No. 2022-61 was given a first reading. Safety-Service Director Rick Dzik discussed the legislation.

**COMMENTS - Current Meeting:**

Woods made a motion to suspend the rule requiring three separate readings of Resolution No. 2022-61, with a second by Keener. Hillier explained that he would be voting no on the motion because he felt information about the need for the legislation should have been presented sooner. Motion to suspend failed by a roll-call vote of 5-2, with Hillier and Seavolt voting no. Resolution No. 2022-61 was given a second reading.

| | | |
|---|---|---|
| **RESULT:** | **SECOND READING** | **Next: 7/11/2022 7:30 PM** |

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

**SCHEDULED**

Meeting: 06/27/22 7:30 PM
**Dept: Planning and Zoning**
**Hillier, Severns**
Category: Planning and Zoning
Prepared By: Rob Broeren
Initiator: Todd Hill
**DOC ID: 3584**

**RESOLUTION 2022-62**

**A RESOLUTION APPROVING THE PND COMPREHENSIVE DEVELOPMENT PLAN AS SUBMITTED BY THE OHIO EASTERN STAR HOME AND APPROVED BY THE MOUNT VERNON MUNICIPAL PLANNING COMMISSION FOR 1451 GAMBIER ROAD, PARCEL #66-09656.000; AND DECLARING AN EMERGENCY.**

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

SECTION 1: That the Mount Vernon City Council approve the PND Comprehensive Development Plan as submitted by the Ohio Eastern Star Home and approved by the Mount Vernon Municipal Planning Commission for 1451 Gambier Road, Parcel # 66-09656.000. The general plan for the development is shown in Attachment "A" and made part of this resolution.

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

**COMMENTS - Current Meeting:**

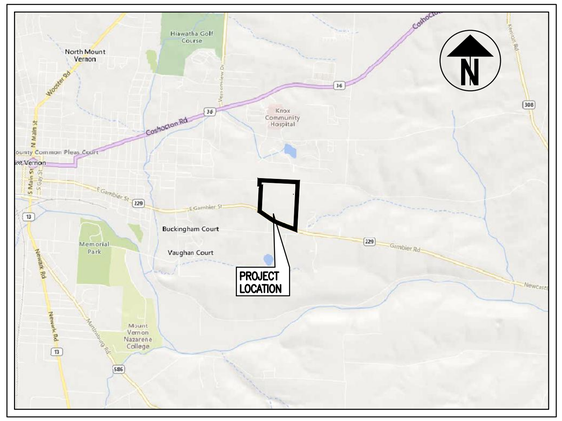
Resolution No. 2022-62 was given a first reading.

| | | |
|---|---|---|
| **RESULT:** | **FIRST READING** | **Next: 7/11/2022 7:30 PM** |

# DEVELOPMENT DESIGN PLAN FOR:

# THE OHIO EASTERN STAR HOME

## CITY OF MOUNT VERNON, KNOX COUNTY, OHIO




**LOCATION MAP**
NOT TO SCALE

## INDEX OF SHEETS


TITLE SHEET ____ D0.00
EXISTING CONDITIONS ____ D0.01
SITE LAYOUT PLAN ____ D1.00-D1.01


## PROJECT DESCRIPTION:

THE PROPOSED PROJECT IS LOCATED ON THE EXISTING PROPERTY OF OHIO EASTERN STAR AND PROPOSES TO EXPAND ONSITE LIVING FACILITIES AT THE NORTH END OF THE PROPERTY. THIS INCLUDES THE CONSTRUCTION OF SEVERAL INDEPENDENT LIVING COTTAGES, A MULTI-UNIT BUILDING WITH COMMON AREAS FOR RESIDENTS, A LOOP ROAD, AND PARKING AREAS.

