

LANCASTER CITY COUNCIL  
LANCASTER, OHIO

OCTOBER 28, 2024

REGULAR MEETING CONVENES  
PRAYER  
CALL TO ORDER  
PLEDGE OF ALLEGIANCE  
ROLL CALL  
READING AND DISPOSING OF THE JOURNAL  
REPORTS OF CITY OFFICIALS  
COMMUNICATIONS  
SPECIAL PRESENTATION AND AWARDS  
*Building Department presentation from Geoff Davis*  
PETITIONS AND MEMORIALS  
PERMISSION OF VOTERS AND TAXPAYERS TO ADDRESS COUNCIL  
REPORTS OF STANDING COMMITTEES  
REPORTS OF SPECIAL COMMITTEES  
PUBLIC HEARINGS  
READING OF RESOLUTIONS

**THIRD READING**

- |                         |   |
|-------------------------|---|
| <b>Temp Res #101-24</b> | A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS FOR MOWING AND TRIMMING THE CITY CEMETERIES<br><b>Public Works (Tener/Luchtenberg) (3 Readings)</b>  |
| <b>Temp Res #102-24</b> | A RESOLUTION TO APPROVE THE CITY OF LANCASTER CEDAR HILL NEIGHBORHOOD AREA PLAN<br><b>Code Enforcement &amp; Zoning (Ahlers/Luchtenberg) (3 Readings)</b>   |
| <b>Temp Res #103-24</b> | A RESOLUTION TO AUTHORIZE THE LAW DIRECTOR TO NEGOTIATE AND ENTER INTO A CONTRACT WITH THE CITY OF REYNOLDSBURG FOR THE PROSECUTION OF ADULT MISDEMEANOR TRAFFIC AND CRIMINAL OFFENSES COMMITTED IN THE CITY OF REYNOLDSBURG WITHIN FAIRFIELD COUNTY, OHIO, AND TO ACCEPT PAYMENT<br><b>Finance (Wolfinger/Ahlers) (3 Readings)</b> |
| <b>Temp Res #104-24</b> | A RESOLUTION TO AUTHORIZE THE LAW DIRECTOR TO NEGOTIATE AND ENTER INTO A CONTRACT WITH THE CITY OF PICKERINGTON FOR THE PROSECUTION OF ADULT MISDEMEANOR TRAFFIC AND CRIMINAL OFFENSES COMMITTED IN THE CITY OF PICKERINGTON WITHIN FAIRFIELD COUNTY, OHIO, AND TO ACCEPT PAYMENT<br><b>Finance (Wolfinger /Ailes) (3 Readings)</b> |

**Temp Res #105-24** A RESOLUTION TO AUTHORIZE THE LAW DIRECTOR TO NEGOTIATE AND ENTER INTO A CONTRACT WITH THE FAIRFIELD COUNTY BOARD OF COMMISSIONERS FOR THE PROSECUTION OF ADULT MISDEMEANOR TRAFFIC AND CRIMINAL OFFENSES COMMITTED IN THE VILLAGES AND UNINCORPORATED AREAS WITHIN FAIRFIELD COUNTY, OHIO, AND TO ACCEPT PAYMENT  
**Finance (Wolfinger / Ahlers) (3 Readings)**

**Temp Res #106-24\*** A RESOLUTION TO SCHEDULE LANCASTER CITY COUNCIL MEETINGS AND FINANCE COMMITTEE MEETINGS FOR 2025  
**Law (Crites/Wolfinger) (3 Readings)**

**SECOND READING**

**Temp Res #108-24** A RESOLUTION TO APPOINT A BUSINESS REPRESENTATIVE TO THE BOARD OF DIRECTORS OF THE VIOLET TOWNSHIP – CITY OF LANCASTER JOINT ECONOMIC DEVELOPMENT DISTRICT  
**Law Committee (Crites/Bizjak) (3 Readings)**

**Temp Res #110-24** A RESOLUTION TO MAKE APPROPRIATIONS FOR PLANNED 2025 BUDGET EXPENSES AND OTHER EXPENDITURES OF THE CITY OF LANCASTER FOR FISCAL YEAR 2025, AND TO ESTABLISH LINE-ITEM TRANSFER AUTHORITY FOR ALL CITY DEPARTMENTS  
**Finance Committee (Wolfinger/Ahlers) (3 Readings)**

**Temp Res #111-24** A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE AND AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR IN THE GENERAL FUND (1001) FOR COUNTY AUDITOR REAL ESTATE SETTLEMENT FEES  
**Finance Committee (Wolfinger/Ahlers) (2 Readings)**

**FIRST READING**

**Temp Res #112-24** A RESOLUTION TO INCREASE RECEIPTS, APPROPRIATE FROM THE UNENCUMBERED BALANCE, AND AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR IN THE LAW ENFORCEMENT BLOCK JAG GRANT-POLICE FUND (2027) AND APPROVE A THEN & NOW CERTIFICATE FOR PURCHASES  
**Safety (Bizjak/Tener) (3 Readings)**

**Temp Res #113-24** A RESOLUTION TO APPROVE THE ISSUANCE OF A THEN AND NOW CERTIFICATE FOR PAYMENT OF INVOICES TO AMERICAN STRUCTURE POINT OUT OF THE LDOT IMPROVEMENT FUND (3014)  
**Public Works Committee (Tener/Luchtenberg) (1 Reading)**

- Temp Res #114-24** A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ENTER INTO AN ENGINEERING AGREEMENT FOR VARIOUS CONSTRUCTION ADMINISTRATION SERVICES FOR THE SOLIDS HANDLING REPLACEMENT PROJECT  
**Water / WPC (Wing/Tener) (3 Readings)**
- Temp Res #115-24** A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ADVERTISE FOR BIDS FOR THE SOLIDS HANDLING FACILITY REPLACEMENT PROJECT  
**Water / WPC (Wing/Ailes) (3 Readings)**
- Temp Res #116-24** A RESOLUTION TO APPROPRIATE FUNDS IN THE WATER RESERVE FUND (6027) AND AUTHORIZE PAYMENT OF BILLS FOR THE OHIO WATER DEVELOPMENT LOAN FOR THE SOUTH WATER PLANT BOOSTER PUMP PROJECT  
**Water / WPC (Wing/Tener) (2 Readings)**
- Temp Res #117-24** A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ENTER INTO A CONTRACT WITH FAIRFIELD HEALTHCARE PROFESSIONALS, INC. TO PROVIDE PROFESSIONAL HEALTHCARE AND WELLNESS SERVICES TO CITY OF LANCASTER EMPLOYEES AND THEIR DEPENDENTS AND TO DECLARE AN EMERGENCY  
**Administrative (Luchtenberg / Bizjak) (3 Readings)**
- Temp Res #118-24** A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ENTER INTO A CONTRACT WITH RENAISSANCE COUNSELING & CONSULTATION TO PROVIDE PROFESSIONAL MENTAL HEALTH COUNSELING SERVICES TO CITY OF LANCASTER EMPLOYEES AND THEIR DEPENDENTS AND TO DECLARE AN EMERGENCY  
**Administrative (Luchtenberg / Wolfinger) (3 Readings)**
- Temp Res #119-24** A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ACCEPT NORTHEAST OHIO PUBLIC ENERGY COUNCIL 2024 ENERGIZED COMMUNITY GRANT FUNDS AND TO DECLARE AN EMERGENCY  
**Administrative (Luchtenberg / Bizjak) (2 Readings)**
- Temp Res #120-24** A RESOLUTION TO AUTHORIZE THE MAYOR TO ENTER INTO A PRE-ANNEXATION AGREEMENT WITH METRO DEVELOPMENT II, LLC, ON BEHALF OF SIX OWNERS INCLUDING FAIRFIELD COUNTY AUDITOR PARCEL NUMBERS 0148098910, 0140099511, 0140099520, 0140099530, 0140099540, 0140099500, AND 0140099541, CONSISTING OF 22.080 +/- ACRES IN GREENFIELD TOWNSHIP, AND TO DECLARE AN EMERGENCY  
**Economic Development (Hoop / Crites) (1 Reading)**

**Temp Res #121-24** A RESOLUTION TO AUTHORIZE THE PROVISION OF SERVICES BY THE CITY TO REAL PROPERTY PROPOSED FOR ANNEXATION WHICH INCLUDES FAIRFIELD COUNTY AUDITOR PARCEL NUMBERS 0148098910, 0140099511, 0140099520, 0140099530, 0140099540, 0140099500, AND 0140099541, CONSISTING OF 22.080 +/- ACRES IN GREENFIELD TOWNSHIP, AND TO DECLARE AN EMERGENCY  
**Economic Development (Hoop / Wing) (1 Reading)**

## READING OF ORDINANCES

### THIRD READING

NONE

### SECOND READING

- Temp Ord #34-24** AN ORDINANCE TO AUTHORIZE THE AMENDMENT OF THE JOINT ECONOMIC DEVELOPMENT DISTRICT CONTRACT BETWEEN THE CITY OF LANCASTER AND VIOLET TOWNSHIP AND TO DECLARE AN EMERGENCY  
**Economic Development Committee (Hoop/Crites) (3 Readings)**
- Temp Ord #35-24** AN ORDINANCE TO REPEAL LANCASTER CODIFIED ORDINANCE PART ONE – ADMINISTRATIVE CODE, TITLE FIVE – ADMINISTRATIVE, CHAPTER 139 – PUBLIC TRANSIT BOARD OF THE CODIFIED ORDINANCES OF THE CITY OF LANCASTER  
**Law Committee (Crites/Wolfinger) (3 Readings)**
- Temp Ord #36-24** AN ORDINANCE TO REPEAL LANCASTER CODIFIED ORDINANCE PART ONE – ADMINISTRATIVE CODE, TITLE FIVE – ADMINISTRATIVE, CHAPTER 130 – SERVICE SAFETY BOARD OF THE CODIFIED ORDINANCES OF THE CITY OF LANCASTER  
**Law Committee (Crites / Schoonover) (3 Readings)**
- Temp Ord #37-24** AN ORDINANCE TO ACCEPT THE FINAL PLAT FOR LDG DEVELOPMENT’S EMERALD PLACE PROJECT AND TO DECLARE AN EMERGENCY  
**Code Enforcement & Zoning Committee (Ahlers/Luchtenberg) (3 Readings)**
- Temp Ord #38-24** AN ORDINANCE TO REPEAL AND REPLACE LANCASTER CODIFIED ORDINANCE PART SEVEN – BUSINESS REGULATION CODE, CHAPTER 751 – PEDDLERS

