



**City Council**

**December 22, 2025**

**Legislative Session**

**Agenda**

**7:30 PM**

**COMMITTEE MEETINGS**

**Committee Meeting Schedule  
December 22, 2025**

6:05 - 6:20 p.m.	Executive Session on Acquiring Property	Land Use & Development - Keener
6:20 - 6:30 p.m.	Lodging Tax (Res. 136)	Finance - Seavolt
6:30 - 6:50 p.m.	Sufficiency of Petition to add Founders Grove to the NCA	Public Hearing
6:50 - 7:05 p.m.	Flood Plain	Land Use & Development - Keener
7:05 - 7:15 p.m.	Ohio Natural Gas Aggregation (Res. 131)	Utilities - Ruckman

- Council Committee Meeting 12-22-2025

**7:15 P.M. SWEARING IN OF 2026 ELECTED OFFICIALS**

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

**CALL TO ORDER**

**INVOCATION**

Invocation to be given by Rev. Roger Tickell.

**PLEDGE OF ALLEGIANCE**

**ACCEPTANCE OF MINUTES**

- City Council - Legislative Session - Dec 8, 2025 7:30 PM

**RECEIVE PETITIONS AND COMMUNICATIONS**

**RECEIVE COMMITTEE REPORTS**

**LIQUOR CONTROL LICENSE**

Application for liquor license:

JBS Flappers Inc.  
15 W High St.  
1st Floor & Basement & Patio  
Mount Vernon, OH 43050

## **PROCLAMATION**

### **PERSONS SPEAKING ON MATTERS OF CITY CONCERN**

#### **RESOLUTIONS FOR THIRD READING**

##### **RESOLUTION NO. 2025-131**

A RESOLUTION TO AUTHORIZE AMENDMENTS TO THE CITY OF MOUNT VERNON, KNOX COUNTY, OHIO NATURAL GAS AGGREGATION PLAN OF OPERATION AND GOVERNANCE; AND DECLARING AN EMERGENCY.

*Utilities: Ruckman, Hager*

#### **RESOLUTIONS FOR SECOND READING**

#### **RESOLUTIONS FOR FIRST READING**

##### **RESOLUTION NO. 2025-135**

A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR OF THE CITY OF MOUNT VERNON TO ENTER INTO AN AGREEMENT TO ACQUIRE IN WHOLE OR IN PART PARCELS OF PROPERTY LOCATED WITHIN THE CITY OF MOUNT VERNON; AND DECLARING AN EMERGENCY.

*Land Use and Development: Keener, Mahan*

##### **RESOLUTION NO. 2025-136**

A RESOLUTION ESTABLISHING THE DISTRIBUTION OF DESIGNATED PROGRAM FUNDS FROM THE CITY OF MOUNT VERNON LODGING EXCISE TAX FOR THE 2026–2027 CONTRACT CYCLE; AND DECLARING AN EMERGENCY.

*Finance and Budget: Seavolt, Woods*

##### **RESOLUTION NO. 2025-137**

A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO DISPOSE OF BUILDINGS OWNED BY THE CITY OF MOUNT VERNON NOT NEEDED FOR PUBLIC USE BY THE CITY; AND DECLARING AN EMERGENCY.

*Finance and Budget: Seavolt, Woods*

RESOLUTION NO. 2025-138

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

*Finance and Budget: Seavolt, Woods*

RESOLUTION NO. 2025-139

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

*Finance and Budget: Seavolt, Woods*

RESOLUTION NO. 2025-140

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, Woods*

**ORDINANCES FOR THIRD READING**

**ORDINANCES FOR SECOND READING**

ORDINANCE NO. 2025-38

AN ORDINANCE AMENDING CHAPTER 187 OF THE CODIFIED ORDINANCES OF THE CITY OF MOUNT VERNON, OHIO; AND DECLARING AN EMERGENCY.

*Finance and Budget: Seavolt, Woods*

**ORDINANCES FOR FIRST READING**

ORDINANCE NO. 2025-39

APPROVING THE APPLICATION TO ADD CERTAIN REAL PROPERTY TO THE MOUNT VERNON NEW COMMUNITY AUTHORITY DISTRICT AND TO AMEND THE PETITION FOR ESTABLISHMENT OF THE MOUNT VERNON NEW COMMUNITY AUTHORITY AS A NEW COMMUNITY AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE; AND DECLARING AN EMERGENCY.

*Land Use and Development: Keener, Mahan*

ORDINANCE NO. 2025-40

CONSENTING TO THE SECOND SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE MOUNT VERNON NEW COMMUNITY AUTHORITY AND PROVIDING RELATED AUTHORIZATIONS; AND DECLARING AN EMERGENCY.

*Land Use and Development: Keener, Mahan*

**REMARKS FROM THE ADMINISTRATION**

**REMARKS FROM COUNCIL**

**ADJOURN AT THE CALL OF THE PRESIDENT**



## PRESS RELEASE

City Hall  
40 Public Square  
Mount Vernon, OH 43050

### FOR MORE INFORMATION, CONTACT:

Zac Sherman, Clerk of Council  
740-393-9517 Fax: 740-397-6595  
[zsherman@mtvernonoh.gov](mailto:zsherman@mtvernonoh.gov)

### FOR IMMEDIATE RELEASE

December 17, 2025

## Mount Vernon City Council Committee Meeting Schedule December 22, 2025

6:05 – 6:20 p.m.	Executive Session on Acquiring Property	Land Use & Development – Keener
6:20-6:30 p.m.	Lodging Tax (Res. 136)	Finance - Seavolt
6:30 - 6:50 p.m.	Public Hearing on the Sufficiency of Petition to add Founders Grove to the NCA	Public Hearing
6:50 – 7:05 p.m.	Flood Plain	Land Use & Development - Keener
7:05 –7:20 p.m.	Ohio Natural Gas Aggregation (Res. 131)	Utilities – Ruckman

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



City Council  
City of Mount Vernon  
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2025-131

Meeting: 12/22/25 7:30 PM  
Dept: Utilities  
Ruckman, Hager  
Category: Utilities  
Prepared By: Rob Broeren  
Initiator: Zac Sherman  
DOC ID: 4346

**A RESOLUTION TO AUTHORIZE AMENDMENTS TO THE CITY OF MOUNT VERNON, KNOX COUNTY, OHIO NATURAL GAS AGGREGATION PLAN OF OPERATION AND GOVERNANCE; AND DECLARING AN EMERGENCY.**

WHEREAS, the Ohio legislature has enacted natural gas deregulation legislation which authorizes the legislative authorities of townships and counties to aggregate the retail natural gas loads located within the respective jurisdictions and to enter into service agreements to facilitate for those loads the purchase and sale of natural gas; and

WHEREAS, governmental aggregations provide an opportunity for residential and small business consumers to participate collectively in the potential benefits in the potential benefits of natural gas deregulation through lower natural gas rates which would not otherwise be available to those natural gas customers individually, and

WHEREAS, On November 4, 2008 a majority of voters in various communities in the City of Mount Vernon, Knox County, Ohio approved a referendum that approved the formation of an “opt-out” governmental aggregation program pursuant to Section 4929.26 of the Ohio Revised Code for the residents, businesses and other natural gas consumers in the City; and

WHEREAS, The City desires to change its aggregation consultant and finds that certain other updates are needed in the Natural Gas Aggregation Plan of Operation and Governance.

