

Legislative Session Minutes

July 11, 2022

COMMITTEE MEETINGS

Mount Vernon City Council
Committee Meeting Schedule
July 11, 2022

6:05-6:19, 7:02-7:18pm Middle School property	Planning & Zoning Hillier	
6:19-6:25 p.m.	Stormwater credits	Utilities Woods
6:25-6:47 p.m.	Water Treatment Plant improvements	Utilities Woods
6:47-6:55 p.m.	New maintenance building	Streets & Public Buildings Severns
6:55-7:01 p.m.	Ohio Eastern Star Home project	Planning & Zoning Hillier
7:30 p.m.	City Council Legislative Meeting	Ref: Agenda

- 07-11-22 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
Josh Kirby	Board Member	Present
Tammy Woods	Third Ward	Present
Mel Severns	Councilman	Present
Bruce Hawkins	President	Present
Amber Keener	At Large	Excused

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

INVOCATION

Roger Tickle, Police Chaplain, performed the invocation.

PLEDGE OF ALLEGIANCE

All recited in unison.

ACCEPTANCE OF MINUTES

- City Council - Legislative Session - Jun 27, 2022 7:30 PM

Seavolt made a motion to accept the minutes from Council's Legislative Session of June 27, 2022, with a second by Francis. Motion passed by a voice vote of 6-0.

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

RECEIVE PETITIONS AND COMMUNICATIONS

None.

RECEIVE COMMITTEE REPORTS

Council accepted without comment the minutes for the two Utilities Commission meetings of June 27, 2022.

- 06-27-22A Utilities Commission Meeting Minutes
- 06-27-22B Utilities Commission Meeting Minutes

LIQUOR CONTROL LICENSE

Council received a notice of a D5 liquor permit transfer from Pephillies Inc., 1421 Coshocton Ave., to Pephillies Inc., dba Avalos Foods Event Center & Catering, 105 N. Sandusky St. There was no request for a hearing.

- 07-11-22 Liquor License

PROCLAMATION

None.

PERSONS SPEAKING ON MATTERS OF CITY CONCERN

None.

RESOLUTIONS FOR THIRD READING

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 adopt Resolution No. 2022-61, with a second by Hillier. Motion to adopt passed by a roll-call vote of 5-1, with Hillier voting no, explaining that he wanted more time to study the issue.

RESULT:	ADOPTED [5 TO 1]
MOVER:	Tammy Woods, Third Ward
SECONDER:	Mike Hillier, Fourth Ward
AYES:	Francis, Seavolt, Kirby, Woods, Severns
NAYS:	Hillier
EXCUSED:	Keener

RESOLUTIONS FOR SECOND 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 second reading. The language of the Municipal Planning Commission's approval of the Ohio Eastern Star Home's PND comprehensive development plan application was discussed.

RESULT:	SECOND READING	Next: 7/25/2022 7:30 PM
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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 Seavolt. Motion passed by a roll-call vote of 5-1, with Hillier voting no. Hillier made a motion to adopt Resolution No. 2022-63, with a second by Seavolt. Law Director Rob Broeren explained that the resolution authorizes the Safety-Service Director to request qualifications for finding qualified firms to provide services for the rehabilitation of clarifier No. 1 at the Water Treatment Plant, which then could submit bids. Woods asked if this would be a sole-source bidding, and Broeren replied that there would probably be two bidders. Motion to adopt passed by a roll-call vote of 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mike Hillier, Fourth Ward
SECONDER:	Janis Seavolt, At Large
AYES:	Francis, Hillier, Seavolt, Kirby, Woods, Severns
EXCUSED:	Keener

RESOLUTIONS FOR FIRST READING

RESOLUTION NO. 2022-65

A RESOLUTION ADOPTING THE MODIFIED TAX BUDGET OF THE CITY OF MOUNT VERNON, MOUNT VERNON, OHIO, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2023, AND SUBMITTING THE SAME TO THE AUDITOR OF KNOX COUNTY, OHIO.

Finance and Budget: Seavolt, Kirby

Seavolt made a motion to suspend the rule requiring three separate readings of Resolution No. 2022-65, with a second by Kirby. Motion to suspend passed by a roll-call vote of 6-0. Seavolt made a motion to adopt Resolution No. 2022-65, with a second by Kirby. Auditor Terry Scott detailed the legislation, adding that he anticipated growth of 1.5 percent in 2023, that the question of how many residents are working remotely continues to be an issue, and that the City recently switched EMS providers and expects to see some savings there. Motion to adopt passed by a roll-call vote of 6-0.

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

RESOLUTION NO. 2022-66

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. 2022-66, with a second by Kirby. Motion to suspend passed by a roll-call vote of 6-0. Seavolt made a motion to adopt Resolution No. 2022-66, with a second by Kirby. Auditor Terry Scott explained that a transfer is needed because of the high cost of gasoline. Motion to adopt passed by a roll-call vote of 6-0.

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

RESOLUTION NO. 2022-67

A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACT FOR CONSTRUCTION OF A NEW MAINTENANCE FACILITY AT MOUND VIEW CEMETERY; AND DECLARING AN EMERGENCY.

Streets and Public Buildings: Severns, Francis

Severns made a motion to suspend the rule requiring three separate readings of Resolution No. 2022-67, with a second by Francis. Motion to suspend passed by a roll-call vote of 6-0. Severns made a motion to adopt Resolution No. 2022-67, with a second by Francis. Motion to adopt passed by a roll-call vote of 6-0.

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

ORDINANCES FOR THIRD READING

ORDINANCES FOR SECOND READING

ORDINANCES FOR FIRST READING

ORDINANCE NO. 2022-24

AN ORDINANCE TO REVISE THE PROCESS TO GRANT A RESIDENTIAL
CONDITIONAL USE FOR PROPERTIES LOCATED IN OFFICE-
INSTITUTIONAL ZONES; AND DECLARING AN EMERGENCY.

Planning and Zoning: Hillier, Severns

Ordinance No. 2022-24 was given a first reading. The chair of the Planning and Zoning Committee requested a 15-minute committee meeting on the legislation for July 25, 2022.

