



**City Council  
Legislative Session**

**Agenda**

**July 24, 2023  
7:30 PM**

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**COMMITTEE MEETINGS**

Mount Vernon City Council  
Committee Meeting Schedule  
July 24, 2023

|                |                                     |                           |
|----------------|-------------------------------------|---------------------------|
| 6:35-6:45 p.m. | Park facility naming rights         | Parks & Lands Keener      |
| 6:45-7:15 p.m. | Public Hearing: New Community Auth. | Planning & Zoning Hillier |

- 07-24-23 Committee Meeting Schedule

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

**CALL TO ORDER**

**INVOCATION**

Pastor Dan Pelton, Simple Church

**PLEDGE OF ALLEGIANCE**

**ACCEPTANCE OF MINUTES**

- City Council - Legislative Session - Jul 10, 2023 7:30 PM

**RECEIVE PETITIONS AND COMMUNICATIONS**

**RECEIVE COMMITTEE REPORTS**

- 07-10-23A Parks and Lands Committee Meeting Minutes
- 07-10-23B Parks and Lands Committee Meeting Minutes
- 07-10-23A Planning and Zoning Committee Meeting Minutes
- 07-10-23B Planning and Zoning Committee Meeting Minutes

- 07-10-23C Planning and Zoning Committee Meeting Minutes
- 07-10-23D Planning and Zoning Committee Public Hearing Minutes

**LIQUOR CONTROL LICENSE**

None.

**PROCLAMATION**

None.

**PERSONS SPEAKING ON MATTERS OF CITY CONCERN**

Zach Green, KPH Commissioner, re quarterly update  
Tonja Kent, re Arch Park

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

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

*Planning and Zoning: Hillier, Severns*

**RESOLUTIONS FOR SECOND READING****RESOLUTION NO. 2023-60**

A RESOLUTION ADOPTING A PARK FACILITIES NAMING RIGHTS POLICY FOR THE CITY OF MOUNT VERNON.

*Parks and Lands: Keener, Woods*

**RESOLUTIONS FOR FIRST READING****RESOLUTION NO. 2023-61**

A RESOLUTION APPROVING THE PCDD COMPREHENSIVE DEVELOPMENT PLAN AS SUBMITTED BY THE KNOX COUNTY LAND REUTILIZATION CORPORATION AND APPROVED BY THE MOUNT VERNON MUNICIPAL PLANNING COMMISSION FOR 301 AND 303 NORTH NORTON STREET, PARCELS #66-05329.000 AND #66-02335.000, RESPECTIVELY; AND DECLARING AN EMERGENCY.

*Planning and Zoning: Hillier, Severns*

RESOLUTION NO. 2023-62

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

*Finance and Budget: Seavolt, Mahan*

RESOLUTION NO. 2023-63

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

*Finance and Budget: Seavolt, Mahan*

RESOLUTION NO. 2023-64

A RESOLUTION AUTHORIZING AND DIRECTING THE AUDITOR OF THE CITY OF MOUNT VERNON TO PAY BILLS PURSUANT TO SECTION 5705.41 (D), THEN AND NOW CERTIFICATION.

*Finance and Budget: Seavolt, Mahan*

RESOLUTION NO. 2023-65

A RESOLUTION AUTHORIZING AND DIRECTING THE AUDITOR OF THE CITY OF MOUNT VERNON TO PAY BILLS FROM 2022; AND DECLARING AN EMERGENCY.

*Finance and Budget: Seavolt, Mahan*

RESOLUTION NO. 2023-66

A RESOLUTION AUTHORIZING AND DIRECTING THE SAFETY-SERVICE DIRECTOR OF THE CITY OF MOUNT VERNON, OHIO TO ENTER INTO CONTRACT WITH GPD GROUP; AND DECLARING AN EMERGENCY.

*Streets and Public Buildings: Severns, Ruckman*

**ORDINANCES FOR THIRD READING**ORDINANCE NO. 2023-29

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

*Planning and Zoning: Hillier, Severns*

**ORDINANCES FOR SECOND READING****ORDINANCES FOR FIRST READING**

ORDINANCE NO. 2023-31

AN ORDINANCE DETERMINING THAT THE ESTABLISHMENT OF THE MOUNT VERNON NEW COMMUNITY AUTHORITY WILL BE CONDUCTIVE TO THE PUBLIC SAFETY, CONVENIENCE, AND WELFARE AND IS INTENDED TO RESULT IN THE DEVELOPMENT OF A NEW COMMUNITY AND DECLARING THE NEW COMMUNITY AUTHORITY TO BE ORGANIZED AND A BODY POLITIC AND CORPORATE, AND DEFINING THE BOUNDARY OF THE NEW COMMUNITY DISTRICT, AND DECLARING AN EMERGENCY.

*Planning and Zoning: Hillier, Severns*

REMARKS FROM THE ADMINISTRATIONREMARKS FROM COUNCILADJOURN AT THE CALL OF THE PRESIDENT



## PRESS RELEASE

City Hall  
40 Public Square  
Mount Vernon, OH 43050

FOR MORE INFORMATION, CONTACT:  
Todd Hill, Clerk of Council  
740-393-9517 Fax: 740-397-6595

**FOR IMMEDIATE RELEASE**  
July 19, 2023

### Mount Vernon City Council Committee Meeting Schedule July 24, 2023

|                |                                            |                              |
|----------------|--------------------------------------------|------------------------------|
| 6:35-6:45 p.m. | Park facility naming rights                | Parks & Lands<br>Keener      |
| 6:45-7:15 p.m. | Public Hearing: New Community<br>Authority | Planning & Zoning<br>Hillier |

The above listed meeting will be held to discuss the above items; but will not be limited to those listed.  
Mount Vernon News - WMVO - WNZR – City Hall Bulletin Board



**Parks and Lands Committee Meeting Minutes  
July 10, 2023 – 5:40 p.m. to 5:47 p.m.**

**COUNCIL PRESENT:**

Bruce E. Hawkins, President  
James Mahan, First Ward  
John Ruckman, 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  
Richard Dzik, Safety-Service Director  
Rob Broeren, Law Director  
Terry Scott, Auditor  
David Stuller, Treasurer  
Todd Hill, Clerk  
Cheryl Splain, Knox Pages

Walt Lewis, resource navigator for the United Way of Knox County, discussed a proposal for a community garden on vacant property that would be leased from AEP at 1009 E. Vine St., between East Vine and Lawn Avenue. The United Way is seeking Council's approval of the proposal. Lewis discussed which entities may manage the garden, that parking would be on East Vine Street, and added that he addressed parking concerns with a resident. The chair noted that if the garden were to become neglected the City could take over maintaining the lot. Safety-Service Director Rick Dzik added that legislation should be forthcoming for the Council meeting on July 26, 2023. No further meetings were requested on the matter.

Respectfully submitted,

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Amber Keener, Chair  
Parks and Lands Committee  
Mount Vernon City Council

AK/th



**Parks and Lands Committee Meeting Minutes  
July 10, 2023 – 5:47 p.m. to 5:58 p.m.**

**COUNCIL PRESENT:**

Bruce E. Hawkins, President  
James Mahan, First Ward  
John Ruckman, 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  
Richard Dzik, Safety-Service Director  
Rob Broeren, Law Director  
Terry Scott, Auditor  
David Stuller, Treasurer  
Todd Hill, Clerk  
Cheryl Splain, Knox Pages

The committee discussed initial plans for a splash pad and library pavilion at Riverside Park, in partnership with Ariel Corporation and the Public Library of Mount Vernon & Knox County, as part of the Parks master plan. Auditor Terry Scott noted that Ariel will be making a large donation to make the splash pad possible. Jamie Lyn Smith-Fletcher of the Public Library voiced her organization's support for an expanded space for the Library's programs. The chair added that the present focus is on the specifications and cost of the new facilities. No further meetings were requested on the matter.