## SITE DATA

| | |
|---|---|
| TOTAL ACREAGE | 29.999 AC. |
| ZONING | PND - PLANNED NEIGHBORHOOD DISTRICT |
| STRUCTURE SETBACK | NO YARD REQUIREMENTS OR DISTANCES BETWEEN BUILDINGS ARE ESTABLISHED IN ORDER TO ENABLE CREATIVITY IN DESIGN. |
| PARKING REQUIRED | 1 PARKING SPACE PER UNIT AND REGULAR SHIFT EMPLOYEE |
| PROPOSED PARKING PROVIDED | 135 |
| SURFACE | 115 (4 ADA SPACES) |
| GARAGE | 24 |
| PROPOSED STRUCTURES | 102,863 SF 7.87% |
| MINIMUM FLOOR AREA | 700 SF PER UNIT |
| MAXIMUM FLOOR AREA | NOT LISTED |
| MAXIMUM BUILDING HEIGHT PERMITTED | 35' |
| BUILDING HEIGHT PROPOSED | 39' |
| EXISTING BUILDING COVERAGE | 159,752SF / 12.2% |
| PROPOSED BUILDING COVERAGE | 219,886SF / 16.8% |

## BUILDING UNIT SUMMARY

| | 1BR | 2BR | UNITS |
|---|---|---|---|
| COTTAGE A - SIX (6) 4-UNIT (2BR) | | | |
| ATTACHED GARAGES | 0 | 24 | 24 |
| COTTAGE B - TWO (2) 4-UNIT (1BR + 2BR) | 6 | 2 | 8 |
| COTTAGE C - EIGHT (8) 3-UNIT (1BR + 2BR) | 16 | 8 | 24 |
| TWO STORY MULTI PURPOSE BUILDING, 40 UNITS | 30 | 10 | 40 |
| * FITNESS W/OUTDOOR EXERCISE AREA | | | |
| * WET BAR AND THREE SEASON ROOM | | | |
| * OPTIONAL DINING/BISTRO AREA W/PATIO | | | |
| DINING/LOUNGE BUILDING W/PRIVATE DINING ROOM | | | |
| TOTALS | 52 | 44 | 96 |


**PLANS PREPARED BY:**

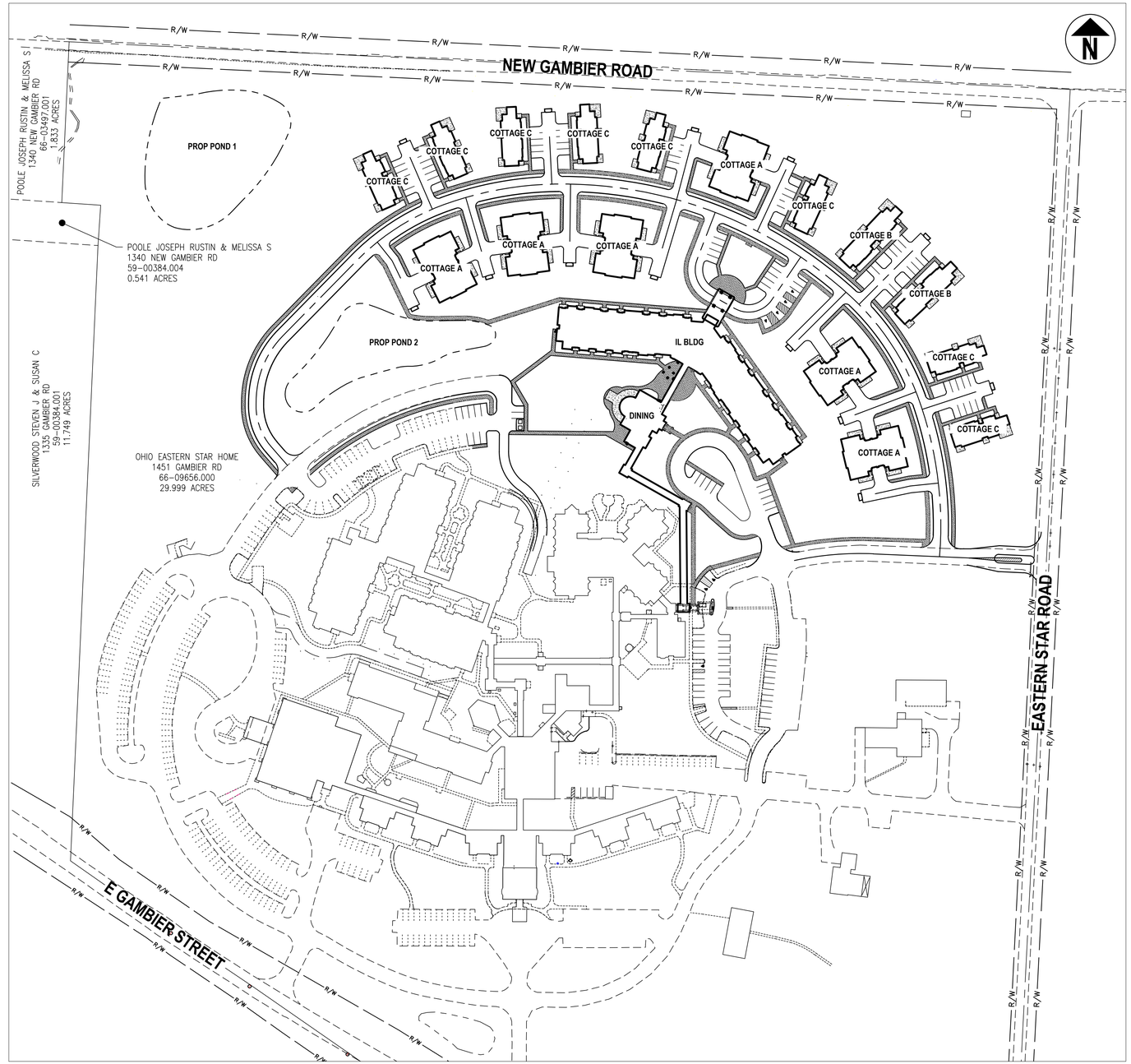
HULL
Environment / Energy / Infrastructure

