

ARTICLE THREE

The Consultant, in accordance with the terms hereinafter set forth, will perform the work and provide the professional services as required to complete the work described in ARTICLE TWO, the scope of such services to be as follows:

1. Make Field reconnaissance to all parts of the City and its environs with members of the Plan Commission, City Council, or other officials in order to grasp the situation and problems first-hand and to be thoroughly conversant with everyone involved with Lebanon's development. Conferences will be held with interested neighborhood groups, or associations or individuals in order to give them an opportunity of expressing their views and desires, and to acquaint them with the planning program. Estimated time: 5 days field reconnaissance and 5 neighborhood conferences.
2. Completely revise and update the MAJOR THROUGHFARE PLAN & MASTER PLAN OR DEVELOPMENT PLAN (or LAND USE PLAN) for the City and Two-Mile Planning Area; and, completely revise and update Master Plan Book dated 1952, with respect to text and charts and maps, and the addition of narrative to explain the revised and updated Plan for Lebanon. These Plans will be combined into a single "Comprehensive" Plan. Six (6) copies of the Preliminary Report and one (1) large hand-colored Preliminary Plan will be furnished during the course of the work.
3. Revise and update Zoning Ordinance of 1951, as amended, be preparing an amending ordinance, which, in effect, will result in a completely re-written Zoning Ordinance. Fifteen (15) copies of the Preliminary Amending Ordinance will be supplied.
4. Revise and update the Zone Map of the City and Two Mile Jurisdictional Area. One (1) large hand-colored Preliminary Map of the City and the Planning Area will be furnished during the course of the work.
5. Revise and update the Master Plan Ordinance by preparing an Amending Ordinance. Fifteen (15) copies of the Preliminary Amending Ordinance will be supplied.
6. Prepare a Subdivision Control Ordinance which will assist in augmenting the implementation of the Master Plan of Lebanon as Subdivision developments take place. Fifteen (15) copies of the Preliminary Subdivision Control Ordinance will be supplied.
7. Prepare an Improvement Location Permit Ordinance with penalty provisions for the proper enforcement of the Zoning Ordinance and Master Plan Ordinances.
8. Prepare Forms for Zoning and Master Plan administrative procedures, and Rules of Procedure for the City Plan Commission and the Board of Zoning Appeals.
9. Reproduce two-hundred (200) copies of the new Master Plan Book, Zoning Ordinance, Master Plan Ordinance, Improvement Location Permit Ordinance, and Subdivision Control Ordinance, together with all maps and charts as revised, updated and amended. Furnish two-hundred (200) Zone Maps and two-hundred (200) Throughfare & Development Plan Maps on sheets approximately two (2) feet square in area, and a full size Zone Map on reproducible material. (Gathering, binding, etc. is included.)

Attend meetings and hearings of the Lebanon City Plan Commission and the City Council pertaining to the work set forth herein.

ARTICLE FOUR

The Consultant agrees to complete all of the work set forth herein within one (1) year from the date of this Agreement, provided that this time period may be extended by mutual agreement.

ARTICLE FIVE

It is understood that Harry C. Sheridan II will be the planner in charge of all the work outlined herein for the Consultant, and that he will personally supervise all of the work and attend the field trips, conferences, meetings and hearings at Lebanon.

ARTICLE SIX

That for the accomplishment of the work set out above, the Consultant shall be reimbursed by the Contracting Agency in the total sum of Fifteen Thousand Dollars (\$15,000.00). The method of payment shall be determined upon execution of this Agreement.

ARTICLE SEVEN

It is agreed that the Contracting Agency may cancel this Agreement at any time for good cause, but shall give the Consultant at least ten (10) days written notice by registered mail of such cancellation and that the Consultant shall be paid for all accrued services performed according to the terms of this Agreement to the time of such cancellation.