Respectfully submitted,

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Amber Keener, Chair  
Parks and Lands Committee  
Mount Vernon City Council

AK/th



**Planning and Zoning Committee Meeting Minutes  
July 10, 2023 – 6:19 p.m. to 6:29 p.m.**

**COUNCIL PRESENT:**

Bruce E. Hawkins, President  
James Mahan, First Ward  
John Ruckman, 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  
Richard Dzik, Safety-Service Director  
Rob Broeren, Law Director  
Terry Scott, Auditor  
David Stuller, Treasurer  
Todd Hill, Clerk  
Cheryl Splain, Knox Pages  
Jeff Gottke, ADF

The committee met to discuss Resolution No. 2023-58, accepting the recommendations of the 2023 Knox County Tax Incentive Review Council concerning parcels of commercial real property in the City receiving tax exemptions for purposes of economic development. Auditor Terry Scott explained how the TIRC provides oversight of the enterprise zone program, as well as Community Reinvestment Areas and TIF districts. He added that tax abatements affect local school districts as well. No further meetings were requested on the matter. Resolution No. 2023-58 was up for a second reading at Council's Legislative Session later in the evening.

Respectfully submitted,

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



**Planning and Zoning Committee Meeting Minutes  
July 10, 2023 – 6:29 p.m. to 6:34 p.m.**

**COUNCIL PRESENT:**

Bruce E. Hawkins, President  
James Mahan, First Ward  
John Ruckman, 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  
Richard Dzik, Safety-Service Director  
Rob Broeren, Law Director  
Terry Scott, Auditor  
David Stuller, Treasurer  
Todd Hill, Clerk  
Cheryl Splain, Knox Pages  
Jeff Gottke, ADF

The committee met to discuss Ordinance No. 2023-27, amending Resolution No. 2021-39 to change the circumstances under which certain Community Reinvestment Area exemptions are offered in the City. Jeff Gottke, president of the Knox County Area Development Foundation, explained that a change to the previous legislation is being sought to make certain tax abatements, now at 89 percent, negotiable for each business. In addition, Gottke requested a further amendment to the ordinance to read, “The requirements set forth in this Ordinance shall be applied to projects that have not yet commenced. Projects that have already begun City approval processes or been issued building or zoning permits are eligible under the previous legislation.” No further meetings were requested on the matter. Ordinance No. 2023-27 was up for a third reading at Council’s Legislative Session later in the evening.

Respectfully submitted,

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



**Planning and Zoning Committee Meeting Minutes**  
**July 10, 2023 – 6:34 p.m. to 6:45 p.m.**

**COUNCIL PRESENT:**

Bruce E. Hawkins, President  
 James Mahan, First Ward  
 John Ruckman, 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  
 Richard Dzik, Safety-Service Director  
 Rob Broeren, Law Director  
 Terry Scott, Auditor  
 David Stuller, Treasurer  
 Todd Hill, Clerk  
 Cheryl Splain, Knox Pages  
 Jeff Gottke, ADF

The committee met to discuss Ordinance No. 2023-27, accepting the annexation of 105.65 acres, parcel numbers 59-02289.000 and 59-02289.001, from Pleasant Township into the City. A housing development has been proposed for the parcels in question. Law Director Rob Broeren explained that Council has three options with the legislation – to vote it down; to take no action on it, which would eventually prevent it from taking effect; or to adopt it. Mayor Matt Starr noted that the proposed development would boost income tax revenues and utility fees for the City, while allowing the City to manage growth. Keener added that the density of the proposed development would protect other open space, while Mahan noted that the project would be eligible for a proposed New Community Authority. Hillier countered that the City doesn't have a plan to handle the increased traffic that would be associated with the development. Jeff Gottke, president of the Knox County Area Development Foundation, noted that the owner of the property intends to develop it for housing whether it's annexed into the City or not, and characterized the annexation as a benefit to the City. No further meetings were requested on the matter. Ordinance No. 2023-27 was up for a second reading at Council's Legislative Session later in the evening.

Respectfully submitted,

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



**Planning and Zoning Committee Public Hearing Minutes  
June 26, 2023 – 6:45 p.m. to 6:58 p.m.**

**COUNCIL PRESENT:**

Bruce E. Hawkins, President  
James Mahan, First Ward  
John Ruckman, 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  
Richard Dzik, Safety-Service Director  
Rob Broeren, Law Director  
Terry Scott, Auditor  
David Stuller, Treasurer  
Todd Hill, Clerk  
Cheryl Splain, Knox Pages  
Jeff Gottke, ADF

The committee held a public hearing to discuss Ordinance No. 2023-24, amending the zoning classification of parcel #70-00366.002 and #70-00366.003, both also known as 1104 W. Gambier St., from the present zoning of Clinton Township LB – Local Business, to GB – General Business; parcel #00366.004, also known as 120 S. Norton St., from Clinton Township RRA – Rural Residential and Agricultural, to GB – General Business; and parcel #70-00366.005, also known as 130 S. Norton St., from Clinton Township GB – General Business, to GB – General Business. Mark Ramser, Gambier, noted that either he or his sister own the parcels in question, and that they were recently annexed into the City because of an issue with homeless people there. Robin Stevenson, 1102 W. Gambier St., asked if there are plans to develop the properties in question, and Law Director Rob Broeren explained that since the properties were recently annexed into the City, their zoning needs to be changed from Clinton Township to City zoning. Ramser said greenhouses on the properties were recently demolished, and that there are plans to clean up some old lumber there. Joe Adrian, 308 Coshocton Ave., who owns property in the area, said he has plans to demolish an old ice plant on his property. Nobody spoke in favor of or against the legislation. Ordinance No. 2023-24 was up for a third reading at Council’s Legislative Session later in the evening.

Respectfully submitted,

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



City Council  
City of Mount Vernon  
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2023-58

Meeting: 07/24/23 7:30 PM  
Dept: Planning and Zoning  
Hillier, Severns  
Category: Finance  
Prepared By: Todd Hill  
Initiator: Todd Hill  
DOC ID: 3836

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### HISTORY:

06/26/23      City Council      FIRST READING

Resolution No. 2023-58 was given a first reading. Hillier requested a 10-minute meeting of the Planning and Zoning Committee on the legislation for July 10, 2023.

07/10/23      City Council      SECOND READING

Resolution No. 2023-58 was given a second reading.



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

**SCHEDULED**

**RESOLUTION 2023-60**

Meeting: 07/24/23 7:30 PM  
**Dept: Parks and Lands**  
**Keener, Woods**  
 Category: Parks  
 Prepared By: Rob Broeren  
 Initiator: Todd Hill  
**DOC ID: 3844**

**A RESOLUTION ADOPTING A PARK FACILITIES NAMING RIGHTS POLICY FOR THE  
 CITY OF MOUNT VERNON.**

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

SECTION 1: The Council of the City of Mount Vernon, Ohio adopts the Park Facilities Naming Rights Policy (attached as Exhibit A).

**HISTORY:**

07/10/23

City Council

FIRST READING

Resolution No. 2023-60 was given a first reading. Keener requested a 15-minute meeting of the Parks and Lands Committee on the legislation for July 24, 2023.

## **PARK FACILITIES NAMING RIGHTS POLICY FOR THE CITY OF MOUNT VERNON**

### **PURPOSE**

The purpose of this policy is to establish the criteria and procedures for granting naming rights in relation to city-owned ballfields, dugouts, press boxes, and concession facilities in the City of Mount Vernon.