**Law Committee (Crites/Bizjak) (3 Readings)**

**Temp Ord #39-24** AN ORDINANCE TO REPEAL AND REPLACE LANCASTER CODIFIED ORDINANCE PART NINE – STREETS, UTILITIES, AND PUBLIC SERVICES CODE, TITLE ONE – STREETS AND SIDEWALKS, CHAPTER 903 – SIDEWALKS  
**Law Committee (Crites/Wolfinger) (3 Readings)**

**FIRST READING**

**Temp Ord #40-24** AN ORDINANCE TO ACCEPT A PETITION FOR THE ANNEXATION OF 22.080 +/- ACRES IN GREENFIELD TOWNSHIP, TO CONSENT TO ANNEXATION, AND TO DECLARE AN EMERGENCY  
**Economic Development (Hoop / Crites) (1 Reading)**

**Temp Ord #41-24** AN ORDINANCE PURSUANT TO OHIO REVISED CODE 709.023(C) TO PROVIDE A BUFFER FOR INCOMPATIBLE LAND USE SUBJECT TO PASSAGE OF THE ANNEXATION OF 22.080 +/- ACRES IN GREENFIELD TOWNSHIP, AND TO DECLARE AN EMERGENCY  
**Economic Development (Hoop / Wing) (1 Reading)**

**TABLED LEGISLATION**

NONE

**UNFINISHED BUSINESS**

**NEW BUSINESS**

**ANNOUNCEMENT OF SCHEDULED MEETINGS**

**REGULARLY SCHEDULED CITY COUNCIL MEETINGS**

1. November 4<sup>th</sup> at 6:30 p.m. – Council Chambers
- 2.

**SPECIAL SCHEDULED MEETINGS**

1. Special Safety Meeting – October 30<sup>th</sup> time TBA – City Hall 1897 Conference Room

**REGULARLY SCHEDULED COMMITTEE MEETINGS**

1. Code/Zoning – October 28<sup>th</sup> at 8 a.m. – City Hall 1897 Conference Room
2. Economic Development – October 31<sup>st</sup> at 7:30 am – City Hall 1897 Conference Room
3. Law Committee – November 4<sup>th</sup> at 7:30 a.m. – City Hall 1897 Conference Room

**READING OF BILLS**

MNCO -

**EXECUTIVE SESSION (if needed)**

**ADJOURNMENT**

TEMPORARY RESOLUTION NO. 112-24

PERMANENT RESOLUTION NO. \_\_\_\_\_

A RESOLUTION TO INCREASE RECEIPTS, APPROPRIATE FROM THE UNENCUMBERED BALANCE, AND AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR IN THE LAW ENFORCEMENT BLOCK JAG GRANT-POLICE FUND (2027) AND APPROVE A THEN & NOW CERTIFICATE FOR PURCHASES

WHEREAS, the City of Lancaster received the 2022 JAG Grant and the 2023 JAG Grant funding in 2024; and

WHEREAS, therefore, an estimated revenue budget and expense budget needs to be set for 2024; and

WHEREAS, the JAG grant authorizes the City of Lancaster to keep Seven Thousand Dollars (\$7,000.00) from each year's receipts and pay the balance to Fairfield County; and

WHEREAS, the 2022 JAG Grant monies were used to purchase body cameras and the 2023 JAG Grant was used to purchase a breathalyzer instrument earlier this year; and

WHEREAS, a Then & Now Resolution is necessary so the Police Department may spend the JAG funds because they were accrued before a budget and purchase order were approved; now, therefore,

BE IT RESOLVED BY COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO:

SECTION 1. That the City of Lancaster Auditor shall amend the Certificate of Other Sources and Appropriations with the County Auditor in the amount of Twenty-Three Thousand Fifty-Eight Dollars (\$23,058.00) in the Law Enf Block/JAG Grant-Police Fund (2027).

SECTION 2. That the City of Lancaster Auditor shall increase receipts in the following revenue accounts:

2027.3384.43011	2022 JAG Grant Funding	\$11,586.00
2027.3385.43011	2023 JAG Grant Funding	<u>\$11,472.00</u>
	<b>Total</b>	<b>\$23,058.00</b>

SECTION 3. That the City of Lancaster Auditor shall appropriate from the unencumbered balance in the following expense accounts:

2027.3384.54010	2022 JAG Grant Funding	\$11,586.00
2027.3385.54010	2023 JAG Grant Funding	<u>\$11,472.00</u>
	<b>Total</b>	<b>\$23,058.00</b>

SECTION 4. That City Council hereby approves a Then & Now Certificate for the purchase of body cameras from 2022 JAG Grant funding and for the purchase of a breathalyzer instrument from the 2023 JAG Grant funding.

SECTION 5. That this resolution shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_ after \_\_\_\_\_ reading. Vote: Yeas \_\_\_\_\_ Nays \_\_\_\_\_

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

Clerk: \_\_\_\_\_

\_\_\_\_\_  
President of Council

Offered by: \_\_\_\_\_

\_\_\_\_\_  
Mayor

Second by: \_\_\_\_\_

Requested by Safety Committee

TEMPORARY RESOLUTION NO. 113-24

PERMANENT RESOLUTION NO. \_\_\_\_\_

A RESOLUTION TO APPROVE THE ISSUANCE OF A THEN AND NOW CERTIFICATE FOR PAYMENT OF INVOICES TO AMERICAN STRUCTURE POINT OUT OF THE LDOT IMPROVEMENT FUND (3014)

WHEREAS, Permanent Resolution 18-24 authorized entering into design/preconstruction engineering services contracts for the Memorial-Pierce Walk Ways Project; and

WHEREAS, funds for the project have been appropriated in the 3014.7500.52047 account; and

WHEREAS, American Structure Point was hired to perform design services, but the purchase order was not created until after work had commenced, so a Then & Now Certificate is necessary to pay incoming invoices; now, therefore,

BE IT RESOLVED BY COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO:

SECTION 1. That Lancaster City Council hereby approves issuance of a Then & Now Certificate to make payment to American Structure Point for invoiced services on the Memorial-Pierce Walk Ways Project.

SECTION 2. That this resolution shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_ after \_\_\_\_\_ reading. Vote: Yeas \_\_\_\_\_ Nays \_\_\_\_\_

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

\_\_\_\_\_  
President of Council

Clerk: \_\_\_\_\_

\_\_\_\_\_  
Mayor

Offered by: \_\_\_\_\_

Second by: \_\_\_\_\_

Requested by Public Works Committee

TEMPORARY RESOLUTION NO. 114-24

PERMANENT RESOLUTION NO. \_\_\_\_\_

A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ENTER INTO AN ENGINEERING AGREEMENT FOR VARIOUS CONSTRUCTION ADMINISTRATION SERVICES FOR THE SOLIDS HANDLING REPLACEMENT PROJECT

WHEREAS, the construction contract for the Solids Handling Replacement Project is expected to be signed in February 2025, with construction activities commencing by early April 2025; and

WHEREAS, the construction administration services of the design engineer, Arcadis, are needed throughout the construction phase of the project; and

WHEREAS, the necessary construction administration services include general administration, inspection, programming, operation and maintenance, and record drawing creation services; and

WHEREAS, the cost for these engineering services will be funded by the loan that the City acquires through the Ohio EPA Water Pollution Control Loan Fund (WPCLF) program; now, therefore,

BE IT RESOLVED BY COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO:

SECTION 1. That the Service-Safety Director be and is hereby authorized to enter into an engineering agreement not to exceed One Million Two Hundred Seventy-Nine Thousand Four Hundred Dollars (\$1,279,400.00) for all necessary construction administration services for the Solids Handling Replacement Project.

SECTION 2. That this resolution shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_ after \_\_\_\_\_ reading. Vote: Yeas \_\_\_\_\_ Nays \_\_\_\_\_

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

\_\_\_\_\_  
President of Council

Clerk: \_\_\_\_\_

\_\_\_\_\_  
Mayor

Offered by: \_\_\_\_\_

Second by: \_\_\_\_\_

Requested by Water/Water Pollution Control Committee

TEMPORARY RESOLUTION NO. 115-24

PERMANENT RESOLUTION NO. \_\_\_\_\_

A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ADVERTISE FOR BIDS FOR THE SOLIDS HANDLING FACILITY REPLACEMENT PROJECT

WHEREAS, the City is nearing the completion of engineering design on the Solids Handling Replacement Project; and

WHEREAS, funds for this project will come from an Ohio Water Development Authority Loan that requires bids to be opened by January 30, 2025; now, therefore,

BE IT RESOLVED BY COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO:

SECTION 1. That the Service-Safety Director is hereby authorized to advertise for bids for the Solids Handling Replacement Project.

SECTION 2. That this resolution shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_ after \_\_\_\_\_ reading. Vote: Yeas \_\_\_\_\_ Nays \_\_\_\_\_

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

\_\_\_\_\_  
President of Council

Clerk: \_\_\_\_\_

\_\_\_\_\_  
Mayor

Offered by: \_\_\_\_\_

Second by: \_\_\_\_\_

Requested by Water/Water Pollution Control Committee

TEMPORARY RESOLUTION NO. 116-24

PERMANENT RESOLUTION NO. \_\_\_\_\_

A RESOLUTION TO APPROPRIATE FUNDS IN THE WATER RESERVE FUND (6027) AND AUTHORIZE PAYMENT OF BILLS FOR THE OHIO WATER DEVELOPMENT LOAN FOR THE SOUTH WATER PLANT BOOSTER PUMP PROJECT

WHEREAS, the City of Lancaster is entering into a loan agreement with the Ohio Water Development Authority (OWDA) for the construction of the South Water Plant Booster Pump Project; and

WHEREAS, funds received from the loan will need to be appropriated within the Water Utility Reserve Fund (6027) in order to account for payments made to the Engineer and the Contractor in 2024 for audit purposes; now, therefore,

BE IT RESOLVED BY COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO:

SECTION 1. That the City of Lancaster Auditor shall amend the Certificate of Appropriations with the County Auditor in the amount of Two Hundred Thousand Dollars (\$200,000.00) in the Water Revenue Fund (6027).