**PROJECT OWNER**

THE OHIO EASTERN STAR HOME
1451 GAMBIER ROAD
MOUNT VERNON, OH 43050
P: (740) 397-1706
F: (740) 392-1662


JAMES ROBERTS, PE 52927 DATE

OHIO811.org Before You Dig




**LOCATION MAP**
1"=100'

| NO. | PLAN ISSUE/REVISION | REV. BY | DATE |
|---|---|---|---|
| | Comprehensive Development Plan Submittal | | 05.19.22 |

DRAWN VRM
CHECKED AES
DATE 05/19/2022


Hull & Associates, LLC
50 South Park Street
Newark, OH 43055
Phone: (740) 344-5451
Fax: (740) 344-5453
www.hullinc.com


HULL
Environment / Energy / Infrastructure

THE OHIO EASTERN STAR HOME
CITY OF MOUNT VERNON, KNOX COUNTY, OHIO

TITLE SHEET

JOB NUMBER: EQI001

D0.00

Attachment: Ex. A - OESH Development Plan (2022-62 : OESH PND Plan Approval)

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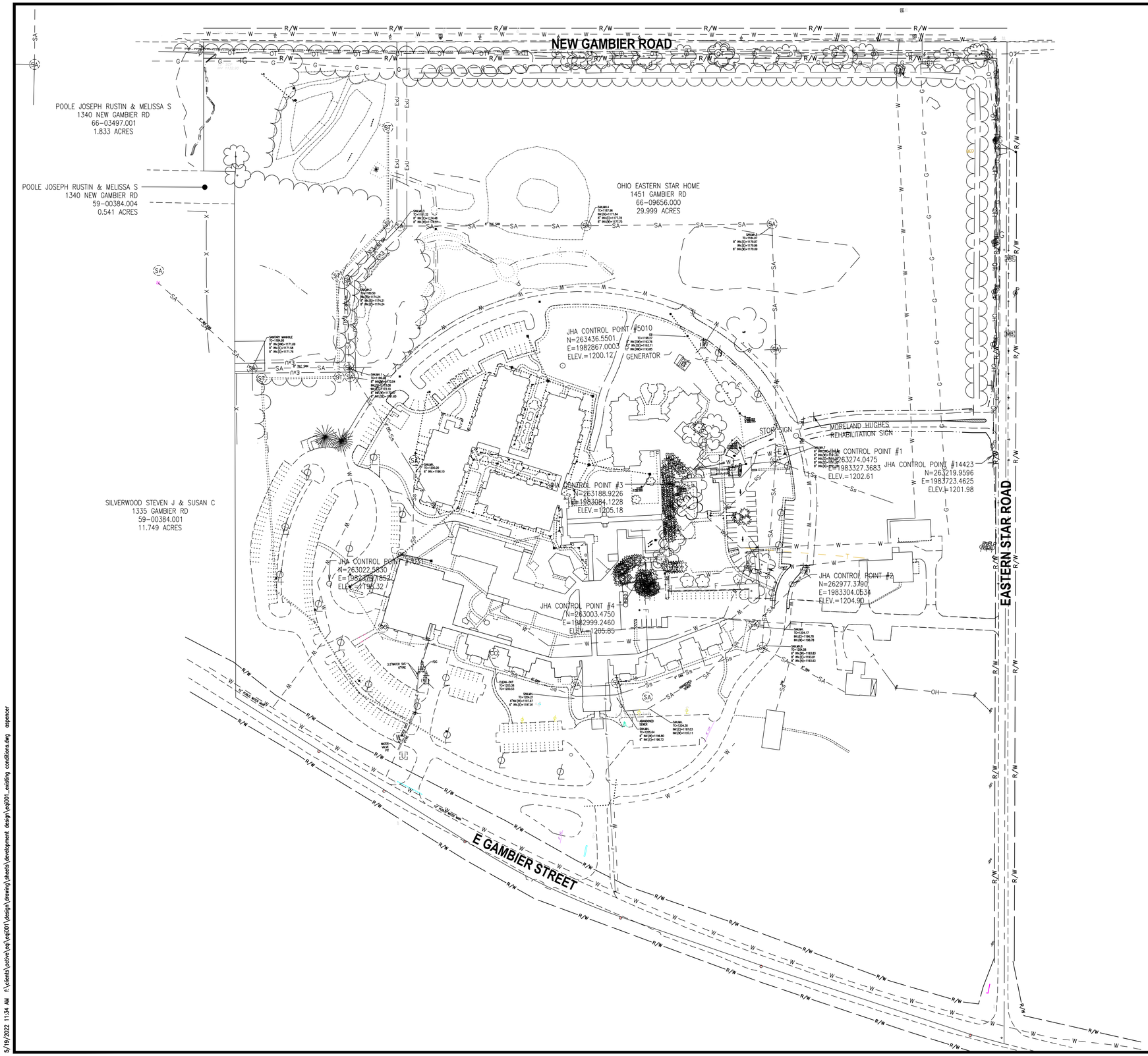


