

RECORD OF ORDINANCES

Ordinance No. 3.13.2025

Passed 3-4, 2025

RESOLUTION APPROVING THE APPLICATION TO ADD CERTAIN PARCELS OF REAL PROPERTY TO THE CIRCLEVILLE NEW COMMUNITY AUTHORITY DISTRICT AND TO AMEND THE PETITION FOR ESTABLISHMENT OF THE CIRCLEVILLE 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 Circleville, Ohio (the “City”), as statutory developer within the meaning of R.C. Section 349.01(E) (the “Developer”), together with Heritage Ponds Development LLC and its successors and assigns, including, but not limited to, Fischer Homes Columbus II, LLC (the “Property Owner”), as owner of the Additional Property, as described therein, filed an application (the “Application”) on December 2, 2024 with the City Council of the City (the “Council”) to add certain parcels of real property to the territory comprising the Circleville 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 Circleville 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 Resolution No. 12-93-2024, adopted on December 3, 2024; and

WHEREAS, on January 7, 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 RESOLVED BY THE COUNCIL OF THE CITY OF CIRCLEVILLE, COUNTY OF PICKAWAY, OHIO AS FOLLOWS:

SECTION I. Approval of Application. This 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 II. Journal of Council. The Application is hereby accepted and shall be recorded, along with this Resolution, in the journal of Council, as the organizational board of commissioners.

SECTION III. Boundaries of District. The existing boundary of the District shall be amended to include the Additional Property set forth in Exhibit A attached to this Resolution.

SECTION IV. 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 Resolution 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 Revised Code Section 121.22.

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SECTION V. Effective Date. That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of public peace, property, health, and safety in the City, to allow for the development of the Additional Property; therefore it shall take effect immediately upon its passage.

PASSED: 3-4-2025
DATE

Baugh D. Keller
PRESIDENT OF COUNCIL

ATTEST: Melissa J. Smith
CLERK OF COUNCIL

APPROVED: 3-4-2025
DATE

William Y. Blanton
MAYOR

APPROVED AS FORM:

Kendra C. Kinney
KENDRA C. KINNEY - LAW DIRECTOR