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

SECTION 1: That the Council hereby adopts the Amended City of Mount Vernon, Knox County, Ohio Plan of Operation and Governance, (attached hereto and incorporated herein by reference as Exhibit A) for the implementation and administration of the City’s natural gas aggregation program in accordance with Section 4929.26 of the Ohio Revised Code.

SECTION 2: That this Resolution is hereby declared to be an emergency measure, necessary for the immediate preservation of the public peace, health, safety, welfare and convenience of the citizens of the City of Mount Vernon, and to allow the City to amend these documents so that the Safety-Service may director to enter into another agreement with enough time to transition users to the new provider prior to the current agreement’s expiration, and provided it receives the affirmative vote of five or more members of Council, it shall take effect

and be in force immediately upon its passage and approval of the Mayor; otherwise, it shall take effect and be in force at the earliest period allowed by law.

**HISTORY:**

12/08/25      City Council      SECOND READING

Ruckman gave Resolution 2025-131 a second reading, and requested a 15-minute committee meeting on Dec. 22.

# **City of Mount Vernon**

## **Amended Natural Gas Aggregation Program Plan of Operation and Governance**

Approved \_\_\_\_\_, 2025

## **Purpose**

The goal of this “opt-out” governmental aggregation program is to facilitate additional choices for the supply of natural gas for eligible residential and commercial consumers, pursuant to Ohio Revised Code section 4929.26.

The City of Mount Vernon, Knox County, Ohio Natural Gas Aggregation Program seeks to aggregate the retail natural gas loads of consumers located in the City to obtain the lowest price for the supply of natural gas. Participation in the City of Mount Vernon aggregation program is limited to individuals who are not already under contract with an alternative CRNGS.

This program is voluntary. Every eligible customer has the opportunity to decline to be a member of the aggregation program and to remain with Columbia Gas of Ohio (COH) an/or Enbridge to enter into a natural supply contract with any other competitive retail natural gas services provider (CRNGS).

## **Process**

On November 4, 2008, the City of Mount Vernon, Knox County, Ohio voters approved the development of a form of natural gas government aggregation, known as opt-out aggregation. The City shall follow the process of governmental aggregation as set out in Ohio Revised Code section 4929.26 and the rules set out by the Public Utilities Commission of Ohio (PUCO).

These communities decided to utilize their aggregation jointly through City of Mount Vernon, Knox County, Ohio as permitted under Section 4929.26 of the Ohio Revised Code. A municipal corporation may automatically aggregate its residents after passage of an opt-out ordinance, approval by a majority of the voters and adoption of a Plan of Operation. The City has accomplished all of these requirements.

The process will entail selection of a Competitive Retail Natural Gas Supplier (CRNGS), mailing opt-out notices to eligible customers, generating a list of participants who did not opt out, then transferring the participants to the chosen CRNGS.

## **City of Mount Vernon Aggregation Program**

The purpose of the aggregation program is to reduce the amount consumers pay for natural gas. The City will not buy and resell the natural gas for the participants of the program. Instead, The City of Mount Vernon and its energy consultant will competitively bid and negotiate a contract with a CRNGS to provide natural gas to the members of the aggregation program.

The City of Mount Vernon will obtain the list of customers within its boundaries from Columbia Gas of Ohio (COH) and/or Enbridge, either by zip code or by method provided by the utility. The City will have its CRNGS cleanse the data to ensure that it does not contain customers with alternate suppliers, PIPP customers, and any other excludable consumers, and only those who live within the jurisdictional boundary. The City will then have its CRNGS send an opt-out notice to each eligible customer which discloses the offered price for natural gas along with any applicable contract terms. The opt-out notice will clearly inform potential customers that they may opt-out of the program during the 21-day period following the mailing of the notification, along with instructions on how to opt-out. Customers who opt-out of the City's aggregation program during this initial notification period will remain with Columbia Gas of Ohio and/or Enbridge until the customer chooses an alternative CRNGS or chooses to opt-in to the aggregation program at a later date.

### **Operation**

All necessary technical analysis, competitive procurement of services, regulatory approvals, accounting and fiscal management, contract maintenance, communications, program coordination and administrative support will be professionally provided by existing staff and an energy consultant, as well as the chosen CRNGS.

### **Funding**

The primary expenses associated with operating this program are printing and mailing cost of the opt-out notices, and fees for an energy consultant. Instead of paying for these costs upfront, it shall be The City's goal to have the chosen CRNGS absorb these fees into their offered rates of the program participants.

### **Notification of Customers**

All eligible customers in The City of Mount Vernon will receive opt-out information in the mail. The City of Mount Vernon will adhere to all eligibility requirements of R.C. 4929.26. Essentially, eligible customers cannot be under contract to buy natural gas from an alternate CRNGS or a mercantile customer.

The opt-out notice shall clearly inform customers of the offered rate, and that they have the right to opt-out of The City's aggregation program within twenty-one days after the mailing of the notice without paying a switching fee. The opt-out notice will fully describe how to opt-out. After the completion of the opt-out process, the residents who did not opt out will be included in The City's aggregation program.

## **Customer opt-out**

Customers may opt-out of The City of Mount Vernon aggregation program at no charge within the twenty-one day period following the mailing of the notice containing the rates and terms of the aggregation program. Customers who return the required opt-out notice will remain customers of Columbia Gas of Ohio and/or Enbridge. The City will offer the twenty-one day period during which customers can opt-out of the aggregation program without charge at least every two years pursuant state law.

## **Customer opt-in**

The City of Mount Vernon intends on having its supplier allow customers who move into or within The City of Mount Vernon to opt into The City's aggregation program by calling and voluntarily signing up with the supplier. The City will strive to provide these new customers with a rate similar to those who had been in the pool from the beginning. Additionally, the City's supplier may obtain a refreshed customer list from Columbia Gas of Ohio and/or Enbridge approximately every six months. The City's supplier may then send aggregation information to those eligible customers identified on the refresher list. Whether this information is in opt-in or opt-out format will depend on the negotiated language of the supplier contract. If interim opt outs are to take place; a twenty-one day opt-out will occur in the manner described above.

## **Joining the Program at a later date**

Residents of the City who initially chose to opt-out of the Program, for whatever reason, and wish to enroll at a later date, will be treated the same as a new resident. That is they will not automatically become part of the existing program, but will be given an opportunity to enroll. However, the City cannot guarantee that rates, terms and conditions to consumers enrolling in the Aggregation after the initial 21 day opt-out period, will match those of the initial enrollee.

## **Disputes**

The procedure for handling complaints will be in accordance with the rules set by the PUCO, and handled by the retail natural gas supplier. Dispute resolution provisions will also be in accordance with PUCO regulations. The opt-out package will contain the telephone numbers and websites for the PUCO and the Ohio Consumers Counsel, as well as the supplier's toll-free number.

The City of Mount Vernon supplier will maintain this toll free number for all customer related questions and complaints. The City shall require that the personnel assigned to answer these calls be trained and provided the knowledge specific to The City's program.

## **Termination of natural gas supply program**

The natural gas supply program may be terminated at the expiration of the supply contract without any extension, renewal or subsequent supply contract being negotiated.

In either event, the aggregation pool customers will return to Columbia Gas of Ohio and/or Enbridge unless and until they switch to an alternate supplier. Each individual customer receiving natural gas supply service under The City of Mount Vernon aggregation program will receive notification of the termination of the program before termination.