## SURVEYOR NOTES:

THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

## BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREIN ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM. NORTH ZONE, NAD83, GEOID09.

## BENCHMARKS:

AS PER THE TOPOGRAPHIC SURVEY PREPARED BY JOBES HENDERSON & ASSOCIATES THE CONTRACTOR AND/OR HIS SURVEYOR SHALL BE RESPONSIBLE TO CROSS CHECK ALL CONTROL FOR DISTURBANCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

BENCHMARK #1 - JHA CONTROL POINTIP # 7031 ELEVATION = 1198.32

BENCHMARK #2 - JHA CONTROL POINTIP # 5010 ELEVATION = 1200.12

N

| DRAWN | CHECKED | DATE |
|---|---|---|
| VRM | AES | 05/19/2022 |

| NO. | PLAN ISSUE/REVISION | REV. BY | DATE |
|---|---|---|---|
| | Comprehensive Development Plan Submittal | | 05.19.22 |

Hull & Associates, LLC
105 W Church Street
Newark, OH 43055
Phone: (740) 344-2451
Fax: (740) 344-2453
www.hullinc.com

HULL
Environment / Energy / Infrastructure

# THE OHIO EASTERN STAR HOME
## CITY OF MOUNT VERNON, KNOX COUNTY, OHIO
## EXISTING CONDITIONS

JOB NUMBER:
EQI001

D0.01

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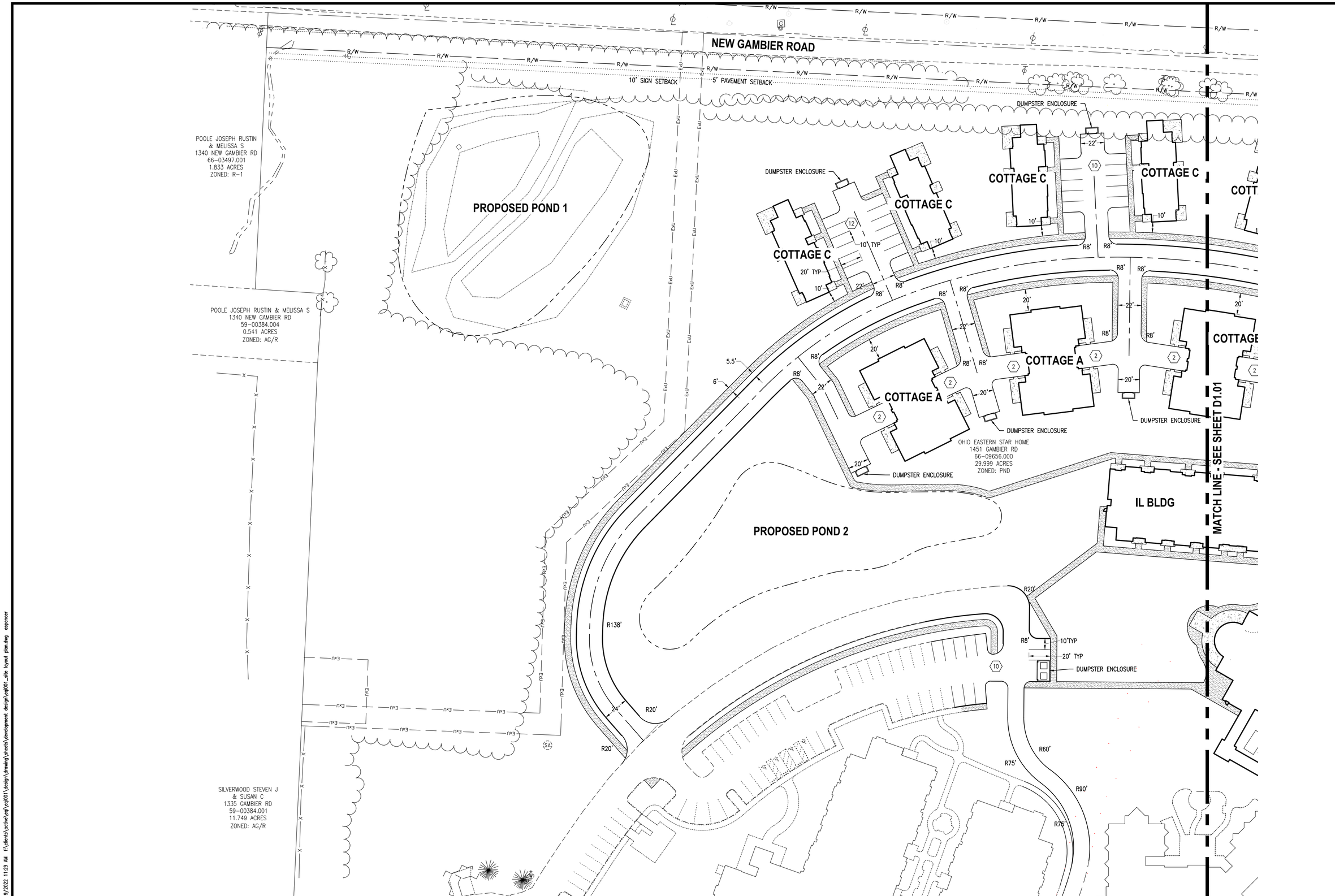
Attachment: Ex. A - OESH Development Plan (2022-62 : OESH PND Plan Approval)

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| VRM | AES | 05/19/2022 |

| NO. | PLAN ISSUE/REVISION | REV. BY | DATE |
|---|---|---|---|
| | Comprehensive Development Plan Submittal | | 05.19.22 |

Hull & Associates, LLC
5151 Reynolds Street,
Newark, OH 43055
Phone: (740) 344-5451
Fax: (740) 344-5453
www.hullinc.com