RESULT:	FIRST READING
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Next: 7/25/2022 7:30 PM

REMARKS FROM THE ADMINISTRATION

Mayor Matt Starr spoke about the City's Independence Day event, and noted that the cost of fireworks will need to be discussed in the future. He noted that a recent webinar he participated in revealed that many cities are dealing with infrastructure issues. He added that the traffic signals for Mansfield Avenue have gone out to bid, that the new signals at Columbus Road and South Main Street are up, and that the work to reinforce the municipal parking garage is continuing. He added that he would be taking part in the Mid Ohio Regional Planning Commission's upcoming Trail Town event, and that the recent Trailapalooza was a success. Finally, he noted that Ariel-Foundation Park was on the cover of the Ohio Municipal League's current magazine issue, and that phase two of the City's Strategic Plan will be goal-oriented.

REMARKS FROM COUNCIL

Francis thanked Kirby for being at the meeting despite his illness. Severns asked for an update on dye testing along Fearn Avenue, and said he was pleased that Ohio Eastern Star Home is working with residents in designing its proposed housing project. Kirby thanked Knox County Commissioner Thomas Collier for bringing him to the meeting, and thanked the community for its prayers and encouragement during his illness. Hillier asked if there will be legislation before Council addressing historical review within Community Reinvestment Areas. Law Director Rob Broeren responded that there will be, addressing properties outside historic districts. Hillier suggested that the Police and Fire Departments be involved in any discussions on updating the City's fireworks ordinance. He added that there will be a Municipal Planning Commission meeting on July 14 on a proposed housing development for the south side of town, and encouraged developers to invest in the City. Woods suggested that phase two of the City's Strategic Plan detail how the City will work with housing developers. Hawkins said any discussion on updating the City's fireworks ordinance should be handled by the Fire, Police and Civil Defense Committee.

ADJOURN AT THE CALL OF THE PRESIDENT

Seavolt made a motion to adjourn, with a second by Woods. Meeting adjourned at 8:10 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

July 6, 2022

Mount Vernon City Council Committee Meeting Schedule July 11, 2022

6:05-6:15 p.m.	Middle School property	Planning & Zoning Hillier
6:15-6:25 p.m.	Stormwater credits	Utilities Woods
6:25-6:45 p.m.	Water Treatment Plant improvements	Utilities Woods
6:45-6:55 p.m.	New maintenance building	Streets & Public Buildings Severns
6:55-7:15 p.m.	Ohio Eastern Star Home project	Planning & Zoning 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



Utilities Committee Meeting Minutes

June 27, 2022 – 6:22 p.m. to 6:38 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
 Tom Marshall, Utilities Director
 Brian Ball, Engineer
 Tom Hinkle, Public Works Director
 Robert Broeren, Law Director
 Terry Scott, Auditor
 Chad Christopher, Fire Chief
 Todd Hill, Clerk
 Cheryl Splain, Knox Pages
 Emily Platt, Engineering

The committee discussed Resolution No. 2022-61, authorizing and directing the Safety-Service Director to acquire recarbonation control panels for the Water and Waste Water Department, and Resolution No. 2022-63, 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, and identify and enter into contract with the selected firm or firms for those services. Utilities Director Tom Marshall discussed the need for passage of the resolutions. He stressed that two recarbonation panels need to be replaced, and that the concrete in clarifier No. 1 is in poor shape. He added that the Water Treatment Plant's lime silos also need to be replaced, noting that the cost of all the various improvements would run into the millions of dollars. Resolution No. 2022-61 was up for a second reading at Council's legislative meeting later in the evening, while Resolution No. 2022-63 was up for a first reading. No further meetings on the matter were scheduled.

Respectfully submitted,

Tammy Woods, Chair
 Utilities Committee
 Mount Vernon City Council

TW/th



Utilities Committee Meeting Minutes

June 27, 2022 – 7:09 p.m. to 7:21 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
 Tom Marshall, Utilities Director
 Brian Ball, Engineer
 Tom Hinkle, Public Works Director
 Robert Broeren, Law Director
 Terry Scott, Auditor
 Chad Christopher, Fire Chief
 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. Emily Platt of the Engineering Department noted that she has identified 20 residences in the City so affected, and added that pamphlets will be inserted in the next water bill explaining the situation. Law Director Rob Broeren asked Council whether it requests legislation that the conditional use zoning fee be waived in such situation. Engineer Brian Ball suggested that how a business is defined should be clarified. No decisions were made, and a 10-minute committee meeting on the subject was requested for July 11, 2022.

Respectfully submitted,

Tammy Woods, Chair
 Utilities Committee
 Mount Vernon City Council

TW/th



Department of Commerce

Rev 2/10/2021

Mike DeWine, Governor
Jon Husted, Lt. Governor

Division of Liquor Control
Sheryl Maxfield, Director

Dear Local Legislative Authority Official:

Please find enclosed the legislative notice that is being sent to you regarding the applied for liquor permit as captioned on the notice. You **must**, within 30 days from the "mailed" date listed on the notice under the bar code:

- Notify the Division whether you object and want a hearing; or
- Ask for your one-time only, 30-day extension.
 - Any requests for a one-time, 30-day extension will be reviewed by the Division upon timely receipt. If granted, your additional 30-days runs from the expiration of the original 30-day period.

To be considered **timely**, your above response **must** be faxed, emailed, or mailed to the Division no later than the postmark deadline date given on the form. To speed up processing times and reduce paper, the Division respectfully asks that you either fax or email your response. Please send your response to:

FAX: (614) 644 – 3166

EMAIL: LiquorLicensingMailUnit@com.state.oh.us

MAIL: Ohio Division of Liquor Control
Attn: Licensing Unit
6606 Tussing Road
PO Box 4005
Reynoldsburg, Ohio 43068-9005

Please note that the Division is no longer sending ownership information with this legislative notice. If you want to know who owns the applied for permit you can find that information in two ways:

- Go to https://www.comapps.ohio.gov/liqr/liqr_apps/PermitLookup/PermitHolderOwnership.aspx and enter the permit number listed on the legislative notice; or
- Contact your police department or your county sheriff if you are a township fiscal officer or county clerk. The Division sends the applicable law enforcement agency the pertinent ownership information when it notifies them of the permit application.