## **Rates**

The Department of Public Utilities shall receive proposals from CRNGS using a competitive selection process. Bidders will be requested to provide a fixed price, floating price, a percent off rate, or a combination of the above. If consumers will have the option of choosing between fixed and floating prices, the opt-out package will contain ample and easy to understand information to aid the consumer in deciding which option best suits their natural gas needs. The City will decide which pricing structure(s), to offer based on the bids received, and an analysis of the current and projected market status as well as the bids received.

## **Billing and Payment**

The City of Mount Vernon will continue to have Columbia Gas of Ohio and/or Enbridge bill customers monthly, using an itemized format approved by the PUCO. The City will not become involved in any payment delinquency issues and thus will not require any type of consumer credit or deposit. If The City's supplier wishes to pursue payment delinquency issues, details of the supplier's credit and deposit policies will be included in the opt-out package.

Columbia Gas of Ohio and/or Enbridge will continue to deliver the natural gas purchased on the City's aggregation program through its natural gas distribution system. Participants with questions or concerns regarding service delivery or safety, such as a natural gas outage or gas odor should continue to contact Columbia Gas of Ohio and/or Enbridge. Meter readings and other billing questions should also continue to be directed to Columbia Gas of Ohio and/or Enbridge.

Questions or concerns regarding the aggregation program should be directed to the CRNGS or the City of Mount Vernon.

Question or Concern	Contact	Telephone Number
Gas Odor or leaks	Columbia Gas of Ohio/ Enbridge	1-800-344-4077/ 1-877-542-2630
Turn on or off gas service	Columbia Gas of Ohio/ Enbridge	1-800-344-4077/ 1-800-362-7557
Billing Disputes	Columbia Gas of Ohio/ Enbridge	1-800-344-4077/ 1-800-362-7557
Enroll or opt-out of program	CRNGS	1-800-XXX-XXXX
Program Questions or Concerns	CRNGS	1-800-XXX-XXXX
Unresolved Disputes	Public Utilities Commission of Ohio	1-800-686-7826 (voice) 1-800-686-1750 (TDD)
Unresolved Disputes	Ohio Consumers Council	1-877-742-5622 or occ@occ.state.oh.us

**Liability**

The City shall not be liable to Members in the Aggregation Group for any claims whatsoever arising out of the aggregation program or the provision of aggregation services by the City or the Provider. Aggregation Group members shall assert any such claims solely against the Provider pursuant to the Power Supply Agreement, under which such participants are express third-party beneficiaries.

**Copies of Plan**

Copies of this plan are available from the City of Mount Vernon free of charge. Call The County at 740-393-9517, for a copy or for more information.

**Consumer Right to Contact PUCO**

Any natural gas customer, including any participant in The City of Mount Vernon Natural Gas Aggregation Program, may contact the Public Utilities Commission of Ohio (PUCO) for information, or make a complaint against the Program, the Provider, or Columbia Gas of Ohio and/or Enbridge. The PUCO may be reached toll free at 1-800-686-7826. The PUCO may be reached at 1-800-686-1570 for all TDD/TYY calls. The Ohio Consumers’ Counsel may be reached at 1-877-742-5622.



City Council  
City of Mount Vernon  
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2025-135

Meeting: 12/22/25 7:30 PM  
Dept: Land Use and Development  
Keener, Mahan  
Category: Land/Property Acquisition  
Prepared By: Rob Broeren  
Initiator: Zac Sherman  
DOC ID: 4353

**A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR OF THE CITY OF MOUNT VERNON TO ENTER INTO AN AGREEMENT TO ACQUIRE IN WHOLE OR IN PART PARCELS OF PROPERTY LOCATED WITHIN THE CITY OF MOUNT VERNON; 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 be and herewith is authorized and directed to enter into an agreement to acquire, by either purchase or accept by donation, either in whole or in part, the following parcel of property with permanent parcel number 66-09207.001.

SECTION 2: That the Safety-Service Director for the City of Mount Vernon be and herewith is authorized and directed to enter into an agreement to acquire a portion of the following parcel of property with permanent parcel number 66-01443.000 by exchanging a portion of City owned parcel of property with permanent parcel number 66-09207.000 for it (see attached map marked as Exhibit A).

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



City Council  
City of Mount Vernon  
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2025-136

Meeting: 12/22/25 7:30 PM  
Dept: Finance and Budget  
Seavolt, Woods  
Category: Finance  
Prepared By: Rob Broeren  
Initiator: Zac Sherman  
DOC ID: 4354

**A RESOLUTION ESTABLISHING THE DISTRIBUTION OF DESIGNATED PROGRAM FUNDS FROM THE CITY OF MOUNT VERNON LODGING EXCISE TAX FOR THE 2026–2027 CONTRACT CYCLE; AND DECLARING AN EMERGENCY.**

WHEREAS, the City of Mount Vernon, pursuant to Chapter 187 of the Codified Ordinances, levies a three percent (3%) Lodging Excise Tax on transient guest lodging within the City; and

WHEREAS, Five percent (5%) of all lodging tax receipts are retained in the City General Fund, and ninety-five percent (95%) are deposited into the Lodging Tax Fund for distribution to qualified not-for-profit organizations engaged in tourism destination marketing and tourism destination development; and

WHEREAS, within the Lodging Tax Fund, ten percent (10%) of lodging tax proceeds are allocated as Available Petition Funds, to be distributed through contractual agreements with City-recognized tourism and cultural organizations; and

WHEREAS, within the Lodging Tax Fund, eighty-five percent (85%) of lodging tax proceeds are allocated as Designated Program Funds, to be distributed through contractual agreements with City-recognized tourism and cultural organizations; and

WHEREAS, the City Council desires to establish the allocation percentages of the Designated Petition Fund for the 2026-2027 contract cycle to ensure continuity, accountability, and transparent support for destination marketing, cultural programming, visitor engagement, and community enrichment; and

WHEREAS, The Greater Downtown Management Council (GDMC) and its Lodging Excise Tax Distribution Committee has evaluated and scored applicants for the Designated Program Funds and made its recommendation through the City Auditor; and

WHEREAS, monthly distributions enable consistent operational support for organizations providing year-round tourism and cultural services that benefit the residents and visitors of Mount Vernon.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, OHIO:

**SECTION 1.**

For the 2026-2027 contract cycle, the Designated Program Funds (constituting one-hundred percent of the eighty-five percent (85%) portion of the City's Lodging Tax collections) shall be distributed as follows:

Organization	Allocation
Mount Vernon Arts Consortium (MVAC)	10%
Heritage Centre Association, Inc. (DBA Experience Mount Vernon)	35%
Knox Partnership for Arts & Culture (Woodward Opera House)	25%
Knox County Convention and Visitors Bureau (CVB)	25%
Ariel~Foundation Park (AFP)	5%

All distributions shall be payable monthly, based on actual lodging excise tax receipts collected by the City Auditor.

#### SECTION 2.

The Safety Service Director is hereby authorized and directed to enter into grant contracts with the above-listed organizations for the 2026-2027 period, consistent with the allocation percentages established herein and the purposes permitted under Chapter 187.

#### SECTION 3.

All organizations receiving Lodging Tax funding must comply with annual reporting requirements as set forth by City Council, including submission of performance reports no later than February 1st following each contract year.

#### SECTION 4.

It is found and determined that all actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees were in compliance with all legal requirements.

#### SECTION 5.

This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the City of Mount Vernon in order to permit timely execution of lodging tax contracts for the 2026-2027 distribution cycle; wherefore, this Resolution shall take effect and be in force immediately upon its passage and approval by the Mayor.