HULL
Environment / Energy / Infrastructure

# THE OHIO EASTERN STAR HOME
## CITY OF MOUNT VERNON, KNOX COUNTY, OHIO
## SITE LAYOUT PLAN

JOB NUMBER: EQI001

D1.00

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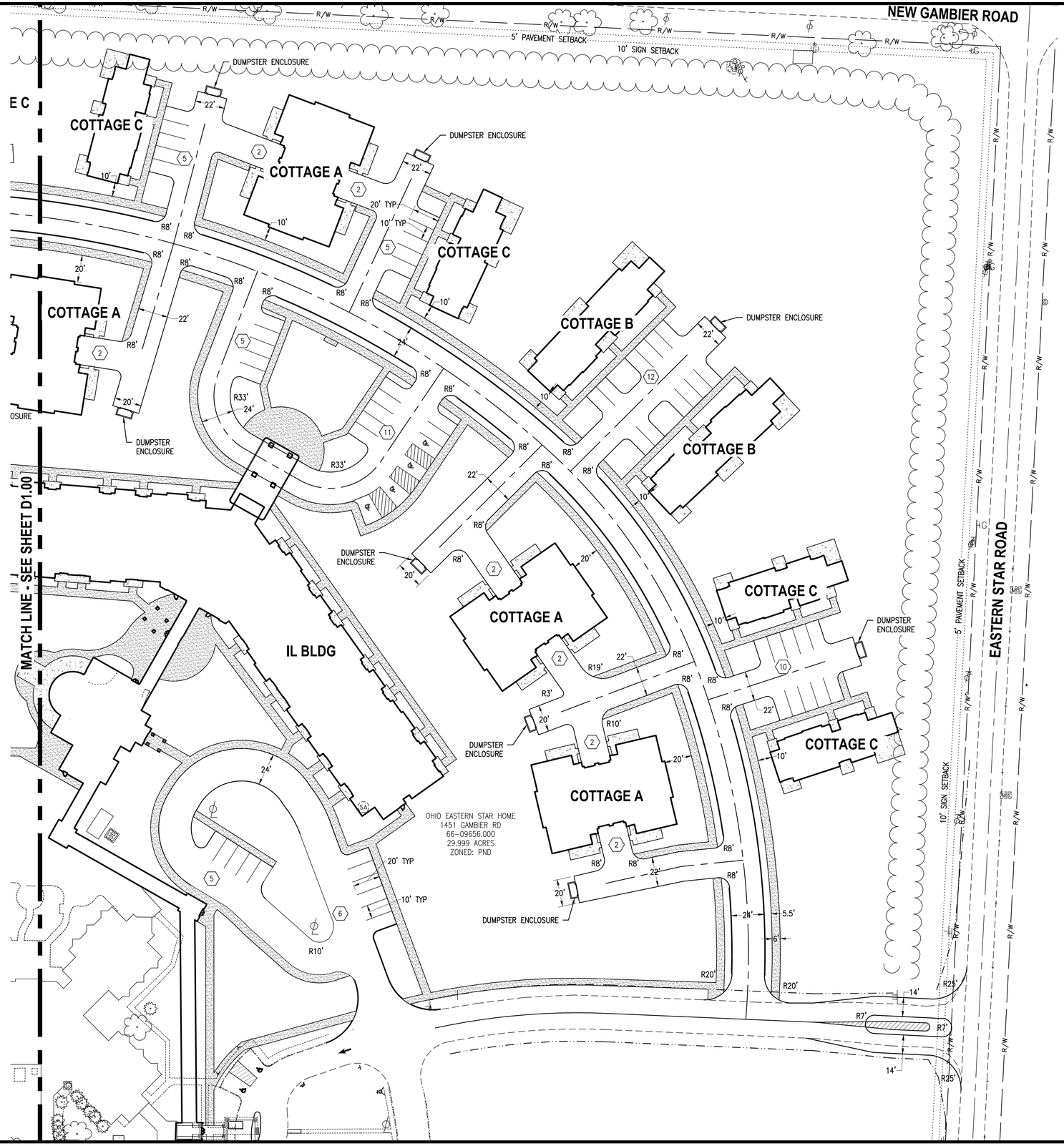
Attachment: Ex. A - OESH Development Plan (2022-62 : OESH PND Plan Approval)

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HORIZONTAL SCALE IN FEET
0 40 80

| DRAWN | CHECKED | DATE |
|---|---|---|
| VRM | AES | 05/19/2022 |

| NO. | PLAN ISSUE/REVISION | REV. BY | DATE |
|---|---|---|---|
| | Comprehensive Development Plan Submittal | | 05.19.22 |

Hull & Associates, LLC
5151 Blackacre Drive
Newark, OH 43055
Phone: (740) 344-2451
Fax: (740) 344-2453
www.hullinc.com

HULL
Environment / Energy / Infrastructure

# THE OHIO EASTERN STAR HOME
## CITY OF MOUNT VERNON, KNOX COUNTY, OHIO
## SITE LAYOUT PLAN

JOB NUMBER: EQI001

D1.01

5/19/2022 11:29 AM F:\clients\active\eq\eq001\design\drawing\sheets\development design\eq001_site layout plan.dwg aspencer

Attachment: Ex. A - OESH Development Plan (2022-62 : OESH PND Plan Approval)