### **II. GENERAL STATEMENT OF POLICY**

It is the policy of the City of Mount Vernon to recognize organizations or persons who have either supported the park facilities through distinguished effort or financial contributions by naming facilities in their honor for specified periods ("Named Party").

### **III. GRANTING NAMING RIGHTS**

- A. The granting of naming rights must be consistent with the City of Mount Vernon's mission and core values.
- B. For the purposes of this policy, all fees for naming rights will be established by the Recreation Board.
- C. All requests for naming rights must be submitted in writing to the Recreation Board for review.
- D. The City of Mount Vernon will designate the Safety Service Director, Recreation Director and City Council Liaison to the Recreation Board to serve as a committee to review and make recommendations for naming rights.
- E. The Recreation Board will consider submissions and recommend to the committee who will bring the recommendation to City Council for final approval for each facility naming request.
- F. The person or organization who submitted the request for naming rights will then execute a financial arrangement with the City Auditor, under the fee structure set forth by the Recreation Board.
- H. The physical display of the Named Party shall be a 24" x 36" aluminum sign affixed to ballfield fences near home plate, and in a visible location on press boxes and concession facilities. An 18" x 24" aluminum sign will be affixed to a visible location on dugouts.

### **IV. DURATION OF NAMING RIGHTS**

The duration of naming rights will be determined by the Recreation Board at the same time that the fees are established.

### **V. EARLY TERMINATION OF NAMING RIGHTS**

The naming rights agreement may be terminated under the following conditions:

1. Termination by the City of Mount Vernon: the City of Mount Vernon reserves the right, at its sole discretion, to terminate naming rights without refund of consideration, prior to the scheduled termination date, should it feel it is necessary to do so to avoid the city from being brought into disrepute.
2. Termination by the Named Party: the Named Party, without refund of consideration, at its sole discretion, may terminate its acceptance of the Naming Rights prior to the scheduled termination date in the event that the city directly brings the Named Party into disrepute.
3. Termination by the City of Mount Vernon for Nonpayment: if the Named Party fails to meet the financial obligation that was agreed to, the City of Mount Vernon reserves the right, at its sole discretion, to terminate naming rights without refund of consideration, prior to the scheduled termination date.

## **VII. TRANSFERABILITY OF NAMING RIGHTS**

- A. Naming Rights may only be transferred by mutual agreement between all parties. Costs for replacement of signage will be covered by the replacement Named Party.
- B. "Naming Rights in Consideration" may be traded by mutual agreement between all parties. Traded is defined as "to exchange one naming right for another" as in the case where a company changes its name, the naming right might be "traded" to reflect the new name. Costs for replacement of signage will be covered by the replacement Named Party.

## **VIII. RENEWABILITY OF NAMING RIGHTS**

Naming rights may be renewed by the mutual agreement between the parties.



City Council  
City of Mount Vernon  
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2023-61

Meeting: 07/24/23 7:30 PM  
Dept: Planning and Zoning  
Hillier, Severns  
Category: Planning and Zoning  
Prepared By: Todd Hill  
Initiator: Todd Hill  
DOC ID: 3847

**A RESOLUTION APPROVING THE PCDD COMPREHENSIVE DEVELOPMENT PLAN AS SUBMITTED BY THE KNOX COUNTY LAND REUTILIZATION CORPORATION AND APPROVED BY THE MOUNT VERNON MUNICIPAL PLANNING COMMISSION FOR 301 AND 303 NORTH NORTON STREET, PARCELS #66-05329.000 AND #66-02335.000, RESPECTIVELY; 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 PCDD Comprehensive Development Plan as submitted by the Knox County Land Reutilization Corporation and approved by the Mount Vernon Municipal Planning Commission for 301 and 303 North Norton Street, Parcels #66-05329.000 and #66-02335.000, respectively. 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.



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

To: Clerk of Council

July 14, 2023

Municipal Planning Commission  
 Meeting Date: July 13, 2023

**Case Number: 2023-MPC-17**

**PCDD Comprehensive Development Plan for 301 & 303 N Norton ST  
 encompassing parcel numbers 66-05329.000 & 66-02335.00**

A PCDD Comprehensive Development Plan was submitted for review to the Municipal Planning Commission for recommendation to Council by the Knox County Land Reutilization Corporation for 301 & 303 N Norton ST, encompassing parcels: 66-05329.000 & 66-02335.000

A public hearing was held and discussion ensued about the proposed Comprehensive Development Plan. Following discussion:

**Todd Hawkins made a motion to recommend to Council to approved the Comprehensive Development Plan. Austin Swallow seconded the motion.**

**The motion passed with a unanimous 4-0, affirmative vote.  
 (Yes: Dzik, Hawkins, Swallow, West)**

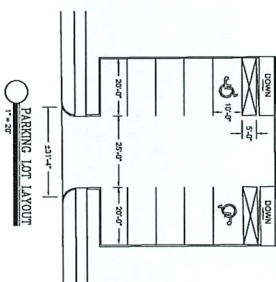
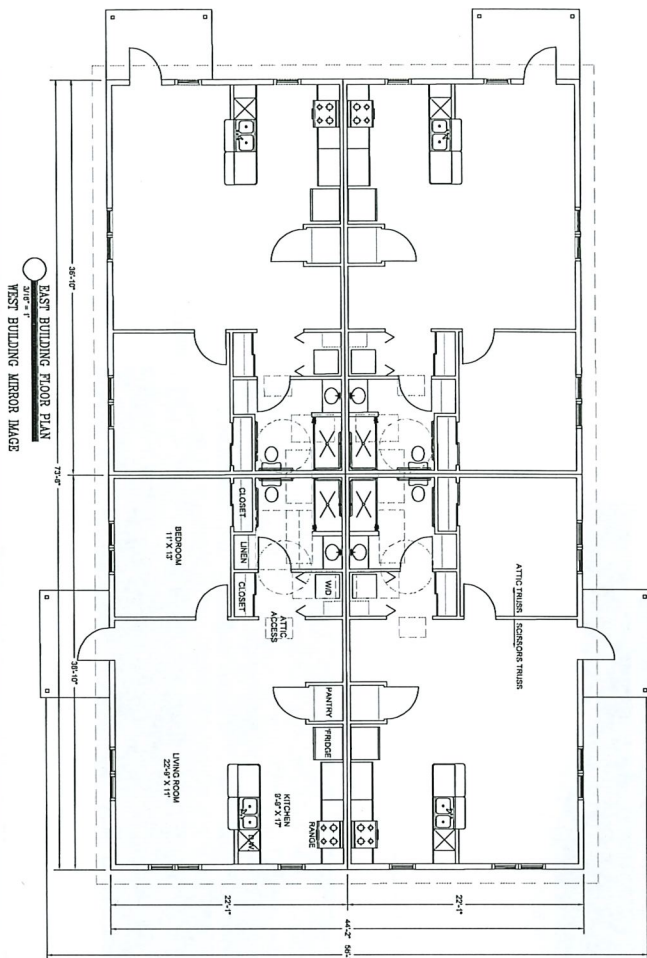
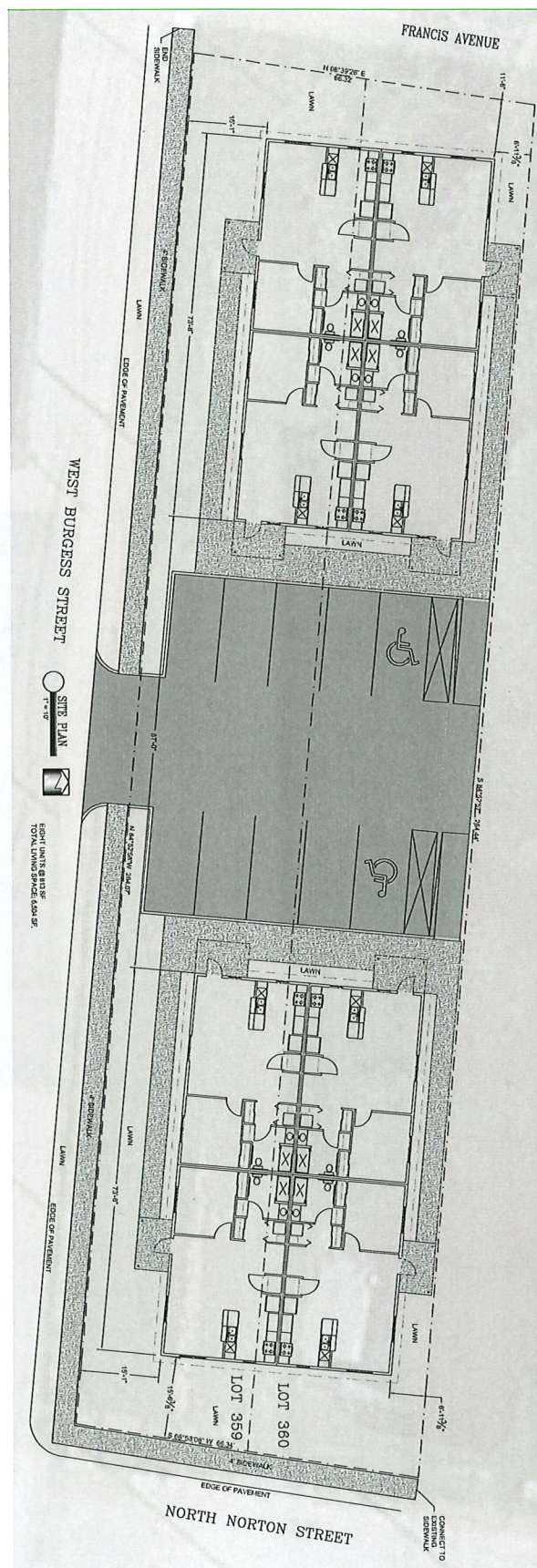
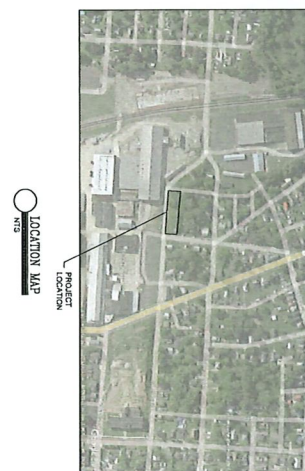
Per §1185.04 Council shall consider the recommendation of the Municipal Planning Commission for the Comprehensive Development Plan and determine the final approval or denial.