Thank you in advance for your cooperation,

Division Licensing Section

Licensing Section
6606 Tussing Road
Reynoldsburg, OH 43068-9009

Fax 614-728-1281
TTY/TDD 800-750-0750
com.ohio.gov

An Equal Opportunity Employer and Service Provider

Packet Pg. 10

Communication: 07-11-22 Liquor License (Liquor Control License)

NOTICE TO LEGISLATIVE
AUTHORITYOHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

68691500001		TRFL	PEPHILLIES INC DBA AVALOS FOODS EVENT CENTER & CATERING 105 N SANDUSKY ST MT VERNON OH 43050
PERMIT NUMBER		TYPE	
02	01	2019	
ISSUE DATE			
06	29	2022	
FILING DATE			
D5			
PERMIT CLASSES			
42	077	B	F27836
TAX DISTRICT			RECEIPT NO.

FROM 07/01/2022 SAFEKEEPING

6869150			PEPHILLIES INC 1421 COSHOCTON AVE MOUNT VERNON OH 43050
PERMIT NUMBER		TYPE	
02	01	2019	
ISSUE DATE			
06	29	2022	
FILING DATE			
D5			
PERMIT CLASSES			
42	077		
TAX DISTRICT			RECEIPT NO.



MAILED 07/01/2022

RESPONSES MUST BE POSTMARKED NO LATER THAN.

08/01/2022

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES

B TRFL 6869150-0001

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)- ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council☐ Township Fiscal OfficerCLERK OF MT VERNON CITY COUNCIL
CITY HALL
40 PUBLIC SQ
MT VERNON OHIO 43050



City Council
City of Mount Vernon
Mount Vernon, OH 43050

Meeting: 07/11/22 7:30 PM

Dept: Utilities

Woods, Keener

Category: Utilities

Prepared By: Rob Broeren

Initiator: Todd Hill

ADOPTED

RESOLUTION 2022-61

DOC ID: 3583

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.

06/27/22 City Council SECOND READING

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.

COMMENTS - Current Meeting:

Woods made a motion to adopt Resolution No. 2022-61, with a second by Hillier. Motion to adopt passed by a roll-call vote of 5-1, with Hillier voting no, explaining that he wanted more time to study the issue.

RESULT:	ADOPTED [5 TO 1]
MOVER:	Tammy Woods, Third Ward
SECONDER:	Mike Hillier, Fourth Ward
AYES:	Francis, Seavolt, Kirby, Woods, Severns
NAYS:	Mike Hillier
EXCUSED:	Amber Keener



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2022-62

Meeting: 07/11/22 7:30 PM
Dept: Planning and Zoning
Hillier, Severns
Category: Planning and Zoning
Prepared By: Rob Broeren
Initiator: Todd Hill
DOC ID: 3584

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.

HISTORY:

06/27/22 City Council FIRST READING
Resolution No. 2022-62 was given a first reading.

COMMENTS - Current Meeting:

Resolution No. 2022-62 was given a second reading. The language of the Municipal Planning Commission's approval of the Ohio Eastern Star Home's PND comprehensive development plan application was discussed.