City Council  
City of Mount Vernon  
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2025-137

Meeting: 12/22/25 7:30 PM  
Dept: Finance and Budget  
Seavolt, Woods  
Category: Finance  
Prepared By: Rob Broeren  
Initiator: Zac Sherman  
DOC ID: 4352

**A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO DISPOSE OF BUILDINGS OWNED BY THE CITY OF MOUNT VERNON NOT NEEDED FOR PUBLIC USE BY THE CITY; AND DECLARING AN EMERGENCY.**

WHEREAS, Ohio Revised Code Sections 721.01 and 721.15 authorize municipalities to dispose of personal property and vehicles no longer needed for municipal use.

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

SECTION 1: That the Council finds that the City of Mount Vernon owns the following buildings located at 200 Mansfield Drive, that are no longer needed for public use. Council also finds that the value of the buildings are in excess of \$1,000.00.

- 1) A 1712 sq. ft. two-story home
- 2) A 576 sq. ft. detached garage

SECTION 2: That the Safety-Service Director for the City of Mount Vernon be authorized and directed to sell or dispose of the buildings pursuant to any method authorized by Revised Code Section 721.15.

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 of removing buildings from a parcel that the City plans to use for other purposes while the buildings retain their maximum value, and said Resolution shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.



City Council  
City of Mount Vernon  
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2025-138

Meeting: 12/22/25 7:30 PM  
Dept: Finance and Budget  
Seavolt, Woods  
Category: Finance  
Prepared By: Rob Broeren  
Initiator: Zac Sherman  
DOC ID: 4355

**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 101.3600.51111, Final Employee Payoff, to account 101.1200.51112, Mayor Admin Assistant, in the amount of \$4,231.22.
2. From account 101.1300.51112, Auditor Deputy & Clerks, to account 101.1300.51111, Auditor, in the amount of \$2,433.98.
3. From account 101.3600.51111, Final Employee Payoff, to account 101.1600.51111, Income Tax Administrator, in the amount of \$3,214.22.
4. From account 101.1720.51112, Municipal Court Security, to account 101.1720.51111, Municipal Court Bailiff Salary, in the amount of \$5,840.98.
5. From account 101.3600.51111, Final Employee Payoff, to account 101.2300.51112, SSD Administrative Assistant, in the amount of \$3,247.82.
6. From account 101.3600.51111, Final Employee Payoff, to account 101.2350.51111, Property Maint Officer, in the amount of \$4,855.26.
7. From account 101.3600.51111, Final Employee Payoff, to account 101.2320.51111, Human Resource Director, in the amount of \$8,259.05.
8. From account 101.3600.51111, Final Employee Payoff, to account 101.2320.51111, Deputy and Employees, in the amount of \$990.99.
9. From account 101.3600.51111, Final Employee Payoff, to account 101.2320.51112, Human Resource Employees, in the amount of \$8,796.38.
10. From account 201.2900.52125, Insurance, to account 201.2900.51112, Employees, in the amount of \$22,500.00.
11. From account 204.3100.51111, Superintendent, to account 204.3100.51112, Clerk & Employees, in the amount of \$5,500.00.
12. From account 224.1900.52123, Workers Compensation, to account 224.1900.51112, Radio Clerk & Exec. Sec., in the amount of \$529.23.
13. From account 224.1900.52123, Workers Compensation, to account 224.1900.52125, Employee Insurance, in the amount of \$55,731.82.
14. From account 224.1900.52123, Workers Compensation, to account 224.1900.52126, Medicare & Social Security, in the amount of \$1,496.56.
15. From account 224.2100.52123, Workers Compensation, to account 224.2100.51112, Fire Executive Secretary, in the amount of \$1,699.27.
16. From account 224.2100.52123, Workers Compensation, to account 224.2100.52125, Employee Insurance, in the amount of \$23,443.25.

17. From account 224.2100.52123, Workers Compensation, to account 224.2100.52126, Medicare & Social Security, in the amount of \$6,728.08.
18. From account 701.2720.51111, Plant Employees, to account 701.2700.51112, Office Regular Employees, in the amount of \$19,719.95.
19. From account 720.2820.54118, Environmental Consultant, to account 720.2800.51112, Office Regular Employees, in the amount of \$21,114.93.
20. From account 720.2820.54118, Environmental Consultant, to account 720.2820.51111, Plant Employees, in the amount of \$162,180.42.
21. From account 701.2720.54118, Environmental Consultants, to account 701.2700.54111, Service Received, in the amount of \$35,000.00.
22. From account 720.2820.54118, Environmental Consultants, to account 720.2800.54111, Service Received, in the amount of \$35,500.00.

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



City Council  
City of Mount Vernon  
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2025-139

Meeting: 12/22/25 7:30 PM  
Dept: Finance and Budget  
Seavolt, Woods  
Category: Finance and Budget  
Prepared By: Rob Broeren  
Initiator: Zac Sherman  
DOC ID: 4356

**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 405.2900.55514, Roads and Bridges Capital Improvement - Roads Asphalt, in the amount of \$1,201,468.00 (approved grant reimbursement).

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 2025-140

Meeting: 12/22/25 7:30 PM  
Dept: Finance and Budget  
Seavolt, Woods  
Category: Finance  
Prepared By: Rob Broeren  
Initiator: Zac Sherman  
DOC ID: 4357

**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 Civica North America in the amount of \$21,316.26 from line number 101.2300.54111, Safety Service - Services Received.
2. To Zashin & Rich Co., LPA in the amount of \$7,245.00 from line number 101.2320.54111, Human Resources - Services Received.
3. To Smalls Inc. in the amount of \$5,800.00 from line number 703.2700.55511, Water Improvement Fund - Water Replacement & Improv.
4. To Civica North America in the amount of \$46,355.22 - from line numbers 216.1700.53111, Muni Crt - Special Projects Fund - Special Projects Expense(\$6,506.58), from line 218.1700.54451, Court Clerk Computer Fund - Clerk Computer Maintenance (\$29,848.64) and from line 214.1700.54451, Muni Court Computer Fund - Court Computer Maintenance (\$10,000.00).
5. To Small's Asphalt Paving Inc. in the amount of \$5,372.40 from line number 405.2900.55514, Roads and Bridges Capital Improvement Fund - Roads Asphalt.
6. To Treasurer State of Ohio in the amount of \$10,434.16 from line number 701.2720.54115, Water Fund - Plant Services Received.