Warm Regards,

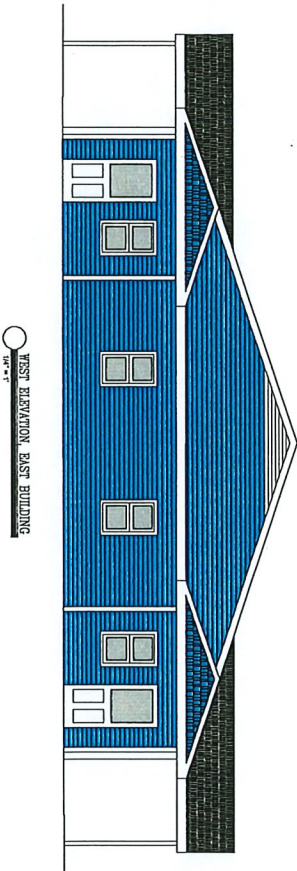
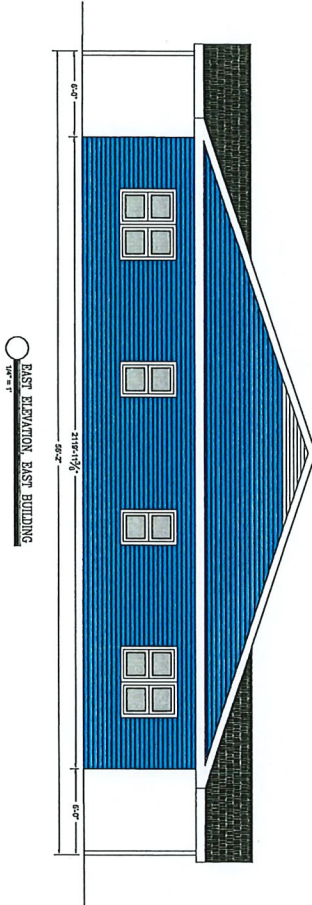
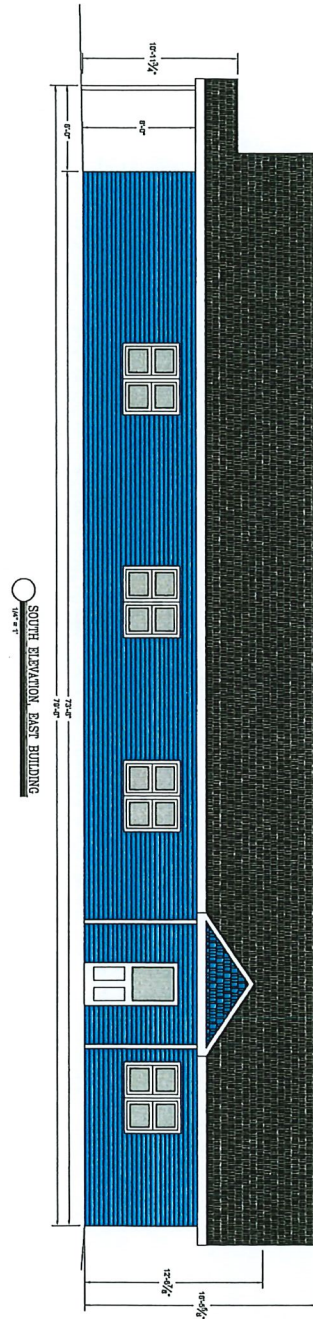
*Lacie Blankenhorn*

Lacie Blankenhorn  
 Development Services Manager

Attachment: 07-24-23 Norton PCDD CDP (2023-61 : N Norton Comprehensive Development Plan)

[illegible]

|                                                                                                         |                                                        |
|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <b>APPEASED BUILDING COMPANY</b><br>382 LEXINGTON AVENUE, MANHATTAN, OHIO 44003<br>PHONE (419) 726-4410 |                                                        |
| AREA AGENCY ON<br>AGING - DISTRICT 5                                                                    |                                                        |
| SENIOR HOUSING - PRELIMINARY                                                                            |                                                        |
| DATE: 06-06-82<br>06-09-82<br>06-22-82                                                                  | SCALE: AS NOTED<br>JOB BY: JRM<br>DRAWN BY: JRM<br>1/2 |



06-04-22

05-20-23

SCALE

|                                          |          |                        |     |
|------------------------------------------|----------|------------------------|-----|
| APPLESEED BUILDING COMPANY               |          |                        |     |
| 305 LORICK AVENUE, MARYSHILL, OHIO 44008 |          | PHONE/FAX 419-768-4410 |     |
| AREA AGENCY ON                           |          |                        |     |
| AGING - DISTRICT 5                       |          |                        |     |
| SENIOR HOUSING - PRELIMINARY             |          |                        |     |
| DATE                                     | PROJECT  | SCALE                  | PC  |
| 06-04-22                                 | 05-20-23 | AS SHOWN               | 2/2 |



City Council  
City of Mount Vernon  
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2023-62

Meeting: 07/24/23 7:30 PM  
Dept: Finance and Budget  
Seavolt, Mahan  
Category: Finance  
Prepared By: Terry Scott  
Initiator: Todd Hill  
DOC ID: 3848 A

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

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

SECTION 1: That the Auditor for the City of Mount Vernon be, and he herewith is, authorized and directed to make supplemental appropriations as follows:

1. To Account 701.2740.55511, Distribution-Equipment, in the amount of \$844.07.
2. To Account 720.2840.55511, Collection-Equipment, in the amount of \$844.06.  
(Resources Received from the Sale of Equipment)
3. To Account 101.2400.54115, Contract Engineer, in the amount of \$173,901.19.  
(Ohio Department of Transportation - Reimbursement for Contract Engineering - State Route 13 Road Improvement Project)

SECTION 2: This Resolution provides for appropriations for the current expenses of the City, and therefore, pursuant to Revised Code Section 731.20, it shall become effective upon its date of passage and approval by the Mayor.