# ILLUSTRATIVE SITE PLAN

THE OHIO Eastern Star Home
At Its Best Since 1951

ecs equity construction solutions

verdantas

0 20′ 40′ 80′
SCALE: 1″ = 40′-0″

overall east building elevation 1/16" = 1'-0"

overall north building elevation 1/16" = 1'-0"

overall west building elevation 1/16" = 1'-0"

overall west building elevation 1/16" = 1'-0"

# OHIO EASTERN STAR HOME

1451 Gambier Road
Mt. Vernon, Ohio 43050

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## SCHEMATIC DEVELOPMENT

DATE: 05/19/2022
PROJECT #: 20193

| # | Description | Date |
|---|---|---|

## INDEPENDENT LIVING BUILDING

## COLOR ELEVATION

# A

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P 614.221.1110 berardipartners.com

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Attachment: Ex. A - OESH Development Plan (2022-62 : OESH PND Plan Approval)

north building elevation - east wing 1/8" = 1'-0"

north building elevation - west wing 1/8" = 1'-0"

# OHIO EASTERN STAR HOME

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## SCHEMATIC DEVELOPMENT

DATE: 05/19/2022
PROJECT #: 20193

| # | Description | Date |
|---|---|---|

## INDEPENDENT LIVING BUILDING EXTERIOR ELEVATIONS

# B

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Attachment: Ex. A - OESH Development Plan (2022-62 : OESH PND Plan Approval)

south building elevation - west wing 1/8" = 1'-0"

south building elevation - east wing 1/8" = 1'-0"

east building elevation 1/8" = 1'-0"

west building elevation 1/8" = 1'-0"

# OHIO EASTERN STAR HOME

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## SCHEMATIC DEVELOPMENT

DATE: 05/19/2022
PROJECT #: 20193

| # | Description | Date |
|---|---|---|

## INDEPENDENT LIVING BUILDING

## EXTERIOR ELEVATIONS

C

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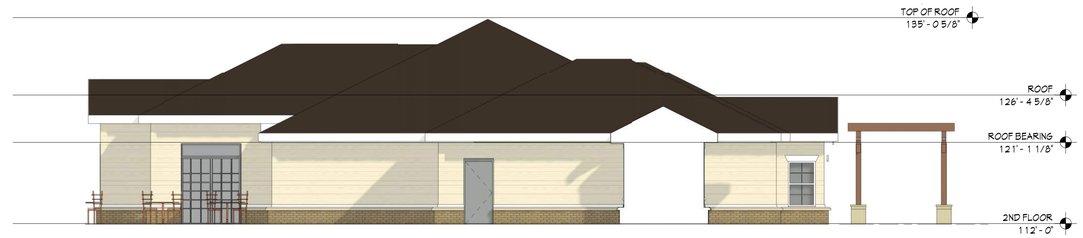
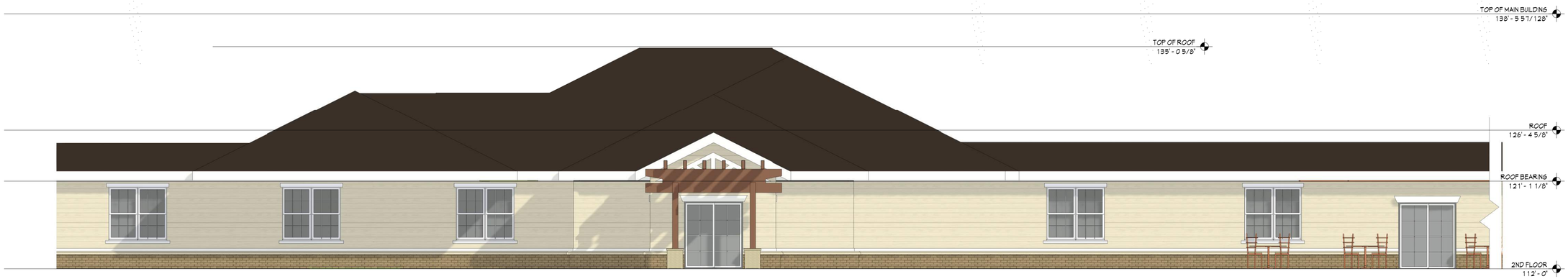
Attachment: Ex. A - OESH Development Plan (2022-62 : OESH PND Plan Approval)

building elevation - dining hall north 1/8" = 1'-0"




building elevation - dining hall south 1/8" = 1'-0"




building elevation - dining hall east 3/16" = 1'-0"

building elevation - dining hall west 3/16" = 1'-0"