SECTION 2. That the City of Lancaster Auditor shall appropriate from the unencumbered balance in Expense Account

6027.0720.56003	South Water Plt Improv	<u>\$200,000.00</u>
	<b>Total</b>	<b>\$200,000.00</b>

SECTION 3. That the City of Lancaster Auditor shall amend the Certificate of Other Sources and Appropriations with the County Auditor in Improvement Account 6027 Water Reserve Fund in the amount of One Hundred Fifty Thousand Dollars (\$150,000.00).

SECTION 4. That the City of Lancaster Auditor shall increase receipts in the Fund 6027 Water Reserve Fund in the amount of Two Hundred Thousand Dollars (\$200,000.00) as follows:

6027.0000.43024	Water Reserve Fund	\$200,000.00
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SECTION 5. That City Council hereby approves the issuance of a Then & Now Certificate for purchase orders for contracts covered by the OWDA Loan to accommodate reimbursement payments from the loan to pay invoices on those contracts.

SECTION 6. That this resolution shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_ after \_\_\_\_\_ reading. Vote: Yeas \_\_\_\_\_ Nays \_\_\_\_\_

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

\_\_\_\_\_  
President of Council

Clerk: \_\_\_\_\_

\_\_\_\_\_  
Mayor

Offered by: \_\_\_\_\_

Second by: \_\_\_\_\_

Requested by Water/Water Pollution Control Committee

TEMPORARY RESOLUTION NO. 117-24

PERMANENT RESOLUTION NO. \_\_\_\_\_

A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ENTER INTO A CONTRACT WITH FAIRFIELD HEALTHCARE PROFESSIONALS, INC. TO PROVIDE PROFESSIONAL HEALTHCARE AND WELLNESS SERVICES TO CITY OF LANCASTER EMPLOYEES AND THEIR DEPENDENTS AND TO DECLARE AN EMERGENCY

WHEREAS, City Administration would like to provide professional health and wellness services to its employees and their dependents to reduce the City's health insurance costs; and

WHEREAS, Fairfield Healthcare Professionals, Inc., a local physician group practice affiliated with Fairfield Medical Center, has the appropriate credentials and capacity to provide such healthcare and wellness services at its medical clinic; and

WHEREAS, case law, specifically *State ex rel Doria v. Ferguson*, 145 Ohio St. 12 (1945), authorizes municipalities to not competitively bid contracts that involves specialized services, requiring particular skills and aptitudes, such as professional healthcare and wellness services; now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO:

SECTION 1. That the Service-Safety Director is hereby authorized to enter into a contract with Fairfield Healthcare Professionals, Inc. to provide professional healthcare and wellness services at its medical clinic to City of Lancaster employees and their dependents.

SECTION 2. That 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 and for the further reason that immediate availability of these medical services will benefit City employees and help reduce City insurance costs; wherefore, this resolution shall take effect and be in force immediately upon its adoption and approval by the Mayor.

Passed: \_\_\_\_\_ after \_\_\_\_\_ reading. Vote: Yeas \_\_\_\_\_ Nays \_\_\_\_\_

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

Clerk: \_\_\_\_\_

Offered by: \_\_\_\_\_

Second by: \_\_\_\_\_

Requested by Administrative Services Committee

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
Mayor

TEMPORARY RESOLUTION NO. 118-24

PERMANENT RESOLUTION NO. \_\_\_\_\_

A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ENTER INTO A CONTRACT WITH RENAISSANCE COUNSELING & CONSULTATION TO PROVIDE PROFESSIONAL MENTAL HEALTH COUNSELING SERVICES TO CITY OF LANCASTER EMPLOYEES AND THEIR DEPENDENTS AND TO DECLARE AN EMERGENCY

WHEREAS, City Administration would like to provide professional mental health counseling services to its employees and their dependents to reduce the City's health insurance costs and improve their quality of life; and

WHEREAS, Renaissance Counseling & Consultation, LLC, a local small group mental health counseling provider, has the appropriate credentials and capacity to provide such mental health counseling services at its local practice; and

WHEREAS, case law, specifically *State ex rel Doria v. Ferguson*, 145 Ohio St. 12 (1945), authorizes municipalities to not competitively bid contracts that involves specialized services, requiring particular skills and aptitudes, such as professional mental health counseling services; now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO:

SECTION 1. That the Service-Safety Director is hereby authorized to enter into a contract with Renaissance Counseling & Consultation, LLC to provide professional mental health counseling services to City of Lancaster employees and their dependents for Calendar Year 2025 in an amount not to exceed One Hundred Eighty-Seven Thousand Five Hundred Dollars (\$187,500.00).

SECTION 2. That 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 and for the further reason that immediate availability of these mental health services will benefit City employees and help reduce City insurance costs; wherefore, this resolution shall take effect and be in force immediately upon its adoption and approval by the Mayor.

Passed: \_\_\_\_\_ after \_\_\_\_\_ reading. Vote: Yeas \_\_\_\_\_ Nays \_\_\_\_\_

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

Clerk: \_\_\_\_\_

Offered by: \_\_\_\_\_

Second by: \_\_\_\_\_

Requested by Administrative Services Committee

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
Mayor

TEMPORARY RESOLUTION NO. 119-24

PERMANENT RESOLUTION NO. \_\_\_\_\_

A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ACCEPT NORTHEAST OHIO PUBLIC ENERGY COUNCIL 2024 ENERGIZED COMMUNITY GRANT FUNDS AND TO DECLARE AN EMERGENCY

WHEREAS, the Northeast Ohio Public Energy Community (NOPEC) Energized Community grant program provides funding for vital energy efficiency and infrastructure projects that help member communities reduce their energy consumption; and

WHEREAS, the City plans to utilize available NOPEC grant funds to replace lighting in City Hall and the Chestnut Street annex building to make these areas more energy efficient; now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO:

SECTION 1. That the Service Safety Director is hereby authorized to accept Thirty-One Thousand Four Hundred Fifty-Eight Dollars and Eighty-Five Cents (\$31,458.85) in 2024 NOPEC Energized Community Grant funds.

SECTION 2. That 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 and for the further reason that immediate acceptance of these grant funds will enable necessary improvements to be made in a timely and more cost effective manner; wherefore, this resolution shall take effect and be in force immediately upon its adoption and approval by the Mayor.

Passed: \_\_\_\_\_ after \_\_\_\_\_ reading. Vote: Yeas \_\_\_\_\_ Nays \_\_\_\_\_

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

Clerk: \_\_\_\_\_

Offered by: \_\_\_\_\_

Second by: \_\_\_\_\_

Requested by Administrative Services Committee

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
Mayor

TEMPORARY RESOLUTION NO. 120-24

PERMANENT RESOLUTION NO. \_\_\_\_\_

A RESOLUTION TO AUTHORIZE THE MAYOR TO ENTER INTO A PRE-ANNEXATION AGREEMENT WITH METRO DEVELOPMENT II, LLC, ON BEHALF OF SIX OWNERS INCLUDING FAIRFIELD COUNTY AUDITOR PARCEL NUMBERS 0148098910, 0140099511, 0140099520, 0140099530, 0140099540, 0140099500, AND 0140099541, CONSISTING OF 22.080 +/- ACRES IN GREENFIELD TOWNSHIP, AND TO DECLARE AN EMERGENCY

WHEREAS, Petitioners' real property consisting of 22.080 +/- acres in Greenfield Township, Fairfield County, Ohio, which property is generally described in the legal description and survey attached as Exhibit 1, is the subject of an Expedited Type 2 Annexation Petition filed with the Fairfield County Board of County Commissioners on October 15, 2024, and served on the City on October 16, 2024; and

WHEREAS, a proposed Pre-Annexation Agreement has been negotiated between the City and the Developer, Metro Development II, LLC and is attached hereto as Exhibit 2; and

WHEREAS, said 22.080 +/- acres is contiguous to the City, and would benefit from municipal services provided by the City, including natural gas, sanitation, police, and fire/EMS services; now, therefore,

BE IT RESOLVED BY COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO:

SECTION 1. That the Pre-Annexation Agreement in the form presently on file with the Clerk of Council is hereby approved and authorized with changes therein not inconsistent with this Resolution and not substantially adverse to this City as shall be approved by the Mayor. That the Mayor, for and in the name of the City, is hereby authorized to execute the Agreement, provided further that the approval of changes thereto by the Mayor, their character not being substantially adverse to the City, shall be evidenced conclusively by the execution thereof. This Council further authorizes the Mayor for and in the name of the City, to execute any amendments to the Agreement, which amendments are not inconsistent with this Resolution and not substantially adverse to this City.

SECTION 2. That 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 and for the further reason that this resolution must be enacted to meet the Expedited Type 2 Annexation timeline imposed by the Ohio Revised Code; wherefore, this resolution shall take effect and be in force immediately upon its adoption and approval by the Mayor.

Passed: \_\_\_\_\_ after \_\_\_\_\_ reading. Vote: Yeas \_\_\_\_\_ Nays \_\_\_\_\_

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

\_\_\_\_\_  
President of Council

Clerk: \_\_\_\_\_

\_\_\_\_\_  
Mayor

Offered by: \_\_\_\_\_

Second by: \_\_\_\_\_

Requested by Economic Development Committee

Thence South 86°37'04" East, with said southerly right of way line, a distance of 1122.86 feet, to the southeasterly corner thereof, being in the centerline and the westerly line of said 1.527 acre tract;

Thence North 3°01'22" East, with said centerline and said westerly line, a distance of 1188.89 feet to the **POINT OF BEGINNING** containing **22.080** acres, more or less.