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

**ORDINANCE 2025-38**

Meeting: 12/22/25 7:30 PM  
Dept: Finance and Budget  
Seavolt, Woods  
Category: Finance  
Prepared By: Rob Broeren  
Initiator: Zac Sherman  
**DOC ID: 4348**

**AN ORDINANCE AMENDING CHAPTER 187 OF THE CODIFIED ORDINANCES OF THE CITY OF MOUNT VERNON, OHIO; AND DECLARING AN EMERGENCY.**

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

SECTION 1: That Section 187.02(a) of Chapter 187 of the Codified Ordinances of the City of Mount Vernon be amended to read as follows:

**187.02 RATE AND DISTRIBUTION OF TAX**

(a) Commencing on January 1, 2006, or as soon thereafter as permitted by law, there is levied a tax of three percent (3%) on all rents received by a hotel for lodging furnished to transient guests, with total receipts applied as follows:

- (1) Five percent (5%) of the funds received shall be retained in the general fund.
- (2) The remaining balance of tax receipts shall be deposited in a fund designated as Lodging Tax for distribution to agencies so designated by City Council to be used for the purposes of tourism destination marketing and tourism destination development to be granted to qualifying area not-for-profit organizations and projects.
- (3) Each not-for-profit organization receiving Lodging Tax funding shall be responsible for reporting to City Council on a regular, but no less than an annual basis (report filed no later than February 1 after the close of the year) outlining the used of the funds and the performance of the organization based on the expectations outlined in the grant contract between the organization and the City of Mount Vernon.
- (4) The City Council authorizes the Safety Service Director to enter into a grant contract with each of the following not-for-profit organizations for the Lodging Excise Tax fund to be distributed in the method and period of time designated:

~~A. Mount Vernon Parking Company—The contract period for the Mount Vernon Parking Company shall be for the period of January 1, 2024 through December 31, 2025. The Mount Vernon Parking Company will receive ten percent (10%) of the total tax collected payable on a monthly basis.~~

**AB.** Heritage Centre Association, Inc. of Mount Vernon, Ohio, dba: Experience Mount Vernon - The contract period for the Heritage Centre

Association, Inc., dba: Experience Mount Vernon, shall be for the period of January 1, **2026** through December 31, **2027**. The Heritage Centre Association, Inc., dba: Experience Mount Vernon will receive thirty-five percent (~~35.30~~)% of the total tax collected payable on a monthly basis.

**BC.** Knox Partnership for Arts & Culture, Inc., dba: The Woodward Opera House Conservancy - The contract period for Knox Partnership for Arts & Culture, Inc., dba: The Woodward Opera House Conservancy shall be for the period of January 1, **2026** through December 31, **2027**. The Knox Partnership for Arts & Culture, Inc., dba: The Woodward Opera House Conservancy will receive twenty-five percent (25%) of the total tax collected payable on a monthly basis.

**CD.** Knox County Convention & Visitors Bureau - The contract period for the Knox County Convention & Visitors Bureau shall be for the period of January 1, **2026** through December 31, **2027**. The Knox County Convention & Visitors Bureau will receive twenty-five percent (~~25.20~~)% of the total tax collected payable on a monthly basis.

**D. Ariel-Foundation Park Conservancy - The contract period for the Ariel-Foundation Park Conservancy shall be for the period of January 1, 2026 through December 31, 2027. The Foundation Park Conservancy will receive five percent (5%) of the total tax collected payable on a monthly basis.**

E. The remaining balance of tax receipts, ten percent (10%) shall be deposited in a fund created and designated as Available Petition Fund for distribution to not-for-profit agencies to be used for the purposes of tourism destination marketing and tourism destination development through an application process. The Greater Downtown Management Council (GDMC) will accept, review and give recommendation to the applications. The Mayor and the Auditor of the City of Mount Vernon, Ohio will have the authority to accept, modify, or reject the GDMC's recommendation of each application received.

**SECTION 2:** This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and to continue the distribution of the lodging excise tax to selected recipients without a lapse of funding and said Ordinance shall therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

**HISTORY:**

12/08/25

City Council

FIRST READING

Ordinance 2025-38

Meeting of December 22, 2025

Seavolt gave Ordinance 2025-38 its first reading.



City Council  
City of Mount Vernon  
Mount Vernon, OH 43050

SCHEDULED

ORDINANCE 2025-39

Meeting: 12/22/25 7:30 PM  
Dept: Land Use and Development  
Keener, Mahan  
Category: Planning and Zoning  
Prepared By: Rob Broeren  
Initiator: Zac Sherman  
DOC ID: 4358

**APPROVING THE APPLICATION TO ADD CERTAIN REAL PROPERTY TO THE MOUNT VERNON NEW COMMUNITY AUTHORITY DISTRICT AND TO AMEND THE PETITION FOR ESTABLISHMENT OF THE MOUNT VERNON NEW COMMUNITY AUTHORITY AS A NEW COMMUNITY AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE; AND DECLARING AN EMERGENCY.**

WHEREAS, pursuant to Ohio Revised Code (“R.C.”) Chapter 349, the City of Mount Vernon, Ohio, as statutory developer within the meaning of R.C. Section 349.01(E) (the “Developer”), together with Founders Grove, LLC (the “Property Owner”), as owner of the Additional Property (Residences at Founders Grove Development Site) as described in that certain application (the “Application”) filed on November 19, 2025 with the City Council of the City of Mount Vernon, Ohio (the “Council”) to add real property to the territory comprising the Mount Vernon New Community Authority District (the “District”), and to amend the petition (the “Petition”) as originally filed with the Clerk of Council of the City for the establishment of the Mount Vernon New Community Authority; and

WHEREAS, this Council is the “organizational board of commissioners,” as that term is defined in R.C. Section 349.01(F), for the Authority; and

WHEREAS, this Council determined that the Application complies with the requirements of R.C. Section 349.03 as to form and substance by its Ordinance No. 2025-35, adopted on November 19, 2025; and

WHEREAS, on December 22, 2025 and pursuant to R.C. Section 349.03(A), this Council held a public hearing on the Application after public notice was duly published in accordance with R.C. Section 349.03 .

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

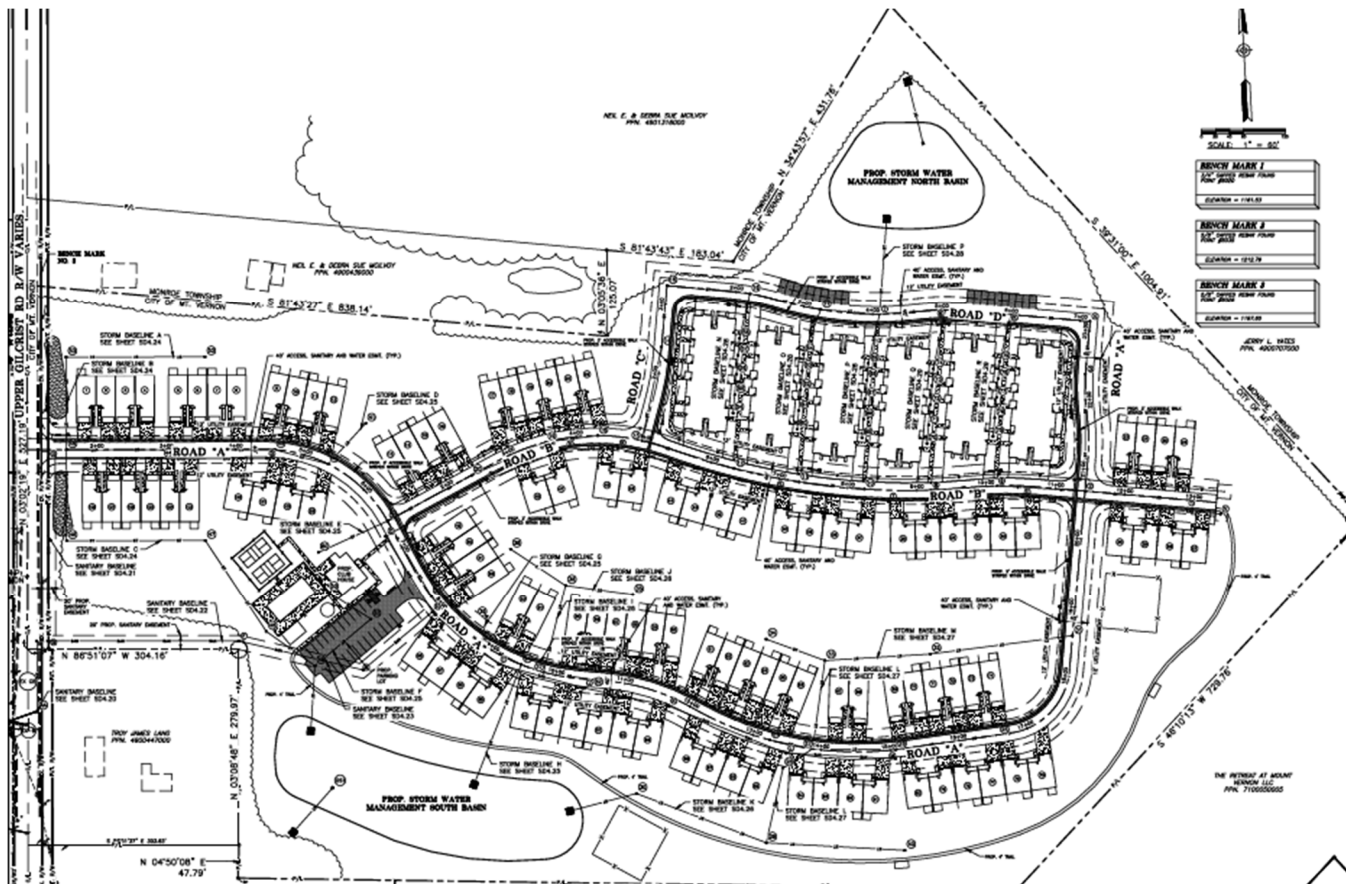
**SECTION 1:** Council finds and determines that the addition of property to the District, as described in the Application, will be conducive to the public health, safety, convenience, and welfare, and is intended to result in the continued development of a new community as defined in R.C. Section 349.01(A).