City Council  
City of Mount Vernon  
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2023-63

Meeting: 07/24/23 7:30 PM  
Dept: Finance and Budget  
Seavolt, Mahan  
Category: Finance  
Prepared By: Terry Scott  
Initiator: Todd Hill  
DOC ID: 3849

**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. From Account 201.2900.55511, Tools/Equipment, to Account 201.3600.51111, Employee Final Payoff, in the amount of \$3,000.00.
2. From Account 218.1700.54451, to Account 218.1700.51111, Computer Personnel, in the amount of \$4,500.00.
3. From Account 406.3600.54111, TIF-Improvements-Construction, to Account 406.1300.54485, TIF-Transfer to Debt Service, in the amount of \$60,000.00.
4. From Account 406.3600.54111, TIF-Improvements-Construction, to Account 406.3600.54115, TIF-Contract Engineer, in the amount of \$7,200.00.

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.



City Council  
City of Mount Vernon  
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2023-64

Meeting: 07/24/23 7:30 PM  
Dept: Finance and Budget  
Seavolt, Mahan  
Category: Finance  
Prepared By: Terry Scott  
Initiator: Todd Hill  
DOC ID: 3850

**A RESOLUTION AUTHORIZING AND DIRECTING THE AUDITOR OF THE CITY OF MOUNT VERNON TO PAY BILLS PURSUANT TO SECTION 5705.41 (D), THEN AND NOW CERTIFICATION.**

WHEREAS, the Safety-Service Director for the City of Mount Vernon did make the necessary inquiries that these billed amounts as indicated are legitimate and proper and did approve payment in the amounts shown; and

WHEREAS, at the time of the making of such contract or order and at the time of the execution of such certificate a sufficient sum appropriated for the purpose of such contract or order was in the treasury or in the process of collection to the credit of an appropriate fund free from any previous encumbrances.

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

SECTION 1: That the Auditor for the City of Mount Vernon be, and he herewith is, authorized and directed to pay bills as follows:

1. To Browning Ferris Industries, in the amount of \$16,449.19, to be taken from Account 101.3600.53313, Waste Removal (Clean Up).
2. To Knox County Commissioners, in the amount of \$75,000.00, to be taken from Account 101.3600.54494, Networking Systems.
3. To Synagro Central, LLC, in the amount of \$34,282.46, to be taken from Account 720.2820.54114, Sludge Removal.
4. To Zashin & Rich Co., L.P.A., in the amount of \$11,820.00, to be taken from Account 226.2150.53111, Dues/Supplies.

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.



City Council  
City of Mount Vernon  
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2023-65

Meeting: 07/24/23 7:30 PM  
Dept: Finance and Budget  
Seavolt, Mahan  
Category: Finance  
Prepared By: Terry Scott  
Initiator: Todd Hill  
DOC ID: 3851

**A RESOLUTION AUTHORIZING AND DIRECTING THE AUDITOR OF THE CITY OF MOUNT VERNON TO PAY BILLS FROM 2022; AND DECLARING AN EMERGENCY.**

WHEREAS, the Safety-Service Director for the City of Mount Vernon did make the necessary inquiries that these billed amounts as indicated are legitimate and proper and did approve payment in the amounts shown; and

WHEREAS, these bills are now due and payable,

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

SECTION 1: That the Auditor for the City of Mount Vernon be, and he herewith is, authorized and directed to pay the following:

1. Frost Brown Todd, LLC, in the amount of \$36,475.35, to be taken from Account 701.2720.53312, Plant Maintenance.

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



City Council  
City of Mount Vernon  
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2023-66

Meeting: 07/24/23 7:30 PM  
Dept: Streets and Public  
Buildings Severns, Ruckman  
Category: Contract  
Prepared By: Todd Hill  
Initiator: Todd Hill  
DOC ID: 3852

**A RESOLUTION AUTHORIZING AND DIRECTING THE SAFETY-SERVICE DIRECTOR OF THE CITY OF MOUNT VERNON, OHIO TO ENTER INTO CONTRACT WITH GPD GROUP; AND DECLARING AN EMERGENCY.**

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

**SECTION 1:** That the Safety-Service Director for the City of Mount Vernon be and he herewith is authorized and directed to enter into contract with GPD Group for planning and design services for Upper Gilchrist Road and U.S. Route 36 improvements.

**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.



City Council  
City of Mount Vernon  
Mount Vernon, OH 43050

SCHEDULED

**ORDINANCE 2023-29**

Meeting: 07/24/23 7:30 PM  
Dept: Planning and Zoning  
Hillier, Severns  
Category: Planning and Zoning  
Prepared By: Rob Broeren  
Initiator: Todd Hill  
**DOC ID: 3832**

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

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

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

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

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

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

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

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

**HISTORY:**

06/26/23

City Council

FIRST READING

Ordinance No. 2023-29 was given a first reading. Hillier requested a 10-minute meeting of the Planning and Zoning Committee on the legislation for July 10, 2023.

Ordinance 2023-29

Meeting of July 24, 2023

07/10/23

City Council

SECOND READING

Ordinance No. 2023-29 was given a second reading.



# Knox County Board of Commissioners

Teresa Bemiller

Thom Collier

Bill Pursel

Executive Assistant  
Penny Doyle

County Administrator  
Jason Booth

Budget Analyst  
Robin Santo

April 27, 2023

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

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

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

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

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

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

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

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

## **CERTIFICATION**

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

*Penny R Doyle*

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



# Knox County Board of Commissioners

Teresa Bemiller

Thom Collier

Bill Pursel

Executive Assistant  
Penny Doyle

County Administrator  
Jason Booth

Budget Analyst  
Robin Santo

April 27, 2023

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

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

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

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

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

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

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

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

## **CERTIFICATION**

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

*Penny R. Doyle*

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



City Council  
City of Mount Vernon  
Mount Vernon, OH 43050

SCHEDULED

ORDINANCE 2023-18

Meeting: 04/24/23 7:30 PM 4/24/23  
Dept: Planning and Zoning 4/24/23  
Hillier, Severns 4/24/23  
Category: Planning and Zoning 4/24/23  
Prepared By: Rob Broeren 4/24/23  
Initiator: Todd Hill 4/24/23  
DOC ID: 3803

**AN ORDINANCE CONSENTING TO THE ANNEXATION OF 105.65 ACRES, PARCEL NUMBERS 59-02289.000 AND 59-02289.001, FROM PLEASANT TOWNSHIP INTO THE CITY OF MOUNT VERNON; PROVIDING FOR CERTAIN CITY SERVICES TO THE ANNEXED PARCEL AND PROVIDING PROTECTIONS AGAINST INCOMPATIBLE USES UNDER EXISTING TOWNSHIP ZONING; AND DECLARING AN EMERGENCY.**

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

WHEREAS, on April 3, 2023 the owners of 105.65 acres, Parcel Numbers 59-02289.000 and 59-02289.001, located in Pleasant Township filed a petition with the Knox County Board of Commissioners to annex the property into the City of Mount Vernon under the Expedited Type 2 process.