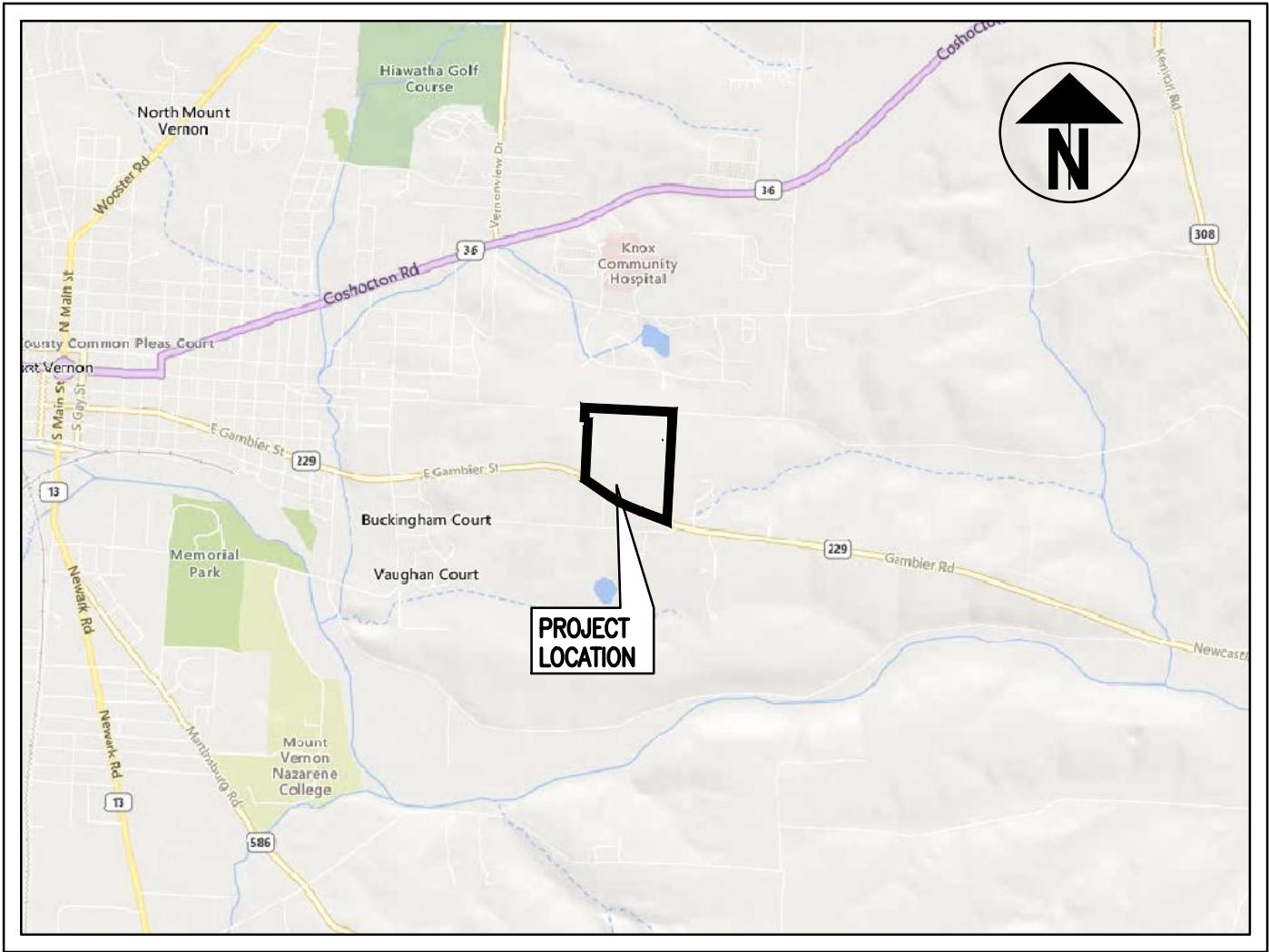
RESULT: SECOND READING

Next: 7/25/2022 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

COTTAGE A - SIX (6) 4-UNIT (2BR)	1BR	2BR	UNITS
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			

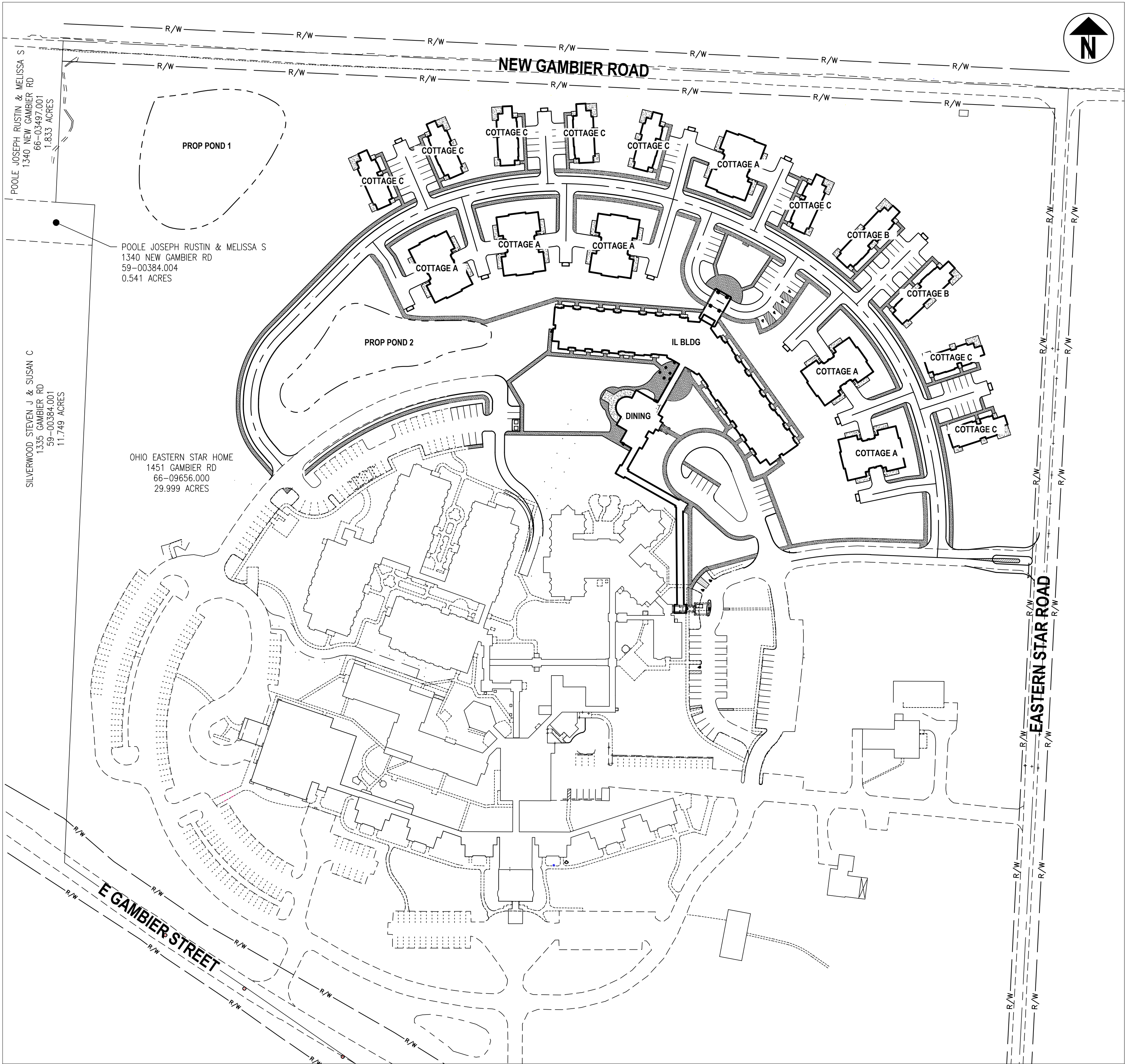
DINING/LOUNGE BUILDING W/PRIVATE DINING ROOM			
TOTALS	52	44	96

PLANS PREPARED BY:



PROJECT OWNER

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



LOCATION MAP
1"=100'

JAMES ROBERTS, PE 52927

DATE

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

NO.