The total perimeter of annexation area is 8034.99 feet, of which 1432.99 feet are contiguous with the City of Lancaster, giving 17.8% contiguity.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

This description was prepared from existing record information and is for annexation purposes only.

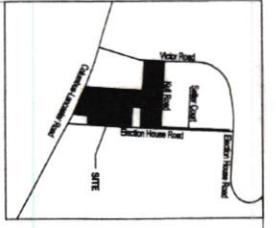
The bearings shown above are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011).



CESO Inc.

A handwritten signature in blue ink, appearing to read "Mackroyd", followed by the date "9/17/24".

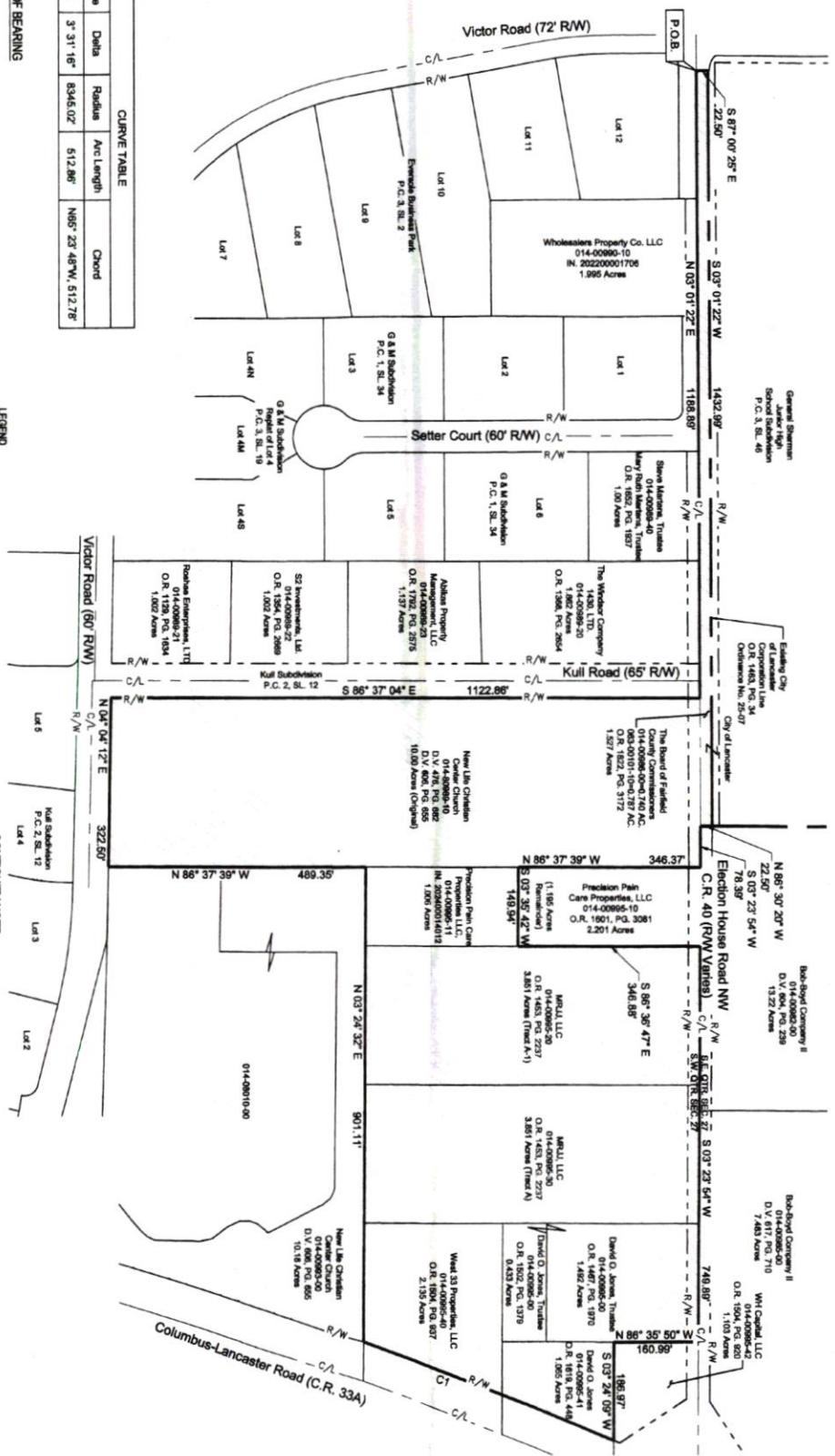
Matthew J. Ackroyd, PS  
Registered Surveyor No. 8897



CURVE TABLE			
Curve	Data	Radius	Chord
C1	3° 31' 16"	8345.02'	512.86'
			N65° 23' 48" W, 512.78'

**BASIS OF BEARING**  
 The basis of bearing as shown hereon is for a portion of the centerline of Election House Road, having a bearing of South 3° 23' 54" West, as established by GPS observations utilizing the ODOT VRS, Ohio State Plane Coordinate System, Ohio South Zone, NAD 83 (2011)

**LEGEND**  
 --- Color: City of Lancaster Comp. Line  
 --- Field: Easement Line  
 --- Prop. Reservation Comp. Line  
 --- Prop. Area to be Annexed (22,080± ACRES)



**CONTIGUITY NOTE:**  
 The total perimeter of annexation area is 8034.99 feet, of which 1432.98 feet are contiguous with the City of Lancaster, giving 17.8% contiguity.  
 This exhibit was prepared from record information from the Fairfield County Engineer, Recorder and Auditor, and is not intended for the transfer of real property.

*Matthew J. Ackroyd*  
 9/17/24  
 MATTHEW J. ACKROYD, OHIO P.S. NO. 8897  
 DATE



## Proposed Annexation of 22.080± Acres From Greenfield Township To the City of Lancaster

State of Ohio, Fairfield County, Greenfield Township, Southwest Quarter, Section 27, Township 15, Range 19 West

ID	Description	Date
	Revisions / Submissions	

Project Number: 761133  
 Scale: 1"=150'  
 Drawn By: VJM  
 Checked By: ALB  
 Date: 9/17/2024  
 Issue: N/A

**CESO**  
 2801 Central Business Dr., Suite 400  
 Columbus, Ohio 43221  
 Phone: 614.241.7000 Fax: 614.241.4244





## LEGAL DESCRIPTION

22.080 +/- Acres

Situated in the State of Ohio, County of Fairfield, Township of Greenfield, Township 15, Range 19, Section 27, Congress Lands, being all of a 1.006 acre tract as conveyed to Precision Pain Care Properties LLC, of record in Instrument Number 202400013456, a 3.851 acre tract (Tract A) and a 3.851 acre tract (Tract A-1) as conveyed to MRJJ, LLC, of record in Official Record 1453, Page 2237, part of a 2.135 acre tract as conveyed to West 33 Properties, LLC, of record in Official Record 1504, Page 937, all of a 0.433 acre tract as conveyed to David O. Jones, Trustee, of record in Official Record 1502, Page 1379, all of a 1.492 acre tract as conveyed to David O. Jones, Trustee, of record in Official Record 1467, Page 1970, part of a 1.065 acre tract as conveyed to David O. Jones, of record in Official Record 1619, Page 448, all of a 10.00 acre original tract as conveyed to New Life Christian Center Church, of record in Deed Volume 476, Page 682, and Deed Volume 606, Page 655, part of a 1.527 acre tract as conveyed to The Board of Fairfield County Commissioners, of record in Official Record 1822, Page 3172, all deed references refer to the records of the Recorder's Office, Fairfield County, Ohio and being more particularly described as follows:

**BEGINNING** at the northwesterly corner of said 1.527 acre tract and being in the centerline of Election House Road (County Road 40) (Variable R/W) and the northwest corner of that plat entitled "General Sherman Junior High School Subdivision", of record in Plat Cabinet 3, Slide 46;

Thence South  $87^{\circ}00'25''$  East, with the northerly line of said 1.527 acre tract, a distance of 22.50 feet to a point in the Existing City of Lancaster Corporation Line of record in Official Record 1463, Pg 34;

Thence South  $3^{\circ}01'22''$  West, through said 1.527 acre tract and with said Corporation Line, a distance of 1432.99 feet to a point in the southerly line of said 1.527 acre tract and said General Sherman Junior High School Subdivision;

Thence North  $86^{\circ}30'20''$  West, with said southerly line, a distance of 22.50 feet to a point in said centerline, being the easterly line of said 10.00 acre tract ;

Thence South  $3^{\circ}23'54''$  West, with said centerline and said easterly line, a distance of 78.39 feet, to the northeasterly corner of a 2.201 acre original tract as conveyed to Precision Pain Care Properties, LLC of record in Official Record 1601, Page 3081 and the southeasterly corner of said 10.00 acre tract;

Thence North  $86^{\circ}37'39''$  West, with the northerly line of said 2.201 acre tract, a distance of 346.37 feet to the northeasterly corner of said 1.006 acre tract;

Thence South  $3^{\circ}35'42''$  West, with the easterly line of said 1.006 acre tract, a distance of 149.94 feet to the southeast corner being thereof in the northerly line of said Tract A-1;

Thence South  $86^{\circ}36'47''$  East, with said northerly line, a distance of 346.88 feet to the northeasterly corner thereof and in the centerline of Election House Road;

Thence South  $3^{\circ}23'54''$  West, with said centerline and with the easterly lines of said Tract A-1, Tract A, and 1.492 acre tract, a distance of 749.89 feet to the southeasterly corner of said 1.492 acre tract;

Thence North  $86^{\circ}35'50''$  West, with the southerly line of said 1.492 acre tract, a distance of 160.99 feet to the northeasterly corner of said 1.065 acre tract;