**SECTION 2:** The Application is hereby accepted by this Ordinance and shall be recorded, along with this Ordinance, in the journal of Council, as the organizational board of commissioners.

SECTION 4: The existing boundary of the District shall be amended to include the territory set forth in Exhibit A attached to this Ordinance.

SECTION 5: Council finds and determines that all formal actions of Council concerning and relating to the adoption of this Ordinance were taken in an open meeting of this Council and that all deliberations of this Council and of any committees that result in those formal actions were in meetings open to the public in compliance with the law.

SECTION 6: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to allow the expansion of the City's New Community Authority to aid the construction of infrastructure for new development without delay, 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 this Council; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.



Attachment: Ex A - Map of Founders Grove (2025-39 : Approving Founders Grove to Join NCA)



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

**SCHEDULED**

**ORDINANCE 2025-40**

Meeting: 12/22/25 7:30 PM  
**Dept: Land Use and Development**  
**Keener, Mahan**  
 Category: Planning and Zoning  
 Prepared By: Rob Broeren  
 Initiator: Zac Sherman  
**DOC ID: 4359**

**CONSENTING TO THE SECOND SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE MOUNT VERNON NEW COMMUNITY AUTHORITY AND PROVIDING RELATED AUTHORIZATIONS; AND DECLARING AN EMERGENCY.**

WHEREAS, the City of Mount Vernon, Ohio (the “City”) established the Mount Vernon New Community Authority (the “Authority”) pursuant to Ordinance 2023-31, adopted by City Council on August 14, 2023; and

WHEREAS, the City, as the statutory developer of the Authority as that term is defined in Ohio Revised Code Section 349.01(E), submitted to the City Council (the “Council”), a Declaration of Covenants and Restrictions for the Mount Vernon New Community Authority (the “Original Declaration”), and Council approved the City’s execution of the Declaration pursuant to Ordinance 2025-18, approved by Council on June 23, 2025; and

WHEREAS, the Council approved the City’s execution of a First Supplemental Declaration to the Declaration of Covenants and Restrictions for the Mount Vernon New Community Authority (the “First Supplement” and, together with the Original Declaration, the “Declaration”) pursuant to Ordinance 2025-19, approved by Council on June 23, 2025, specifically relating to particular parcels of real property consisting of the Liberty Crossing development site within the boundaries of the Authority, and located in the City; and

WHEREAS, the City has submitted to Council a Second Supplemental Declaration of Covenants and Restrictions for the Mount Vernon New Community Authority (the “Second Supplement”) attached hereto as Exhibit A, incorporated by reference, specifically relating to a particular parcel of real property consisting of the Residences at Founders Grove development site within the boundaries of the Authority, and located in the City (the “Additional Property (Residences at Founders Grove Development Site)”; and

WHEREAS, in accordance with the terms of the Declaration and Ohio Revised Code Chapter 349, it is necessary for the City to consent to the Second Supplement and authorize its execution and recordation in the land records of the Knox County Recorder, in order to perfect certain “Community Development Charges” for the benefit and use of the Authority to cover all or part of the cost of the acquisition, construction, operation and maintenance of land, land development and community facilities, the debt service thereof and any other cost incurred by the authority in the exercise of the powers granted by Chapter 349 of the Ohio Revised Code.

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

SECTION 1: The Second Supplement, substantially in the form attached hereto as

Exhibit A, is hereby approved and its execution is authorized with changes or amendments thereto not inconsistent with this Ordinance and not substantially adverse to the City, as determined by the Mayor, or his or her designee executing the Second Supplement, and any other documents necessary to implement the Second Supplement, on behalf of the City. The Mayor, or his or her designee, is authorized to implement the Second Supplement on behalf of the City.

SECTION 2: This Council hereby finds and determines that all formal actions taken relative to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code and the rules of Council.

SECTION 3: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to allow the expansion of the City's New Community Authority to aid the construction of infrastructure for new development without delay, 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 this Council; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

**SECOND SUPPLEMENTAL DECLARATION TO  
THE DECLARATION OF COVENANTS AND RESTRICTIONS  
FOR THE MOUNT VERNON NEW COMMUNITY AUTHORITY  
KNOX COUNTY, OHIO**

WHEREAS, the City of Mount Vernon, Ohio (the “Developer”), an Ohio municipal corporation, as developer pursuant to Section 349.01 of the Ohio Revised Code, caused the execution of the Declaration of Covenants and Restrictions (the “Original Declaration”) for the Mount Vernon New Community Authority (the “Authority”) recorded on September 18, 2025, as Instrument # 202500006677 in the Official Records of the Recorder’s Office, Knox County, Ohio; and

WHEREAS, the Developer caused the execution of the First Supplemental Declaration to the Declaration of Covenants and Restrictions (the “First Supplement” and, together with the Original Declaration, the “Declaration”) (capitalized terms not herein defined having the meanings provided to them in the Declaration) for the Authority recorded on October 27, 2025, as Instrument # 202500007672 in the Official Records of the Recorder’s Office, Knox County, Ohio; and

WHEREAS, by virtue of a certain General Warranty Deed dated as of June 27, 2024, and recorded July 2, 2025, as Instrument # 202400004375 in the Official Records of the Recorder’s Office, Knox County, Ohio, Founders Grove, LLC, an Ohio limited liability company, claims an interest in certain real property as more particularly described in Exhibit A attached hereto and incorporated herein (the “Additional Property (Residences at Founders Grove Development Site)”); and