PLAN ISSUE/REVISION
Comprehensive Development Plan Submittal

REV. BY

DATE
05.19.22

DRAWN
VRM

CHECKED
AES

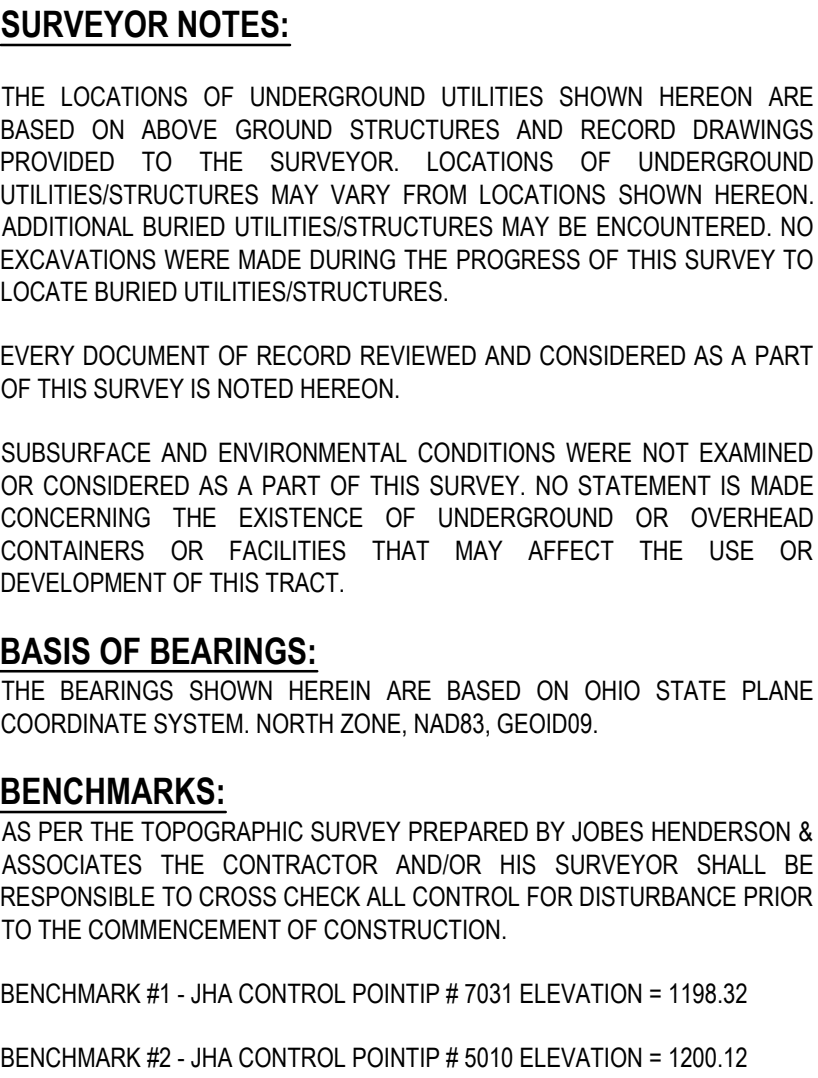
DATE
05/19/2022

JOB NUMBER:
EQI001

D0.00

HULL & ASSOCIATES, LLC
58 Grant Street
Mount Vernon, OH 43050
Phone: (740) 344-4451
Fax: (614) 360-0023
www.hullinc.com

HULL
Environment / Energy / Infrastructure



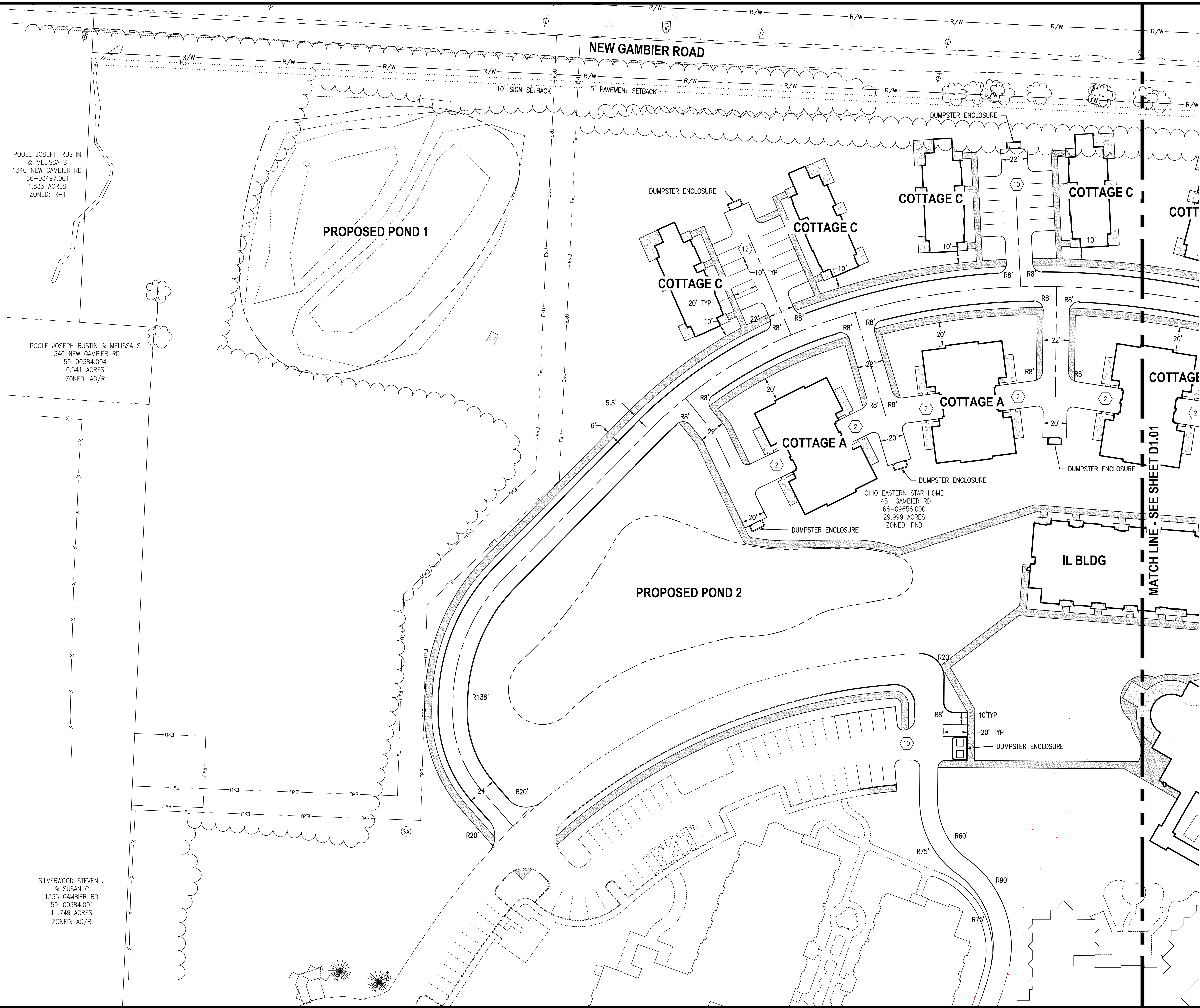
BENCHMARK #2 - JHA CONTROL POINTIP # 5010 ELEVATION = 1200.12