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

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

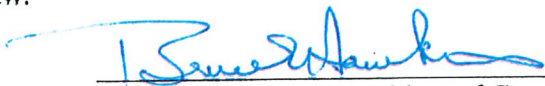
SECTION 2: That upon annexation into the City of Mount Vernon, the City shall provide the following services to the annexed parcel:

- a) Police Protection
- b) Fire Protection
- c) Emergency Medical Services
- d) Stormwater Utility Services

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

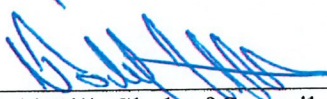
SECTION 4: This Ordinance is hereby declared to be an emergency measure necessary

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



Bruce E. Hawkins, President of Council

PASSED: April 24, 2023

ATTEST:   
Todd Hill, Clerk of Council

APPROVED: April 25, 2023

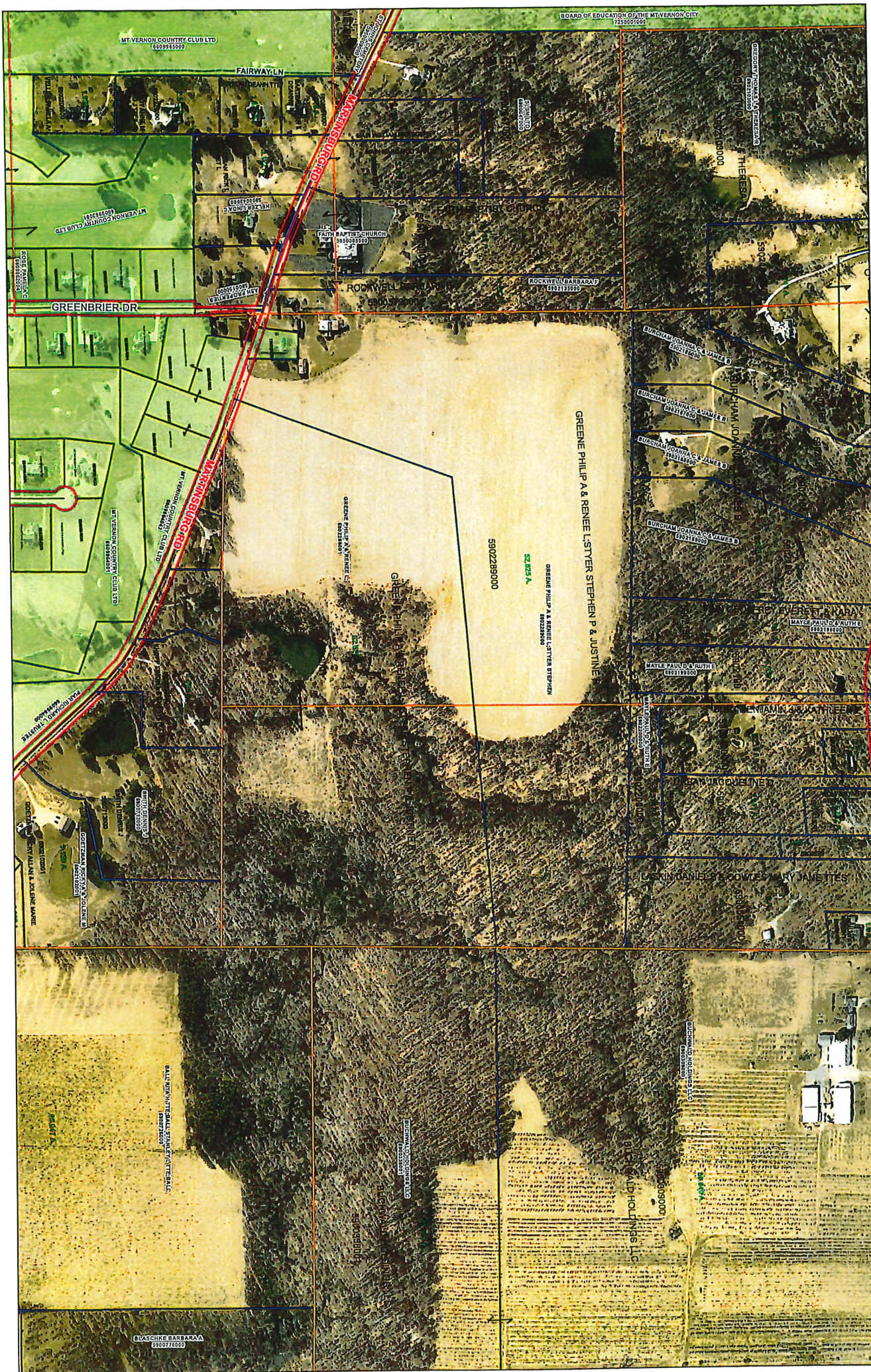


Matthew T. Starr, Mayor

I hereby certify that this is an exact copy of the original on file in office.



TODD HILL  
CLERK OF COUNCIL  
CITY OF MOUNT VERNON, OHIO



**PETITION FOR ANNEXATION – EXPEDITED TYPE 2**

**Philip A. Greene and Renee L. Greene, and Stephen P. Styer and Justine R. Styer,** being all of the owners of real estate in the territory hereinafter described, hereby petition for the annexation of the following described territory to the City of Mount Vernon, Knox County, Ohio, being filed under **Sections 709.021(A) & 709.023(A)** of the Revised Code of Ohio.

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

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

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

**Zachary H. DiMarco**, attorney with Critchfield, Critchfield & Johnston, Ltd. is hereby appointed agent for the undersigned Petitioner as required by Revised Code Section 709.02(C)(3), with full power and authority hereby granted to said agent to amend, alter, change, correct, withdraw, refile, substitute, compromise, increase or delete the area, to do any and all things essential thereto, and to take any action necessary for obtaining the granting of this Petition. Said amendment, alteration, change, correction, withdrawal, refiling, substitution, compromise, increase or deletion or other things or action for granting of this Petition shall be made in the Petition, description and plat by said agent without further expressed consent of the Petitioners.

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

Date: \_\_\_\_\_

*Philip A Greene*dotloop verified  
03/16/23 5:14 AM EDT  
QNUM-TXSV-R0UG-CCWU

Philip A. Greene

Date: \_\_\_\_\_

*Renee L Greene*dotloop verified  
03/15/23 8:50 PM EDT  
63N1-XU3A-NBUT-RN5K

Renee L. Greene

Date: \_\_\_\_\_

*Stephen Styer*dotloop verified  
03/16/23 12:44 PM EDT  
G03Q-CRDF-KYB2-OTIH

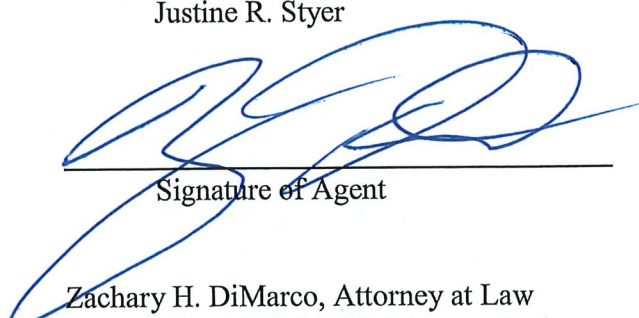
Stephen P. Styer

Date: \_\_\_\_\_

*Justine Styer*dotloop verified  
03/16/23 9:20 AM EDT  
M3YZ-XX16-VLIV-D5CQ

Justine R. Styer

ACCEPTANCE BY AGENT:

  
\_\_\_\_\_  
Signature of Agent

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

**Exhibit A****Knox County Parcel Numbers:** 59-02289.001, 59-02289.000**Landowners:** Philip A. Greene and Renee L. Greene and Stephen P. Styer and Justine R. StyerParcel 1: 59-02289.000 (52.825 acres)

The following real estate, situate in Lots 9, 10, and 11, Quarter 2, Township 6, Range 12, Pleasant Township, Knox County, Ohio and being describe as follows:

Commencing at an iron pin found at the northeast corner of Lot 12 and being the beginning point of the tract herein described; thence North 13 deg. 39' 20" West 36.00 feet to an axle found; thence South 85 deg. 15' 00" East 9.98 feet to an iron pin found at the southwest corner of a 8.775 acre tract (S. & N. Silverwood, Deed Vol. 774, Pg. 394); thence South 84 deg. 14' 50" East 2696.45 feet to an iron pin set on the east line of Lot 11; thence along the east line of Lot 11 and the west line of Lot 5, South 5 deg. 14' 20" West 554.74 feet to the northwest corner of a 48.396 acre tract (M. Buchwald, D.V. 449, Pg. 547) witnessed by an iron pin found at South 84 deg. 45' 30" East 38.36 feet; thence South 89 deg. 41' 02" West 1994.56 feet to an iron pin set; thence South 23 deg. 54' 03" West, passing through an iron pin set at 961.93 feet, a total of 991.93 feet to the centerline of Martinsburg Road (State Route 586); thence along the centerline of said roach North 66 deg. 05' 57" West 180.00 feet to a railroad spike found at the southeast corner of 0.562 acre tract (J. Hatchet, D.V. 423, Pg. 540); thence along the east line of said tract North 4 deg. 58' 48" East, passing through an iron pin found at 31.71 feet, a total of 221.46 feet to an iron pin found; thence North 85 deg. 01' 12" West 111.85 feet to a railroad spike found at the northwest corner of said 0.562 acres; thence South 11 deg. 29' 50" West, passing through an iron pin found at 146.76 feet, a total of 177.47 feet to the centerline of Martinsburg Road; thence along the centerline of said road North 66 deg. 08' 18" West 63.74 feet to the southeast corner of 0.72 acre tract (T. Rockwell, D.V. 420, Pg. 392) on the east line of Lot 13; thence along the east line of Lots 13 and 12 North 4 deg. 10' 21" East, passing through an iron pin set at 31.86 feet, a total of 1555.40 to the point of beginning, containing 52.825 acres, as surveyed in November 2005 by Tracy & Mills, Surveyors, 10 E. Vine Street, Mount Vernon, Ohio, David R. Mills, Surveyor #7157, Ohio. North based on Survey Record FILE 15. Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tracy and Mills. (North Tract)

Parcel Number: 59-02289.000

Prior Instrument Reference: Volume 994, Page 447 of the Official Records, Knox County, Ohio

Parcel 2: 59-02289.001 (52.825 acres)

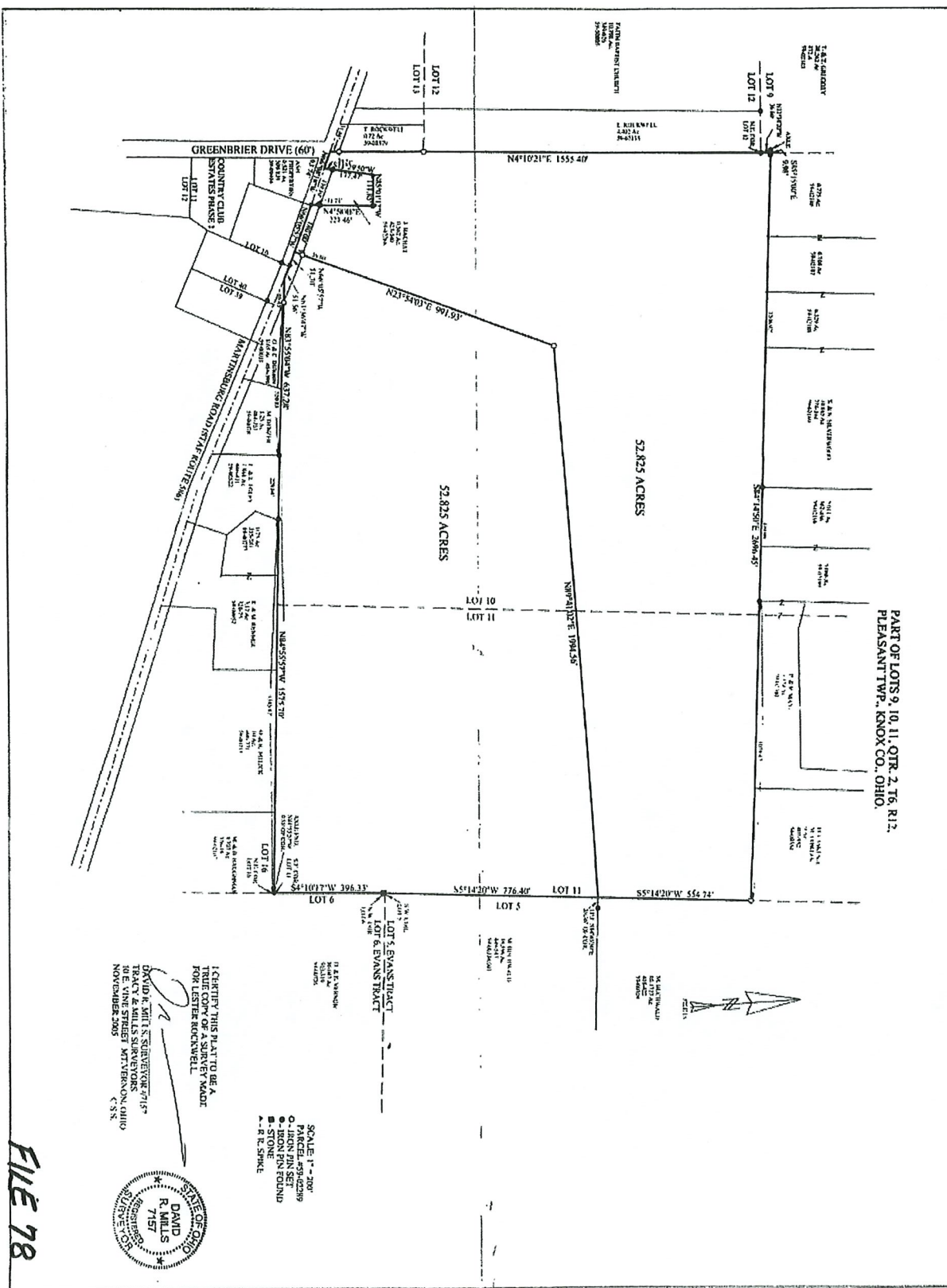
The following real estate, situate in Lots 10 and 11, Quarter 2, Township 6, Range 12, Pleasant Township, Knox County, Ohio and being described as follows: Commencing at the southeast corner of Lot 11 and being the southeast corner and beginning point of the tract herein described; thence along the south line of Lot 11 North 84 deg. 55' 57" West, passing through an axle found at 0.55 foot, a total of 1575.70 feet to an iron pin found at the northwest corner of 1.961 acre tract (C. & L. Foley, D.V. 446, Pg. 431); thence North 83 deg. 55' 04" West, passing through an iron