# OHIO EASTERN STAR HOME

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## SCHEMATIC DEVELOPMENT

DATE: 05/19/2022
PROJECT #: 20193

| # | Description | Date |
|---|---|---|

## EXTERIOR ELEVATIONS - DINING HALL

# D

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Attachment: Ex. A - OESH Development Plan (2022-62 : OESH PND Plan Approval)

east elevation 1/4" = 1'-0"

west elevation 1/4" = 1'-0"

west elevation 1/4" = 1'-0"

south elevation 1/4" = 1'-0"

# EASTERN STAR - COTTAGE C

MT. VERNON, OH

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## DESIGN DEVELOPMENT

DATE: 05/19/2022
PROJECT #: 20194

| # | Description | Date |
|---|---|---|

## COLOR ELEVATION

# E

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P 614.221.1110 berardipartners.com

Attachment: Ex. A - OESH Development Plan (2022-62 : OESH PND Plan Approval)

north elevation 3/16" = 1'-0"

south elevation 3/16" = 1'-0"

west elevation 3/16" = 1'-0"

east elevation 3/16" = 1'-0"

# EASTERN STAR - COTTAGE B

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## SCHEMATIC DEVELOPMENT

DATE: 05/19/2022
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## COLOR ELEVATION

# F

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Attachment: Ex. A - OESH Development Plan (2022-62 : OESH PND Plan Approval)

east/west elevation 1/4" = 1'-0"

north/south elevation 1/4" = 1'-0"

# EASTERN STAR COTTAGE A

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## EXTERIOR ELEVATIONS

G

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

**SCHEDULED**

Meeting: 06/27/22 7:30 PM
**Dept: Utilities**
**Woods, Keener**
Category: Utilities
Prepared By: Rob Broeren
Initiator: Todd Hill
**DOC ID: 3585**

**RESOLUTION 2022-63**

**A RESOLUTION AUTHORIZING THE SAFETY SERVICE DIRECTOR TO RELEASE A REQUEST FOR QUALIFICATIONS FOR IDENTIFYING AND SELECTING A QUALIFIED FIRM OR FIRMS TO PROVIDE SERVICES FOR THE REHABILITATION OF CLARIFIER NO. 1 AT THE CITY'S WATER TREATMENT PLANT, 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 design 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 services for the Rehabilitation of Clarifier No. 1 at the City's Water Treatment Plant.

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 services for the Rehabilitation of Clarifier No. 1 at the City's Water Treatment Plant.

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

**COMMENTS - Current Meeting:**

Woods made a motion to suspend the rule requiring three separate readings of Resolution No. 2022-63, with a second by Keener. Motion to suspend failed by a roll-call vote of 5-2, with Hillier and Seavolt voting no. Resolution No. 2022-63 was given a first reading.

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| **RESULT:** | **FIRST READING** | **Next: 7/11/2022 7:30 PM** |

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

**ADOPTED**

Meeting: 06/27/22 7:30 PM
**Dept: Finance and Budget**
**Seavolt, Kirby**
Category: Finance
Prepared By: Terry Scott
Initiator: Todd Hill
**DOC ID: 3586**

**RESOLUTION 2022-64**

**A RESOLUTION AUTHORIZING AND DIRECTING THE AUDITOR OF THE CITY OF MOUNT VERNON TO TRANSFER CERTAIN FUNDS.**

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 transfer funds as follows:

1. Transfer from Account 101.1500.51112, Law Director Clerks, to Account 101.1500.54451, Computerization, in the amount of $11,500.00.

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

**COMMENTS - Current Meeting:**

Seavolt made a motion to suspend the rule requiring three separate readings of Resolution No. 2022-64, with a second by Kirby. Motion to suspend passed by a roll-call vote of 7-0. Seavolt made a motion to adopt Resolution No. 2022-64, with a second by Kirby. Auditor Terry Scott commented on the legislation, explaining that a transfer of funds was needed because the computer server in the Law Director's office had failed. Motion to adopt passed by a roll-call vote of 7-0.

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| **RESULT:** | **ADOPTED [UNANIMOUS]** |
| **MOVER:** | Janis Seavolt, At Large |
| **SECONDER:** | Josh Kirby, Board Member |
| **AYES:** | Francis, Hillier, Seavolt, Kirby, Woods, Keener, Severns |