Packet Pg. 16

POOLE JOSEPH RUSTIN
& MELISSA S
1340 NEW GAMBIER RD
66-03497.001
1.833 ACRES
ZONED: R-1

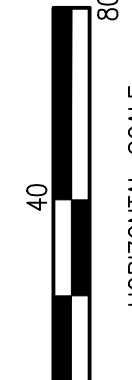
POOLE JOSEPH RUSTIN & MELISSA S
1340 NEW GAMBIER RD
59-00384.004
0.541 ACRES
ZONED: AG/R

SILVERWOOD STEVEN J
& SUSAN C
1335 GAMBIER RD
59-00384.001
11.749 ACRES
ZONED: AG/R



13.1.a


N


HORIZONTAL SCALE
IN FEET

NO.	PLAN ISSUE/REVISION	REV. BY	DATE	DRAWN VRM	CHECKED AES	DATE 05/19/2022
	Comprehensive Development Plan Submittal		05.19.22			

THE OHIO EASTERN STAR HOME

CITY OF MOUNT VERNON, KNOX COUNTY, OHIO

SITE LAYOUT PLAN

HULL

Environment / Energy / Infrastructure

HULL & ASSOCIATES, LLC

58 Grant Street

Mount Vernon, OH 43004

Phone: (614) 344-4451

Fax: (614) 380-0023

www.hullinc.com

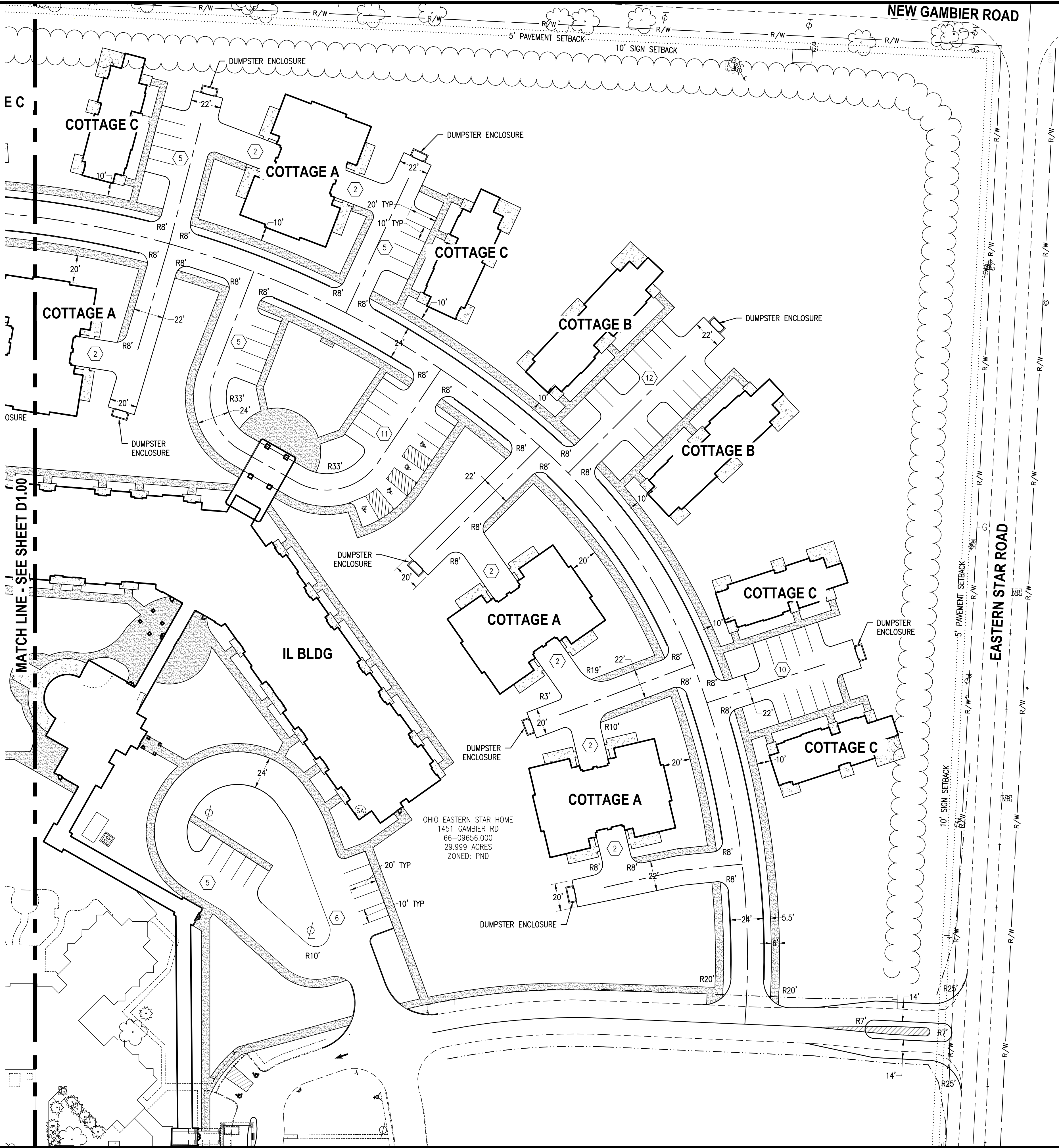
JOB NUMBER:
EQI001

D1.00

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

Packet Pg. 17

5/19/2022 11:29 AM F:\clients\active\veg\eqi001\design\drawing\sheet\development\design\eqi001_site_layout_pln.dwg cspencer