Thence South  $3^{\circ}24'09''$  West, with the easterly line of said 1.065 acre tract, a distance of 186.97 feet to a point in the northerly right of way line of Columbus-Lancaster Road;

Thence with said northerly right of way line and through said 1.065 acre tract and 2.135 acre tract, with a curve to the left with a radius of 8345.02 feet, a delta angle  $03^{\circ}31'16''$ , an arc length of 512.86 feet, a chord distance and bearing of North  $65^{\circ}23'48''$  West, 512.78 feet, to a point in the westerly line of said 2.135 acre tract;

Thence North  $3^{\circ}24'32''$  East, with the westerly lines of said 2.135 acre tract, said Tract A, said Tract A-1 and said 1.006 acre tract, a distance of 901.11 feet, to the northwesterly corner of said 1.006 acre tract, being in the southerly line of said 10.00 acre tract;

Thence North  $86^{\circ}37'39''$  West, with said southerly line, a distance of 489.35 feet, to the southwesterly corner thereof;

Thence North  $4^{\circ}04'12''$  East, with the westerly line of said 10.00 acre tract, a distance of 322.50 feet, to the southerly right of way line of Kull Road (65'), as dedicated in the Kull Subdivision, of record in Plat Cabinet 2, Slot 12;



## PRE-ANNEXATION AGREEMENT

This Agreement is entered into by and between the City of Lancaster, Ohio (hereinafter "City"), and Metro Development II LLC (hereinafter "Developer") on the last date set forth below.

### WITNESSETH

WHEREAS, Developer owns or controls by contract approximately 22.080+/- acres of real property in Greenfield Township, Fairfield County, Ohio, which area is generally described in the legal description and survey attached hereto as Exhibit A (hereinafter referred to as the "Property"); and

WHEREAS, such property is contiguous to the City, and would benefit from municipal services provided by the City, including water, sanitary sewer, stormwater, sanitation, gas, police, and fire/EMS services; and

WHEREAS, the City can provide such municipal services to the Property, if the Property is annexed to the City; and

WHEREAS, the Developer wishes to annex its Property to the City, and to develop the site for a multi-family residential development; and

WHEREAS, the Property is currently situated within Greenfield Township; and

WHEREAS, the parties agree that it is in their mutual interest during the annexation process to enter into this Agreement for the development of the Property for the mutual benefit of the Developer and the City; and

WHEREAS, the City and Developer wish to address these issues as set forth below.

NOW THEREFORE, in consideration of the mutual benefits presented by an annexation of Developer's Property into the City, it is hereby agreed by and between the parties as follows:

- 1. Annexation Petition** - The Developer will file a petition for annexation of the Property, to the City, in reliance upon the other mutual promises and terms set forth herein. The annexation process shall be an "Expedited Type II" annexation as provided in Ohio Revised Code ("ORC") Section 709.023.
- 2. Easements** - The Developer covenants and agrees that easements will be needed for the constructions, installation, and maintenance of all City utilities which will service the Property. The specific location and width of such easements have not been determined at the time of execution of this Agreement. However, upon the City's determination of the utility easements necessary, the Developers will grant such easements to the City in exchange for utility services.

- 3. Service Resolution** - Pursuant to and in accordance with the ORC, the City agrees to enact, prior to twenty (20) days after the date of filing the annexation petition with the Board of County Commissioners of Fairfield County, Ohio (the "Commissioners"), the appropriate resolution of service (the "Service Resolution") stating that the services described in Section 3 of this Agreement will be provided to the Property upon annexation. The Service Resolution, once adopted, shall be immediately certified and filed with the Clerk of the Commissioners. In the event that the Commissioners approve the annexation petitions, the City shall accept the annexation of the Property by emergency ordinance at the next regular meeting following County approval and following the filing of a copy of the record with the Clerk of the City and laying it before Council (ORC Section 709.04), unless the Developer notifies the City that it wants to delay acceptance of the annexation in accordance with Section 4 hereof. The City also agrees to provide all reasonable assistance requested by the Developer in pursuing the annexation. It is not expected that there will be any legal challenge to the Commissioners' approval of the annexation, or appeal of the Commissioners' approval of the annexation; however, if such a challenge occurs, the Developer may, at its sole option, choose to terminate this Agreement within thirty (30) days of: (i) the denial of the annexation by the Commissioners; or (ii) the filing of an appeal of the decision of the Commissioners to approve the annexation or of any other legal or administrative action seeking to overturn the Commissioners' approval. Should the Developer elect to terminate this Agreement as set forth in this paragraph, this Agreement shall immediately become null and void and no party shall have any further obligations to the other.
- 4. Services –**

  - A. Sanitary Sewer Services:** Sanitary sewer service will be provided by Fairfield County, Ohio.
  - B. Water Services:** Water service will be provided by Fairfield County, Ohio.
  - C. Natural Gas Services:** The City covenants and agrees that it has available capacity and public natural gas service lines in proximity to the Property up to 12K cubic feet (MCF)/hour. City agrees to provide natural gas service to the entire Property upon annexation. The alignment through the proposed development is undetermined at this time, but Developer and City shall work together, as the development progresses, to ensure proper looping and connectivity can be supplied to the Property. Upon review and approval by City of natural gas service, City agrees to determine and provide public natural gas line connection points for the Property. City shall be solely responsible for the cost and expense of the development, design, and construction of the public natural gas line system to provide natural gas service to the Property in compliance with Lancaster Codified Ordinance and City design standards. It is expressly understood that costs of connection and tap and capacity/user fees shall be borne by the Developer, at applicable standard rates/schedules of the City.

- D. Stormwater Services:** Storm water drainage facilities will be located entirely on the Property and will be privately owned and maintained. No direct connections to City, County or Township facilities are proposed.
  - E. Sanitation Services:** The City covenants and agrees that it will provide sanitation service to the Property upon Developer request. It is anticipated that dumpsters will be placed at various locations within each designated area. Developer shall comply with Lancaster Codified Ordinance and City standards regarding dumpster locations. It is expressly understood that costs associated with sanitation services shall be borne by the Developer, at applicable standard rates/schedules of the City.
  - F. Police Services:** The City covenants and agrees that it will provide Police services to the Property upon annexation. In order to provide necessary Police services in an existing high traffic density area, Developer shall construct sufficient entry points to facilitate emergency vehicle access and response.
  - G. Fire/EMS Services:** The City covenants and agrees that it will provide Fire/EMS services to the Property upon annexation. In order to provide necessary Fire/EMS services in an existing high traffic density area, Developer shall construct sufficient entry points to facilitate emergency vehicle access and response.
  - H. Election House Road:** The City agrees to enter into a road maintenance agreement with Fairfield County, Ohio for Election House Road as required by Ohio Revised Code 709.023.
- 5. Zoning** - The Developer's intended use of the Property is that of multi-family residential development as shown on the Development Concept attached hereto as Exhibit B (the "Development Concept"). The Developer has determined to submit and seek zoning for Residential Multi-Family District (RM) designation of the Property consistent with such intended use.

The City agrees that, upon filing of the annexation petition for the Property, it will expeditiously process contemporaneously filed applications for rezoning the Property and for the Preliminary Develop Plan. The City's planning staff and administration agree to actively support the rezoning application and the Preliminary Develop Plan so long as it is consistent with the Development Concept attached hereto in order that such documents may be presented to City Council for final approval, immediately following approval of the annexation petition by the Commissioners and acceptance thereof by the City Council, so that the rezoning can be effective at the earliest time permitted by law. Upon the written request of the Developer on behalf of the petitioners, the City shall delay acceptance of the annexation until legislative approval of the rezoning is accomplished or can be accomplished contemporaneously with the acceptance of the annexation. If, for any reason, the rezoning cannot be accomplished substantially in accordance with the

provisions of this paragraph (or as it may be modified in a manner acceptable to the Developer) and/or the rezoning is referred or defeated for any reason, and/or a building moratorium or other ordinance, resolution or rule is enacted by the City that would, in the opinion of the Developer, adversely affect Developer's intended use of the Property, the City agrees, at the Developer's request, not to accept the annexation by allowing the 120-day acceptance period to expire, and thus, rejecting the annexation of the Property and Developer may, its option, terminate this Agreement. If (i) the annexation approval occurs prior to or other than concurrently with the legislative approval of the rezoning and the rezoning is subsequently not approved substantially in accordance with this paragraph (or as it may be modified in a manner acceptable to the Developer), (ii) the annexation approval is referred to a vote of the electorate, or (iii) a building moratorium or any other ordinance, resolution or rule is enacted or adopted by the City that would, in the opinion of the Developer, adversely affect Developer's intended use of the Property, the City agrees, at the request of the Developer: (a) to reconsider the ordinance accepting the annexation and rescind, repeal and reject the annexation approval within twenty (25) days of the date of the disapproval of the rezoning, referral to a vote of the electorate, or the enactment of the building moratorium or other ordinance, resolution or rule; or (b) to detach/de-annex from the City all or part of the Property or not oppose any petition to detach/de-annex all or party of the Property and the Developer may, at its option, terminate this Agreement.

6. **Traffic Improvements** - Developer shall have a Traffic Impact Study performed to evaluate the impacts of the proposed development of the Property to the roadway system. City will establish the scope and requirements of the Traffic Impact Study and the study area. Developer must construct, at Developer's expense, all public infrastructure traffic improvements recommended as a result of said study. Any public infrastructure traffic improvements shall be built to City guidelines and standards.
7. **Community Reinvestment Area ("CRA")** - The parties agree to enter into a CRA agreement upon the following terms: CRA agreement will provide a 15-year, 100% property tax exemption for each building constructed on the Property on the condition that 10% of the residential units are rented to tenants at or below 60% of the area median income ("AMI") and 10% of the residential units are rented to tenants at or below 80% of AMI for which the annual rent charged complies with affordable rents at 60% and 80% AMI as defined by the U.S. Department of Housing and Urban Development (HUD). Developer shall provide accurate rent rolls to City annually to verify compliance with this tax incentive.
8. **Notices** - Notices under this Agreement shall be in writing to the Developer and its attorney and to the City via the City Law Director at the addresses listed below.