pin set at 550.83 feet, a total of 637.28 feet to the centerline of Martinsburg Road (State Route 586); thence along the centerline of said road North 63 deg. 36' 47" West 51.56 feet to a railroad spike found at the northwest corner of Lot 40 of the Country Club Estates Phase 1; thence continuing along the centerline of Martinsburg Road North 66 deg. 05' 57" West 51.70 feet; thence North 23 deg. 54' 03" East, passing through an iron pin set at 30.00 feet, a total of 991.93 feet to an iron pin set; thence North 89 deg. 41' 02" East 1994.56 feet to the east line of Lot 11 at the northwest corner of 48.396 acre tract (M. Buchwald, D.V. 449, Pg. 547) witnessed by an iron pin found at South 84 deg. 45' 30" East 38.36 feet; thence along the east line of Lot 11 South 5 deg. 14' 20" West 776.40 feet to a stone found at the northwest corner of Lot 6; thence continuing along the east line of Lot 11 and the west line of Lot 6 South 4 deg. 10' 17" West 396.33 feet to the point of beginning, containing 52.825 acres, as surveyed in November 2005 by Tracy & Mills, Surveyors, 10 E. Vine Street, Mount Vernon, Ohio, David R. Mills, Surveyor #7157, Ohio. North based on Survey Record FILE 15. Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tracy and Mills. (South Tract)

Parcel Number: 59-02289.001

Prior Instrument Reference: Volume 1110, Page 50 of the Official Records, Knox County, Ohio

Exhibit B  
(map or plat)



FILE 78

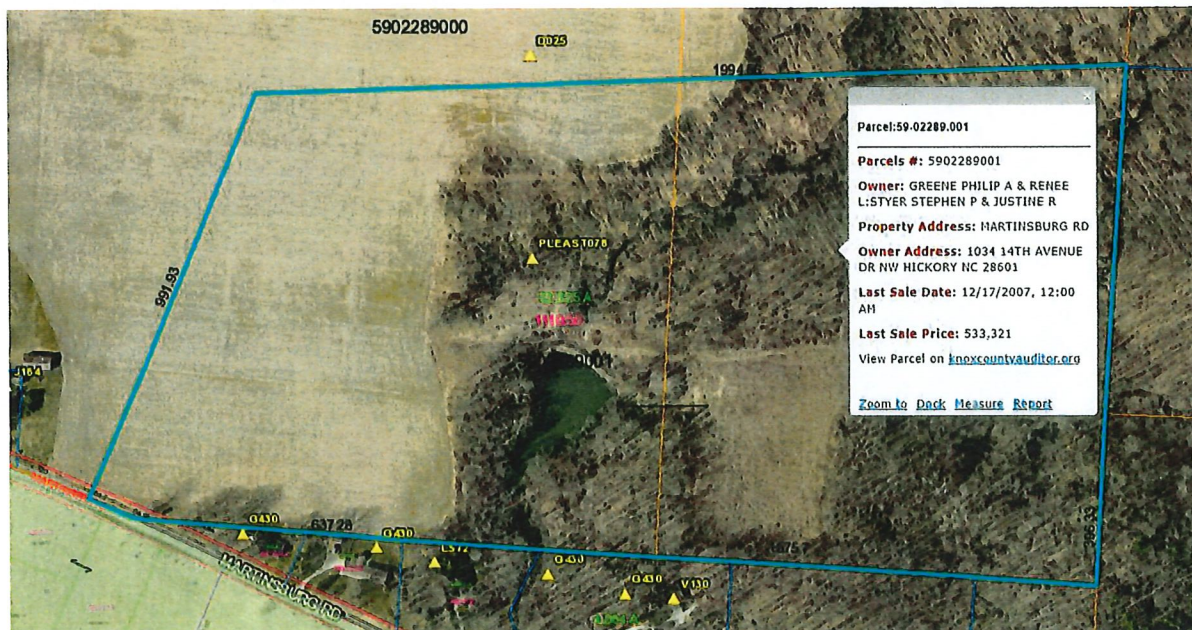
## EXHIBIT B

(continued)

### Parcel 1:



### Parcel 2:



4892-8951-4250, v. 1

Attachment: Ord No. 2023-29 Exhibit A (2023-29 : Accepting Annexation of 105.65 Acres from Pleasant Twp)



City Council  
City of Mount Vernon  
Mount Vernon, OH 43050

SCHEDULED

ORDINANCE 2023-31

Meeting: 07/24/23 7:30 PM  
Dept: Planning and Zoning  
Hillier, Severns  
Category: Planning and Zoning  
Prepared By: Rob Broeren  
Initiator: Todd Hill  
DOC ID: 3845

**AN ORDINANCE DETERMINING THAT THE ESTABLISHMENT OF THE MOUNT VERNON NEW COMMUNITY AUTHORITY WILL BE CONDUCIVE TO THE PUBLIC SAFETY, CONVENIENCE, AND WELFARE AND IS INTENDED TO RESULT IN THE DEVELOPMENT OF A NEW COMMUNITY AND DECLARING THE NEW COMMUNITY AUTHORITY TO BE ORGANIZED AND A BODY POLITIC AND CORPORATE, AND DEFINING THE BOUNDARY OF THE NEW COMMUNITY DISTRICT, AND DECLARING AN EMERGENCY.**

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

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

WHEREAS, the Mount Vernon New Community Authority is located entirely within the municipal corporate boundaries of the City, a municipal corporation, and this Council, as the legislative authority of the City, is therefore the organizational board of commissioners for the Mount Vernon New Community Authority; and

WHEREAS, on June 26, 2023, pursuant to Ohio Revised Code Section 349.03, this Council adopted Ordinance No. 2023-30, which ordinance determined that the Petition is sufficient and complies with the requirements of Ohio Revised Code Section 349.03 in form and substance; and

WHEREAS, pursuant to Ohio Revised Code Section 349.03, this Council held a public hearing on the Petition on July 24, 2023, notice of which was published as required in Ohio Revised Code Section 349.03, and the date of which hearing is not more than thirty nor more than forty-five days after the filing date of the Petition; and

WHEREAS, this Council has determined that the Petition will be conducive to the public health, safety, convenience, and welfare, and is intended to result in the development of a new community.

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

SECTION 1. Approval of Petition. The Petition is hereby accepted and shall be recorded, along with this Ordinance, in the journal of this Council as the organizational board of commissioners for the purpose of Ohio Revised Code Chapter 349. Council hereby determines that the Mount Vernon New Community Authority will be conducive to the public health, safety, convenience, and welfare, and is intended to result in the development of a new community as defined in Ohio Revised Code Section 349.01(A). Pursuant to the Petition, the Mount Vernon New Community Authority is hereby organized as a body politic and corporate with the corporate name designated in the Petition (such name being the “Mount Vernon New Community Authority”), and the boundaries of the Mount Vernon New Community District are consistent with the boundaries described in the Petition.

SECTION 2. Board of Trustees of Mount Vernon New Community Authority. The Board of Trustees of the Mount Vernon New Community Authority shall be comprised of seven (7) members selected and appointed as provided in the Petition. Pursuant to Ohio Revised Code Section 349.04, there shall be posted for each member of the Board of Trustees a bond in the amount of \$10,000 for the faithful performance of his or her duties. The bond shall be with a company authorized to conduct business within the State of Ohio as a surety and shall be deposited with and preserved by the Clerk of Council.

SECTION 3. Open Meetings. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Ohio Revised Code Section 121.22.

SECTION 4. Emergency Clause. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public, peace, health and safety, and to allow the City to create a New Community Authority to assess new subdivisions costs based on needed additional infrastructure created by the new subdivision, and said Ordinance shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.