D1.01

JOB NUMBER:
EQI001

THE OHIO EASTERN STAR HOME
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NO. PLAN ISSUE/REVISION
Comprehensive Development Plan Submittal

REV. BY DATE

DRAWN
YRM

CHECKED
AES

DATE
05/19/2022



ILLUSTRATIVE SITE PLAN





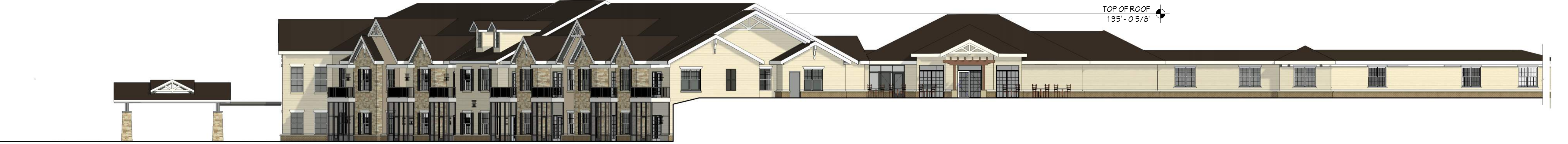
overall east building elevation 1/16" = 1'-0"



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

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SCHEMATIC DEVELOPMENT

DATE: 05/19/2022
PROJECT #: 20193

Description Date

INDEPENDENT LIVING BUILDING COLOR ELEVATION

A

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C:\Users\dichaelis\OneDrive - Berardi + Partners\Documents\22_20193_Eastern Star_Main Bldg_Central_dichaelis.rvt



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



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

OHIO
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STAR HOME

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SCHEMATIC
DEVELOPMENT

DATE: 05/19/2022
PROJECT #: 20193

#	Description	Date
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INDEPENDENT
LIVING
BUILDING
EXTERIOR
ELEVATIONS

B

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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
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SCHEMATIC
DEVELOPMENT

DATE: 05/19/2022
PROJECT #: 20193

#	Description	Date
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INDEPENDENT
LIVING
BUILDING
EXTERIOR
ELEVATIONS

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SCHEMATIC
DEVELOPMENT

DATE: 05/19/2022
PROJECT #: 20193

#	Description	Date
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EXTERIOR
ELEVATIONS -
DINING HALL

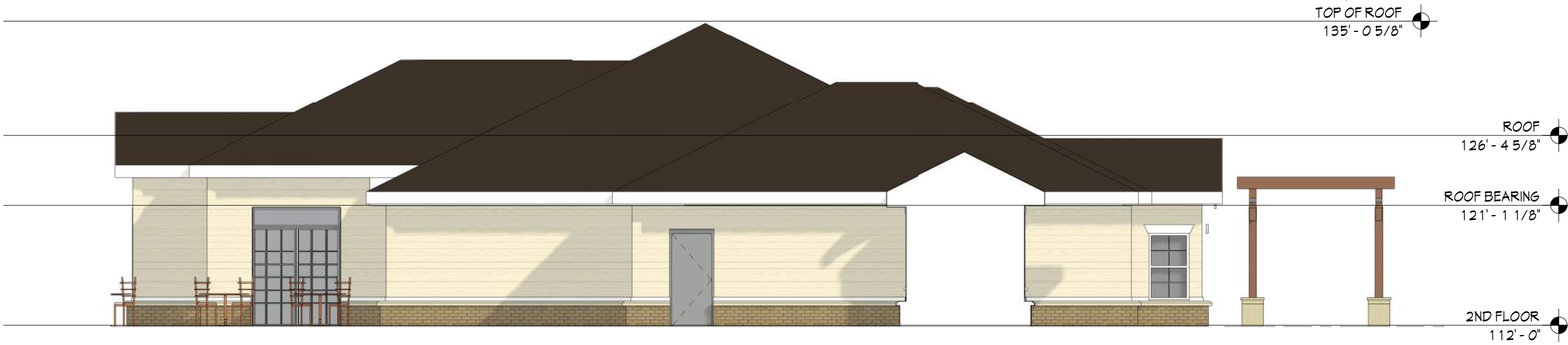
D

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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"



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
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COLOR ELEVATION

E

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$$3/16'' = 1'-0''$$

$$3/16'' = 1'-0''$$

$$3/16'' = 1'-0''$$

$$3/16'' = 1'-0''$$

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SCHEMATIC DEVELOPMENT

	Description	Date
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COLOR ELEVATION

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COTTAGE A

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DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT
INTENDED TO DEFINE EXACT QUANTITIES,
LOCATIONS OR MODIFIED REQUIREMENTS. THE
DRAWINGS SHALL NOT BE SCALED. EXACT
STATE AND LOCAL CODE REQUIREMENTS AND
OTHER APPLICABLE CODE REQUIREMENTS
SHALL BE VERIFIED BY AND ARE THE SOLE
RESPONSIBILITY OF THIS CONTRACTOR. ANY
INFORMATION WHICH DIRECTLY CONTRADICTS WITH
ANY OF THESE CODES OR ANY DISCREPANCIES
FOUND IN THE CONTRACT DOCUMENTS SHALL BE
BROUGHT TO THE ATTENTION OF THE PROJECT
ARCHITECT.



east/west elevation

1/4" = 1'-0"



north/south elevation

1/4" = 1'-0"

SCHEMATIC
DEVELOPMENT

DATE: 05/19/2022
PROJECT #: 20194

#	Description	Date
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EXTERIOR
ELEVATIONS

G

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City Council
City of Mount Vernon
Mount Vernon, OH 43050

Meeting: 07/11/22 7:30 PM

Dept: Utilities

Woods, Keener

Category: Utilities

Prepared By: Rob Broeren

Initiator: Todd Hill

ADOPTED

RESOLUTION 2022-63

DOC ID: 3585

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.

HISTORY:

06/27/22

City Council

FIRST READING

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.