*To Developer:*

Metro Development II LLC

Attention: Joe Thomas  
470 Olde Worthington Road, Suite 100  
Westerville, OH 43082  
Email: [jthomasjr@drkmetro.com](mailto:jthomasjr@drkmetro.com)

*With a copy to:*

Jill S. Tangeman, Esq.  
52 East Gay Street  
Columbus, OH 43215  
Email: [jstangeman@vorys.com](mailto:jstangeman@vorys.com)

*To the City:*

Law Director & City Prosecutor  
City of Lancaster  
136 W. Main Street  
PO Box 1008  
Lancaster, Ohio 43130  
Email: [slhall@ci.lancaster.oh.us](mailto:slhall@ci.lancaster.oh.us)

**9. Miscellaneous -**

- A. The Developer agrees to provide City with a minimum of Forty (40) feet of dedicated roadway/right of way from the centerline along existing N. Columbus Street upon successful annexation and establishment of zoning with the City.
- B. The City agrees to process the contemplated establishment of zoning for the proposed development on a parallel time frame with the planned annexation, within the statutory time frame provided by Ohio law for such annexation. The parties specifically contemplate the passage of the Ordinance to establish zoning within the same session as the City's Council meeting to finally accept annexation of the Property.
- C. This Agreement represents the entire agreement between the parties. If a dispute arises, the Courts of Fairfield County, Ohio shall have jurisdiction to resolve any dispute unless both parties expressly agree otherwise in writing.
- D. No modifications, discussions or alterations from the terms included herein shall be considered effective unless as made in writing and signed by all parties.
- E. This Agreement shall be binding upon the parties hereto and their respective transferee, heirs and/or assigns.

F. It is expressly understood that time is of the essence in doing and performing all things to be done under the terms of this Agreement.

10. **Representations and Warranties** - The parties make each of the following representations and warranties as of the effective date of this Agreement. These representations and warranties are given as partial consideration for and as a material inducement to the execution of this Agreement and each shall survive the execution, delivery and performance of this Agreement.

A. Developer's Warranty regarding Power and Authority. Developer warrants and represents that it is duly organized, validly existing and in good standing under the laws of the state of Ohio and has the capacity to enter into this Agreement. Each person executing this Agreement on Developer's behalf represents and warrants that he or she has full power and authority to do so and to deliver and perform this Agreement and all transactions contemplated by this Agreement without the consent of any additional persons or entities.

B. City's Warranty regarding Power and Authority. The City warrants that it has the power, authority and capacity to enter into, and to deliver and perform this Agreement and all transactions contemplated by this Agreement without the consent of any additional persons, boards or any other group or entity. Each person executing this Agreement on behalf of the City represents and warrants that he or she has full power and has been authorized to do so by appropriate actions by the governing body of the City.

C. Valid and Binding. Each party represents and warrants that this Agreement creates a valid, binding and enforceable obligation and that this Agreement is enforceable against the warranting party in accordance with its terms.

*(Signature Pages To Follow)*

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their duly authorized representatives this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

CITY OF LANCASTER, OHIO

APPROVED AS TO FORM FOR THE CITY

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

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

Printed: \_\_\_\_\_

Printed: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF OHIO                    )  
  ) SS:  
COUNTY OF FAIRFIELD        )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me a Notary Public personally appeared Mayor Don McDaniel, the authorized representative of the City of Lancaster, Ohio, and acknowledged the execution of the foregoing instrument, and that the same is his voluntary act and deed on behalf of the City of Lancaster, Ohio.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the date and year aforesaid.

\_\_\_\_\_  
Notary Public

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their duly authorized representatives this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

DEVELOPER

METRO DEVELOPMENT II LLC

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

Its: \_\_\_\_\_

STATE OF OHIO                    )  
  ) SS:  
COUNTY OF \_\_\_\_\_        )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me a Notary Public personally appeared \_\_\_\_\_, the authorized representative of Metro Development II LLC and acknowledged the execution of the foregoing instrument, and that the same is his voluntary act and deed on behalf of Metro Development II LLC.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the date and year aforesaid.

\_\_\_\_\_  
Notary Public

TEMPORARY RESOLUTION NO. 121-24

PERMANENT RESOLUTION NO. \_\_\_\_\_

A RESOLUTION TO AUTHORIZE THE PROVISION OF SERVICES BY THE CITY TO REAL PROPERTY PROPOSED FOR ANNEXATION WHICH INCLUDES FAIRFIELD COUNTY AUDITOR PARCEL NUMBERS 0148098910, 0140099511, 0140099520, 0140099530, 0140099540, 0140099500, AND 0140099541, CONSISTING OF 22.080 +/- ACRES IN GREENFIELD TOWNSHIP, AND TO DECLARE AN EMERGENCY

WHEREAS, Petitioners, by and through Jill Stemen Tangeman, Esq. (“Agent”), have filed a Petition for Expedited Type 2 Annexation for parcel numbers: 0148098910, 0140099511, 0140099520, 0140099530, 0140099540, 0140099500, and 0140099541 including 22.080 +/- acres currently in Greenfield Township, with the Fairfield County Board of County Commissioners (“BCC”) and served the City with said Petition on October 16, 2024; and

WHEREAS, pursuant to the Ohio Revised Code, the City has twenty (20) days after the Petition is filed to adopt a Resolution of Services indicating what utilities and other services will be provided by the municipal corporation to the territory to be annexed; and

WHEREAS, Developer/Petitioner Metro Development II, LLC, by and through its Agent, and the City have negotiated a Pre-Annexation Agreement, which is attached hereto as Exhibit A, that sets forth the terms and conditions upon which the City will provide services to the newly annexed territory; and

WHEREAS, said Pre-Annexation Agreement requires the City to enter into a road maintenance agreement with Fairfield County for Election House Road as required by Ohio Revised Code 709.023, which agreement is attached hereto as Exhibit B; now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO:

SECTION 1. That the City hereby authorizes the provision of the following services: Gas, Sanitation, Police, and Fire/EMS to the real property in Greenfield Township as described in attached Exhibit A for 22.080 +/- acres, for which a Petition for an Expedited Type 2 Annexation is currently before the BCC. This Resolution of Services is conditioned, however, upon the annexation being successfully completed and all specific terms and conditions of the Pre-Annexation Agreement between the parties being satisfied.

SECTION 2. That the Road Maintenance Agreement attached as Exhibit B is hereby approved and authorized with changes therein not inconsistent with this Resolution and not substantially adverse to this City as shall be approved by the Mayor. That the Mayor, for and in the name of the City, is hereby authorized to execute the Agreement, provided further that the approval of changes thereto by the Mayor, their character not being substantially adverse to the City, shall be evidenced conclusively by the execution thereof. This Council further authorizes the Mayor for and in the name of the City, to execute any amendments to the Agreement, which amendments are not inconsistent with this Resolution and not substantially adverse to this City.

SECTION 3. That the Petitioners and Developer shall ensure that future development within the area proposed for annexation will not result in the main City utility line capacities being exceeded.

SECTION 4. That 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 and for the further reason that this resolution must be enacted to meet the annexation timeline imposed by the Ohio Revised Code for an Expedited Type 2 Annexation; wherefore, this resolution shall take effect and be in force immediately upon its adoption and approval by the Mayor.

Passed: \_\_\_\_\_ after \_\_\_\_\_ reading. Vote: Yeas \_\_\_\_\_ Nays \_\_\_\_\_

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

\_\_\_\_\_  
President of Council

Clerk: \_\_\_\_\_

\_\_\_\_\_  
Mayor

Offered by: \_\_\_\_\_

Second by: \_\_\_\_\_

Requested by Economic Development Committee



## PRE-ANNEXATION AGREEMENT

This Agreement is entered into by and between the City of Lancaster, Ohio (hereinafter "City"), and Metro Development II LLC (hereinafter "Developer") on the last date set forth below.

### WITNESSETH

WHEREAS, Developer owns or controls by contract approximately 22.353+/- acres of real property in Greenfield Township, Fairfield County, Ohio, which area is generally described in the legal description and survey attached hereto as Exhibit A (hereinafter referred to as the "Property"); and

WHEREAS, such property is contiguous to the City, and would benefit from municipal services provided by the City, including water, sanitary sewer, stormwater, sanitation, gas, police, and fire/EMS services; and

WHEREAS, the City can provide such municipal services to the Property, if the Property is annexed to the City; and

WHEREAS, the Developer wishes to annex its Property to the City, and to develop the site for a multi-family residential development; and

WHEREAS, the Property is currently situated within Greenfield Township; and

WHEREAS, the parties agree that it is in their mutual interest during the annexation process to enter into this Agreement for the development of the Property for the mutual benefit of the Developer and the City; and

WHEREAS, the City and Developer wish to address these issues as set forth below.

NOW THEREFORE, in consideration of the mutual benefits presented by an annexation of Developer's Property into the City, it is hereby agreed by and between the parties as follows:

- 1. Annexation Petition** - The Developer will file a petition for annexation of the Property, to the City, in reliance upon the other mutual promises and terms set forth herein. The annexation process shall be an "Expedited Type II" annexation as provided in Ohio Revised Code ("ORC") Section 709.023.
- 2. Easements** - The Developer covenants and agrees that easements will be needed for the constructions, installation, and maintenance of all City utilities which will service the Property. The specific location and width of such easements have not been determined at the time of execution of this Agreement. However, upon the City's determination of the utility easements necessary, the Developers will grant such easements to the City in exchange for utility services.