WHEREAS, Founders Grove, LLC (the “Property Owner”) intends to construct, equip, and develop approximately 156 rental villas with a clubhouse, recreational facilities, and appurtenances thereto (the “Project”) on the Additional Property (Residences at Founders Grove Development Site) as depicted and incorporated herein in Exhibit B; and

WHEREAS, the petition, as amended by the City Council of the Developer by Ordinance No. 2025-\_\_ on December 22, 2025 and the Application as defined therein, authorizes the levy by the Authority of Community Development Charges consisting of a Charge, in an amount of four (4) mills; and

WHEREAS, the City Council of the Developer adopted its Ordinance No. 2025-\_\_ on December 22, 2025 determining that adding the Additional Property (Residences at Founders Grove Development Site) to the Authority would be conducive to the public safety, convenience, and welfare of the Developer; and

WHEREAS, pursuant to Section 5.02 of the Declaration, the Community Development Charges applicable to the Additional Property (Residences at Founders Grove Development Site) will be established

in this supplemental declaration (the “Second Supplemental Declaration”) as requested by the Property Owner, and agreed upon by the Board of Trustees of the Authority, and the Developer; and

WHEREAS, the Developer and Property Owner have caused the execution of this Second Supplemental Declaration; and

WHEREAS, the Authority has agreed to join this Second Supplemental Declaration pursuant to Resolution No. \_\_\_\_-\_\_ adopted by the Board of Trustees of the Authority on \_\_\_\_\_,\_\_\_\_, a copy of which is attached hereto as Exhibit C.

NOW, THEREFORE, pursuant to the Declaration, the Developer, and Property Owner, do hereby submit the Additional Property (Residences at Founders Grove Development Site) to the provisions set forth in the Declaration as amended or supplemented by this Second Supplemental Declaration and do hereby consent to the application of the Restrictions as set forth in the Declaration to the Additional Property (Residences at Founders Grove Development Site). Capitalized terms not otherwise defined herein shall have the meanings provided in the Declaration.

Section 1. The Additional Property (Residences at Founders Grove Development Site) is hereby made subject to the Restrictions as set forth in the Declaration applicable to Chargeable Property, subject to the explicit modifications and additional provisions with respect to the Additional Property (Residences at Founders Grove Development Site) that are contained within this Second Supplemental Declaration. For the avoidance of any doubt, this Second Supplemental Declaration is intended to amend and supplement the terms of the Declaration with respect to the Additional Property (Residences at Founders Grove Development Site); however, to the extent that any terms of this Second Supplemental Declaration are inconsistent with the terms of the Declaration, this Second Supplemental Declaration shall control.

Section 2. Notwithstanding Section 8.02 of the Declaration, unless amended or terminated as provided in Article VIII of the Declaration, the Restrictions shall continue in full force and effect with respect to each parcel in the Additional Property (Residences at Founders Grove Development Site), without reduction of the Community Development Charges other than as provided in Article VI of the Declaration, until the later of (a) the date when any Obligations plus any interest thereon and any expenses and Administrative Expenses related thereto are paid in full; or (b) the date mutually agreed upon by the Developer and the Authority in a recorded written instrument, each as defined in the Declaration.

Section 3. Pursuant to Section 5.02 of the Declaration, the Developer and Property Owner acknowledge and agree that the Community Development Charges (collectively, the “Charges” and individually each a “Charge”) with respect to each Chargeable Parcel of the Additional Property (Residences at Founders Grove Development Site) shall be an assessed valuation charge equal to four (4) mills and collectible at the same times and in the same manner as other Community Development Charges set forth in the Declaration and shall be allocated and applied as provided in Section 5.02 of the Declaration.

Section 4. The Developer consents to the amendment of the Restrictions of the Declaration that are contained in this Second Supplemental Declaration applicable to the Additional Property (Residences at Founders Grove Development Site) as provided in Section 9.01 of the Declaration.

[Signature Page Follows]





IN WITNESS WHEREOF, the undersigned Secretary of the Authority hereby confirms pursuant to Section 9.02 of the Declaration the receipt of all necessary consents with respect to this Second Supplemental Declaration.

MOUNT VERNON NEW COMMUNITY AUTHORITY

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: Secretary  
Mount Vernon New Community Authority

[Secretary Signature Page to Second Supplemental Declaration to the Declaration of Covenants and Restrictions for the Mount Vernon New Community Authority]

**Exhibit A to the Second Supplemental Declaration to the Declaration of Covenants and Restrictions  
for Mount Vernon New Community Authority, Knox County, Ohio**

**Legal Description of Additional Property (Residences at Founders Grove Development Site)**

Situated in the State of Ohio, County of Knox, City of Mt. Vernon, and being part of the Southeast Quarter of Section 17, Township 7 North, Range 12 West, United States Military Lands, and being a part of a 84.626 acre tract (Parcel Number 71-00050.000) conveyed to Casey's Way LLC in Official Record 1761, Page 159, all references being to those of record in the Recorder's Office of Knox County, Ohio, said 33.890 acre tract being more particularly bounded and described as follows:

Commencing at a railroad spike found at the southwest corner of the Southeast Quarter of Section 17, in the centerline of Upper Gilchrist Road (Township Road 254);

Thence along said centerline and the west line of said section, North 03 degrees 02 minutes 19 seconds East, 1535.82 feet to a point at the northwest corner of a 1.93 acre tract as conveyed to Regina Francis Lang in Official Record 880, Page 339, and being the Point of Beginning for the 33.890 acre tract herein described;

Thence northerly continuing along the centerline of Upper Gilchrist Road (Township Road 254), North 03 degrees 02 minutes 19 seconds East, 527.19 feet to the southwest corner of a 2.41 acre tract as conveyed to Neil E. & Debra Sue Mcilvoy in Official Record Volume 400, Page 19;

Thence easterly along the southerly line of said 2.41 acre tract, South 81 degrees 43 minutes 27 seconds East, passing a 5/8" rebar found with cap "TRACEY & MILLS" at 30.21 feet, a total distance of 838.14 feet to a 5/8" rebar found;

Thence northerly along the easterly line of said 2.41 acre tract, North 03 degrees 05 minutes 36 seconds East, 125.07 feet to a 5/8" rebar found on the southerly line of 9.191 acre tract as conveyed to Neil E. & Debra Sue Mcilvoy in Official Record 1322, Page 251;

Thence easterly along the southerly line of the said 9.191 acre tract, South 81 degrees 43 minutes 43 seconds East, 183.04 feet to a 1" iron pipe found at the southeast corner of the said 9.191 acre tract;

Thence along the easterly line of said 9.191 acre tract, North 34 degrees 43 minutes 07 seconds East, 431.81 feet to a 2" iron pipe found on the westerly line of that 30.855 acre tract as conveyed to Catherine M. Youtkus in Official Record 1282, Page 367;

Thence along the westerly line of said 30.855 acre tract, South 39 degrees 30 minutes 45 seconds East, 1004.91 feet to an iron pin set;

Thence with new lines across said 84.626 acre tract, the following three (3) courses and distances:

South 46 degrees 09 minutes 42 seconds West, 729.71 feet to an iron pin set;

North 86 degrees 02 minutes 21 seconds West, 1,122.59 feet to an iron pin set;

North 4 degrees 50 minutes 08 seconds East, 47.79 feet to a 3/4" iron pipe found at the southeast corner of the said 1.93 acre tract;

Thence northerly and westerly along the said 1.93 acre tract the following two (2) courses and distances;

North 03 degrees 08 minutes 48 seconds East, 279.96 feet to a t-bar found at the northeast corner of the said 1.93 acre tract;

North 86 degrees 51 minutes 07 seconds West, passing a 5/8" bent rebar found at 281.57 feet, a total distance of 304.16 feet to the **Point of Beginning** and containing 33.890 acres, more or less, according to a survey made by Hull & Associates in February of 2022. Iron pins referenced as previously set were performed in November of 2020.