COMMENTS - Current Meeting:

Woods made a motion to suspend the rule requiring three separate readings of Resolution No. 2022-63, with a second by Seavolt. Motion passed by a roll-call vote of 5-1, with Hillier voting no. Hillier made a motion to adopt Resolution No. 2022-63, with a second by Seavolt. Law Director Rob Broeren explained that the resolution authorizes the Safety-Service Director to request qualifications for finding qualified firms to provide services for the rehabilitation of clarifier No. 1 at the Water Treatment Plant, which then could submit bids. Woods asked if this would be a sole-source bidding, and Broeren replied that there would probably be two bidders. Motion to adopt passed by a roll-call vote of 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mike Hillier, Fourth Ward
SECONDER:	Janis Seavolt, At Large
AYES:	Francis, Hillier, Seavolt, Kirby, Woods, Severns
EXCUSED:	Amber Keener



City Council
City of Mount Vernon
Mount Vernon, OH 43050

ADOPTED

RESOLUTION 2022-65

Meeting: 07/11/22 7:30 PM
Dept: Finance and Budget
Seavolt, Kirby
Category: Finance
Prepared By: Terry Scott
Initiator: Todd Hill
DOC ID: 3590

A RESOLUTION ADOPTING THE MODIFIED TAX BUDGET OF THE CITY OF MOUNT VERNON, MOUNT VERNON, OHIO, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2023, AND SUBMITTING THE SAME TO THE AUDITOR OF KNOX COUNTY, OHIO.

WHEREAS, the Knox County Budget Commission has waived the requirement that the taxing authority of a subdivision or other taxing unit adopt a tax budget as provided under section 5705.28 of the Revised Code.

WHEREAS, the City of Mount Vernon will be required to furnish a modified budget only for those funds that receive tax levied taxes. Prior to December 31, 2021, an estimate of resources and other income shall be prepared and filed with the Knox County Budget Commission.

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

SECTION 1: That the modified tax budget of the City of Mount Vernon for the fiscal year beginning January 1, 2023 heretofore prepared by the Auditor and it is hereby adopted as the official modified tax budget of the City of Mount Vernon for the fiscal year beginning January 1, 2023.

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

COMMENTS - Current Meeting:

Seavolt made a motion to suspend the rule requiring three separate readings of Resolution No. 2022-65, with a second by Kirby. Motion to suspend passed by a roll-call vote of 6-0. Seavolt made a motion to adopt Resolution No. 2022-65, with a second by Kirby. Auditor Terry Scott detailed the legislation, adding that he anticipated growth of 1.5 percent in 2023, that the question of how many residents are working remotely continues to be an issue, and that the City recently switched EMS providers and expects to see some savings there. Motion to adopt passed by a roll-call vote of 6-0.

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



City Council
City of Mount Vernon
Mount Vernon, OH 43050

ADOPTED

RESOLUTION 2022-66

Meeting: 07/11/22 7:30 PM
Dept: Finance and Budget
Seavolt, Kirby
Category: Finance
Prepared By: Terry Scott
Initiator: Todd Hill
DOC ID: 3591

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 224.2100.55511, Fire-Equipment, to Account 224.2150.53214, EMS-Maintenance of Equipment, in the amount of \$5,000.00.
2. Transfer from Account 224.2150.55511, EMS-Equipment, to Account 224.2150.53214, EMS-Maintenance of Equipment, in the amount of \$5,000.00.

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. 2022-66, with a second by Kirby. Motion to suspend passed by a roll-call vote of 6-0. Seavolt made a motion to adopt Resolution No. 2022-66, with a second by Kirby. Auditor Terry Scott explained that a transfer is needed because of the high cost of gasoline. Motion to adopt passed by a roll-call vote of 6-0.

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



City Council
City of Mount Vernon
Mount Vernon, OH 43050

ADOPTED

RESOLUTION 2022-67

Meeting: 07/11/22 7:30 PM
Dept: Streets and Public Buildings
Severns, Francis
 Category: Bid/Contract
 Prepared By: Todd Hill
 Initiator: Todd Hill
DOC ID: 3592

A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACT FOR CONSTRUCTION OF A NEW MAINTENANCE FACILITY AT MOUND VIEW CEMETERY; 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 construction of a new maintenance facility at Mound View Cemetery.

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

COMMENTS - Current Meeting:

Severns made a motion to suspend the rule requiring three separate readings of Resolution No. 2022-67, with a second by Francis. Motion to suspend passed by a roll-call vote of 6-0. Severns made a motion to adopt Resolution No. 2022-67, with a second by Francis. Motion to adopt passed by a roll-call vote of 6-0.

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



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

ORDINANCE 2022-24

Meeting: 07/11/22 7:30 PM
Dept: Planning and Zoning
Hillier, Severns
Category: Planning and Zoning
Prepared By: Rob Broeren
Initiator: Todd Hill
DOC ID: 3595

AN ORDINANCE TO REVISE THE PROCESS TO GRANT A RESIDENTIAL CONDITIONAL USE FOR PROPERTIES LOCATED IN OFFICE-INSTITUTIONAL ZONES; AND DECLARING AN EMERGENCY.

WHEREAS, Codified Ordinance §1168.01(b)(4) allows the owner of a property that is located in an Office-Institutional zone to apply for a conditional use to use the property as a residence; and

WHEREAS, the cost to apply for a conditional use is seventy-five dollars (\$75.00); and

WHEREAS, the City's Board of Zoning Appeals must determine whether to grant or deny all conditional use applications.

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

SECTION 1: The fee for the owner of any property located within an Office-Institutional zone to apply for a residential conditional use for that property is zero dollars (\$0.00).

SECTION 2: That the City Engineer, or their designee, may administratively grant or deny the application for a residential conditional use for a property located within an Office-Institutional zone.

SECTION 3: If the City Engineer, or his designee, administratively denies the application for residential conditional use, the applicant may appeal the denial of the application to the Board of Zoning Appeals without additional cost.

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 have accurate information about the use of various properties within the City, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

COMMENTS - Current Meeting:

Ordinance No. 2022-24 was given a first reading. The chair of the Planning and Zoning Committee requested a 15-minute committee meeting on the legislation for July 25, 2022.

RESULT: FIRST READING

Next: 7/25/2022 7:30 PM