- 3. Service Resolution** - Pursuant to and in accordance with the ORC, the City agrees to enact, prior to twenty (20) days after the date of filing the annexation petition with the Board of County Commissioners of Fairfield County, Ohio (the "Commissioners"), the appropriate resolution of service (the "Service Resolution") stating that the services described in Section 3 of this Agreement will be provided to the Property upon annexation. The Service Resolution, once adopted, shall be immediately certified and filed with the Clerk of the Commissioners. In the event that the Commissioners approve the annexation petitions, the City shall accept the annexation of the Property by emergency ordinance at the next regular meeting following County approval and following the filing of a copy of the record with the Clerk of the City and laying it before Council (ORC Section 709.04), unless the Developer notifies the City that it wants to delay acceptance of the annexation in accordance with Section 4 hereof. The City also agrees to provide all reasonable assistance requested by the Developer in pursuing the annexation. It is not expected that there will be any legal challenge to the Commissioners' approval of the annexation, or appeal of the Commissioners' approval of the annexation; however, if such a challenge occurs, the Developer may, at its sole option, choose to terminate this Agreement within thirty (30) days of: (i) the denial of the annexation by the Commissioners; or (ii) the filing of an appeal of the decision of the Commissioners to approve the annexation or of any other legal or administrative action seeking to overturn the Commissioners' approval. Should the Developer elect to terminate this Agreement as set forth in this paragraph, this Agreement shall immediately become null and void and no party shall have any further obligations to the other.
  
- 4. Services –**

  - A. Sanitary Sewer Services:** Sanitary sewer service will be provided by Fairfield County, Ohio.
  
  - B. Water Services:** Water service will be provided by Fairfield County, Ohio.
  
  - C. Natural Gas Services:** The City covenants and agrees that it has available capacity and public natural gas service lines in proximity to the Property up to 25K cubic feet (MCF)/hour. City agrees to provide natural gas service to the entire Property upon annexation. The alignment through the proposed development is undetermined at this time, but Developer and City shall work together, as the development progresses, to ensure proper looping and connectivity can be supplied to the Property. Upon review and approval by City of natural gas service, City agrees to determine and provide public natural gas line connection points for the Property. City shall be solely responsible for the cost and expense of the development, design, and construction of the public natural gas line system to provide natural gas service to the Property in compliance with Lancaster Codified Ordinance and City design standards. It is expressly understood that costs of connection and tap and capacity/user fees shall be borne by the Developer, at applicable standard rates/schedules of the City.

- D. Stormwater Services:** Storm water drainage facilities will be located entirely on the Property and will be privately owned and maintained. No direct connections to City, County or Township facilities are proposed.
- E. Sanitation Services:** The City covenants and agrees that it will provide sanitation service to the Property upon Developer request. It is anticipated that dumpsters will be placed at various locations within each designated area. Developer shall comply with Lancaster Codified Ordinance and City standards regarding dumpster locations. It is expressly understood that costs associated with sanitation services shall be borne by the Developer, at applicable standard rates/schedules of the City.
- F. Police Services:** The City covenants and agrees that it will provide Police services to the Property upon annexation. In order to provide necessary Police services in an existing high traffic density area, Developer shall construct sufficient entry points to facilitate emergency vehicle access and response.
- G. Fire/EMS Services:** The City covenants and agrees that it will provide Fire/EMS services to the Property upon annexation. In order to provide necessary Fire/EMS services in an existing high traffic density area, Developer shall construct sufficient entry points to facilitate emergency vehicle access and response.
- H. Election House Road:** The City agrees to enter into a road maintenance agreement with Fairfield County, Ohio for Election House Road as required by Ohio Revised Code 709.023.

- 5. Zoning -** The Developer's intended use of the Property is that of multi-family residential development as shown on the Development Concept attached hereto as Exhibit B (the "Development Concept"). The Developer has determined to submit and seek zoning for Residential Multi-Family District (RM) designation of the Property consistent with such intended use.

The City agrees that, upon filing of the annexation petition for the Property, it will expeditiously process contemporaneously filed applications for rezoning the Property and for the Preliminary Develop Plan. The City's planning staff and administration agree to actively support the rezoning application and the Preliminary Develop Plan so long as it is consistent with the Development Concept attached hereto in order that such documents may be presented to City Council for final approval, immediately following approval of the annexation petition by the Commissioners and acceptance thereof by the City Council, so that the rezoning can be effective at the earliest time permitted by law. Upon the written request of the Developer on behalf of the petitioners, the City shall delay acceptance of the annexation until legislative approval of the rezoning is accomplished or can be accomplished contemporaneously with the acceptance of the annexation. If, for any reason, the rezoning cannot be accomplished substantially in accordance with the

provisions of this paragraph (or as it may be modified in a manner acceptable to the Developer) and/or the rezoning is referred or defeated for any reason, and/or a building moratorium or other ordinance, resolution or rule is enacted by the City that would, in the opinion of the Developer, adversely affect Developer's intended use of the Property, the City agrees, at the Developer's request, not to accept the annexation by allowing the 120-day acceptance period to expire, and thus, rejecting the annexation of the Property and Developer may, its option, terminate this Agreement. If (i) the annexation approval occurs prior to or other than concurrently with the legislative approval of the rezoning and the rezoning is subsequently not approved substantially in accordance with this paragraph (or as it may be modified in a manner acceptable to the Developer), (ii) the annexation approval is referred to a vote of the electorate, or (iii) a building moratorium or any other ordinance, resolution or rule is enacted or adopted by the City that would, in the opinion of the Developer, adversely affect Developer's intended use of the Property, the City agrees, at the request of the Developer: (a) to reconsider the ordinance accepting the annexation and rescind, repeal and reject the annexation approval within twenty (25) days of the date of the disapproval of the rezoning, referral to a vote of the electorate, or the enactment of the building moratorium or other ordinance, resolution or rule; or (b) to detach/de-annex from the City all or part of the Property or not oppose any petition to detach/de-annex all or party of the Property and the Developer may, at its option, terminate this Agreement.

6. **Traffic Improvements** - Developer shall have a Traffic Impact Study performed to evaluate the impacts of the proposed development of the Property to the roadway system. City will establish the scope and requirements of the Traffic Impact Study and the study area. Developer must construct, at Developer's expense, all public infrastructure traffic improvements recommended as a result of said study. Any public infrastructure traffic improvements shall be built to City guidelines and standards.
7. **Community Reinvestment Area ("CRA")** - The parties agree to enter into a CRA agreement upon the following terms: CRA agreement will provide a 15-year, 100% property tax exemption for each building constructed on the Property on the condition that 10% of the residential units are rented to tenants at or below 60% of the area median income ("AMI") and 10% of the residential units are rented to tenants at or below 80% of AMI for which the annual rent charged complies with affordable rents at 60% and 80% AMI as defined by the U.S. Department of Housing and Urban Development (HUD). Developer shall provide accurate rent rolls to City annually to verify compliance with this tax incentive.
8. **Notices** - Notices under this Agreement shall be in writing to the Developer and its attorney and to the City via the City Law Director at the addresses listed below.

*To Developer:*

Metro Development II LLC

Attention: Joe Thomas  
470 Olde Worthington Road, Suite 100  
Westerville, OH 43082  
Email: [jthomasjr@drkmetro.com](mailto:jthomasjr@drkmetro.com)

*With a copy to:*

Jill S. Tangeman, Esq.  
52 East Gay Street  
Columbus, OH 43215  
Email: [jstangeman@vorys.com](mailto:jstangeman@vorys.com)

*To the City:*

Law Director & City Prosecutor  
City of Lancaster  
136 W. Main Street  
PO Box 1008  
Lancaster, Ohio 43130  
Email: [slhall@ci.lancaster.oh.us](mailto:slhall@ci.lancaster.oh.us)

**9. Miscellaneous -**

- A.** The Developer agrees to provide City with a minimum of Forty (40) feet of dedicated roadway/right of way from the centerline along existing N. Columbus Street upon successful annexation and establishment of zoning with the City.
- B.** The City agrees to process the contemplated establishment of zoning for the proposed development on a parallel time frame with the planned annexation, within the statutory time frame provided by Ohio law for such annexation. The parties specifically contemplate the passage of the Ordinance to establish zoning within the same session as the City's Council meeting to finally accept annexation of the Property.
- C.** This Agreement represents the entire agreement between the parties. If a dispute arises, the Courts of Fairfield County, Ohio shall have jurisdiction to resolve any dispute unless both parties expressly agree otherwise in writing.
- D.** No modifications, discussions or alterations from the terms included herein shall be considered effective unless as made in writing and signed by all parties.
- E.** This Agreement shall be binding upon the parties hereto and their respective transferee, heirs and/or assigns.

F. It is expressly understood that time is of the essence in doing and performing all things to be done under the terms of this Agreement.

**10. Representations and Warranties** - The parties make each of the following representations and warranties as of the effective date of this Agreement. These representations and warranties are given as partial consideration for and as a material inducement to the execution of this Agreement and each shall survive the execution, delivery and performance of this Agreement.

A. Developer's Warranty regarding Power and Authority. Developer warrants and represents that it is duly organized, validly existing and in good standing under the laws of the state of Ohio and has the capacity to enter into this Agreement. Each person executing this Agreement on Developer's behalf represents and warrants that he or she has full power and authority to do so and to deliver and perform this Agreement and all transactions contemplated by this Agreement without the consent of any additional persons or entities.

B. City's Warranty regarding Power and Authority. The City warrants that it has the power, authority and capacity to enter into, and to deliver and perform this Agreement and all transactions contemplated by this Agreement without the consent of any additional persons, boards or any other group or entity. Each person executing this Agreement on behalf of the City represents and warrants that he or she has full power and has been authorized to do so by appropriate actions by the governing body of the City.

C. Valid and Binding. Each party represents and warrants that this Agreement creates a valid, binding and enforceable obligation and that this Agreement is enforceable against the warranting party in accordance with its terms.

*(Signature Pages To Follow)*

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their duly authorized representatives this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

CITY OF LANCASTER, OHIO

APPROVED AS TO FORM FOR THE CITY

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

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

Printed: \_\_\_\_\_

Printed: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF OHIO                    )  
  ) SS:  
COUNTY OF FAIRFIELD        )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me a Notary Public personally appeared Mayor Don McDaniel, the authorized representative of the City of Lancaster, Ohio, and acknowledged the execution of the foregoing instrument, and that the same is his voluntary act and deed on behalf of the City of Lancaster, Ohio.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the date and year aforesaid.