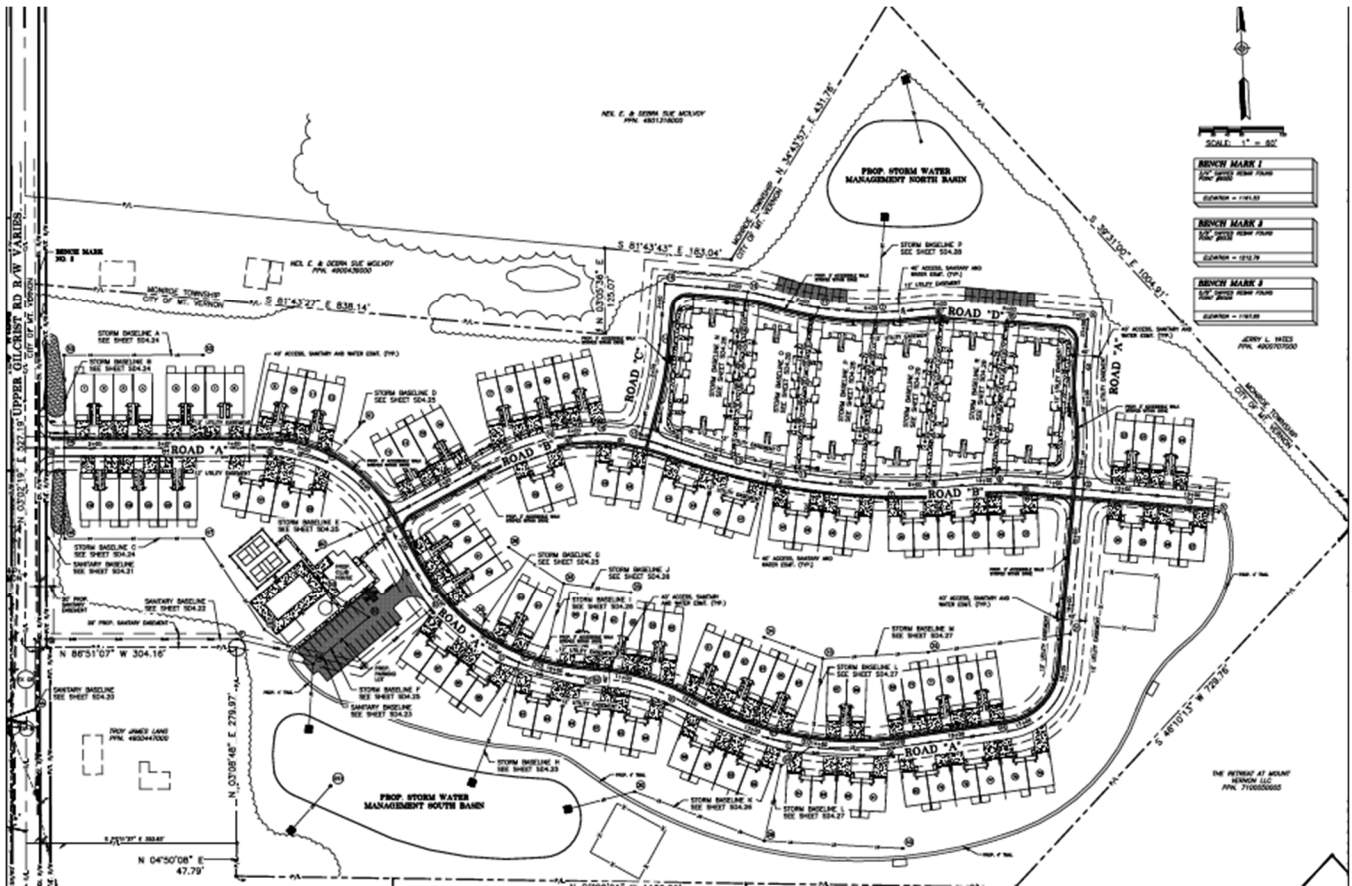
The bearings in the above description are based on the Ohio State Plane Coordinates System, North Zone, NAD83.

All iron pins set are 5/8-inch diameter rebar by 30-inch length with red identification caps marked "HULL, 8283".

Parcel No. 71-00050.000

### Exhibit B to the Second Supplemental Declaration to the Declaration of Covenants and Restrictions for Mount Vernon New Community Authority, Knox County, Ohio

#### Project Map



Attachment: Ex A - Mount Vernon NCA - Second Supplemental Declaration (Residences at Founders Grove)(25358264.1) (2025-40 : Second

**Exhibit C to the Second Supplemental Declaration to the Declaration of Covenants and Restrictions  
for Mount Vernon New Community Authority, Knox County, Ohio**

ORDINANCE NO. 2025 - \_\_

APPROVING THE APPLICATION TO ADD CERTAIN REAL PROPERTY TO THE MOUNT VERNON NEW COMMUNITY AUTHORITY DISTRICT AND TO AMEND THE PETITION FOR ESTABLISHMENT OF THE MOUNT VERNON NEW COMMUNITY AUTHORITY AS A NEW COMMUNITY AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE; AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Ohio Revised Code (“R.C.”) Chapter 349, the City of Mount Vernon, Ohio, as statutory developer within the meaning of R.C. Section 349.01(E) (the “Developer”), together with Founders Grove, LLC (the “Property Owner”), as owner of the Additional Property (Residences at Founders Grove Development Site) as described in that certain application (the “Application”) filed on November 19, 2025 with the City Council of the City of Mount Vernon, Ohio (the “Council”) to add real property to the territory comprising the Mount Vernon New Community Authority District (the “District”), and to amend the petition (the “Petition”) as originally filed with the Clerk of Council of the City for the establishment of the Mount Vernon New Community Authority; and

WHEREAS, this Council is the “organizational board of commissioners,” as that term is defined in R.C. Section 349.01(F), for the Authority; and

WHEREAS, this Council determined that the Application complies with the requirements of R.C. Section 349.03 as to form and substance by its Ordinance No. 2025-35, adopted on November 19, 2025; and

WHEREAS, on December 22, 2025 and pursuant to R.C. Section 349.03(A), this Council held a public hearing on the Application after public notice was duly published in accordance with R.C. Section 349.03.

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

SECTION 1: Council finds and determines that the addition of property to the District, as described in the Application, will be conducive to the public health, safety, convenience, and welfare, and is intended to result in the continued development of a new community as defined in R.C. Section 349.01(A).

SECTION 2: The Application is hereby accepted by this Ordinance and shall be recorded, along with this Ordinance, in the journal of Council, as the organizational board of commissioners.

SECTION 4: The existing boundary of the District shall be amended to include the territory set forth in Exhibit A attached to this Ordinance.

SECTION 5: Council finds and determines that all formal actions of Council concerning and relating to the adoption of this Ordinance were taken in an open meeting of this Council and that all deliberations of this Council and of any committees that result in those formal actions were in meetings open to the public in compliance with the law.

SECTION 6: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to allow the expansion of the City's New Community Authority to aid the construction of infrastructure for new development without delay, 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 this Council; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

[Exhibit not Attached]