\_\_\_\_\_  
Notary Public

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their duly authorized representatives this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

DEVELOPER

METRO DEVELOPMENT II LLC

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

Its: \_\_\_\_\_

STATE OF OHIO                    )  
  ) SS:  
COUNTY OF \_\_\_\_\_        )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me a Notary Public personally appeared \_\_\_\_\_, the authorized representative of Metro Development II LLC and acknowledged the execution of the foregoing instrument, and that the same is his voluntary act and deed on behalf of Metro Development II LLC.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the date and year aforesaid.

\_\_\_\_\_  
Notary Public

## LEGAL DESCRIPTION

22.080 +/- Acres

Situated in the State of Ohio, County of Fairfield, Township of Greenfield, Township 15, Range 19, Section 27, Congress Lands, being all of a 1.006 acre tract as conveyed to Precision Pain Care Properties LLC, of record in Instrument Number 202400013456, a 3.851 acre tract (Tract A) and a 3.851 acre tract (Tract A-1) as conveyed to MRJJ, LLC, of record in Official Record 1453, Page 2237, part of a 2.135 acre tract as conveyed to West 33 Properties, LLC, of record in Official Record 1504, Page 937, all of a 0.433 acre tract as conveyed to David O. Jones, Trustee, of record in Official Record 1502, Page 1379, all of a 1.492 acre tract as conveyed to David O. Jones, Trustee, of record in Official Record 1467, Page 1970, part of a 1.065 acre tract as conveyed to David O. Jones, of record in Official Record 1619, Page 448, all of a 10.00 acre original tract as conveyed to New Life Christian Center Church, of record in Deed Volume 476, Page 682, and Deed Volume 606, Page 655, part of a 1.527 acre tract as conveyed to The Board of Fairfield County Commissioners, of record in Official Record 1822, Page 3172, all deed references refer to the records of the Recorder's Office, Fairfield County, Ohio and being more particularly described as follows:

**BEGINNING** at the northwesterly corner of said 1.527 acre tract and being in the centerline of Election House Road (County Road 40) (Variable R/W) and the northwest corner of that plat entitled "General Sherman Junior High School Subdivision", of record in Plat Cabinet 3, Slide 46;

Thence South 87°00'25" East, with the northerly line of said 1.527 acre tract, a distance of 22.50 feet to a point in the Existing City of Lancaster Corporation Line of record in Official Record 1463, Pg 34;

Thence South 3°01'22" West, through said 1.527 acre tract and with said Corporation Line, a distance of 1432.99 feet to a point in the southerly line of said 1.527 acre tract and said General Sherman Junior High School Subdivision;

Thence North 86°30'20" West, with said southerly line, a distance of 22.50 feet to a point in said centerline, being the easterly line of said 10.00 acre tract ;

Thence South 3°23'54" West, with said centerline and said easterly line, a distance of 78.39 feet, to the northeasterly corner of a 2.201 acre original tract as conveyed to Precision Pain Care Properties, LLC of record in Official Record 1601, Page 3081 and the southeasterly corner of said 10.00 acre tract;

Thence North 86°37'39" West, with the northerly line of said 2.201 acre tract, a distance of 346.37 feet to the northeasterly corner of said 1.006 acre tract;

Thence South 3°35'42" West, with the easterly line of said 1.006 acre tract, a distance of 149.94 feet to the southeast corner being thereof in the northerly line of said Tract A-1;

Thence South 86°36'47" East, with said northerly line, a distance of 346.88 feet to the northeasterly corner thereof and in the centerline of Election House Road;

Thence South 3°23'54" West, with said centerline and with the easterly lines of said Tract A-1, Tract A, and 1.492 acre tract, a distance of 749.89 feet to the southeasterly corner of said 1.492 acre tract;

Thence North 86°35'50" West, with the southerly line of said 1.492 acre tract, a distance of 160.99 feet to the northeasterly corner of said 1.065 acre tract;

Thence South 3°24'09" West, with the easterly line of said 1.065 acre tract, a distance of 186.97 feet to a point in the northerly right of way line of Columbus-Lancaster Road;

Thence with said northerly right of way line and through said 1.065 acre tract and 2.135 acre tract, with a curve to the left with a radius of 8345.02 feet, a delta angle 03°31'16", an arc length of 512.86 feet, a chord distance and bearing of North 65°23'48" West, 512.78 feet, to a point in the westerly line of said 2.135 acre tract;

Thence North 3°24'32" East, with the westerly lines of said 2.135 acre tract, said Tract A, said Tract A-1 and said 1.006 acre tract, a distance of 901.11 feet, to the northwesterly corner of said 1.006 acre tract, being in the southerly line of said 10.00 acre tract;

Thence North 86°37'39" West, with said southerly line, a distance of 489.35 feet, to the southwesterly corner thereof;

Thence North 4°04'12" East, with the westerly line of said 10.00 acre tract, a distance of 322.50 feet, to the southerly right of way line of Kull Road (65'), as dedicated in the Kull Subdivision, of record in Plat Cabinet 2, Slot 12;

Thence South 86°37'04" East, with said southerly right of way line, a distance of 1122.86 feet, to the southeasterly corner thereof, being in the centerline and the westerly line of said 1.527 acre tract;

Thence North 3°01'22" East, with said centerline and said westerly line, a distance of 1188.89 feet to the **POINT OF BEGINNING** containing **22.080** acres, more or less.

The total perimeter of annexation area is 8034.99 feet, of which 1432.99 feet are contiguous with the City of Lancaster, giving 17.8% contiguity.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

This description was prepared from existing record information and is for annexation purposes only.

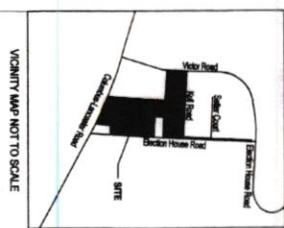
The bearings shown above are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011).



CESO Inc.

A handwritten signature in blue ink, appearing to read "Mack", followed by the date "9/17/24".

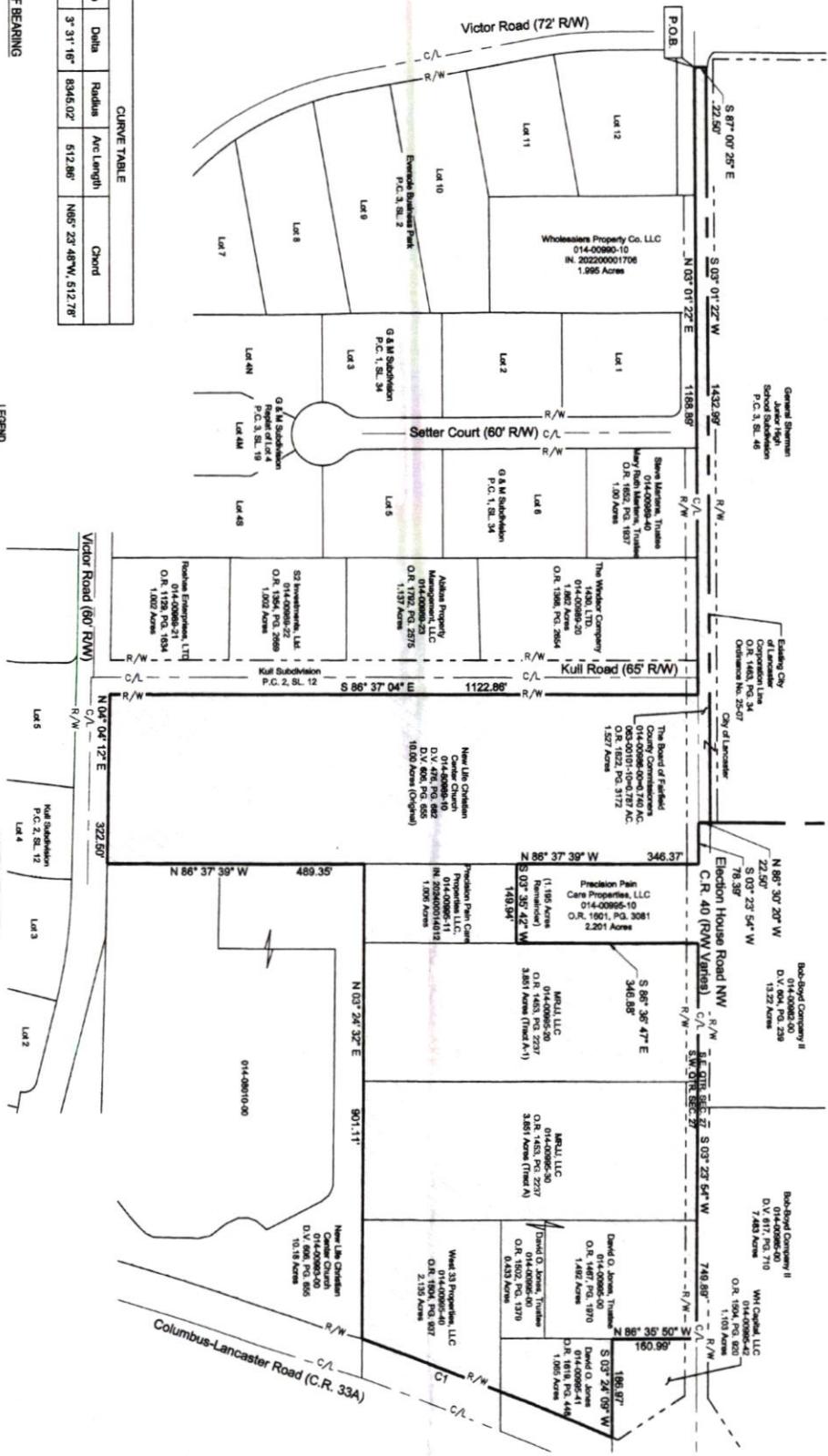
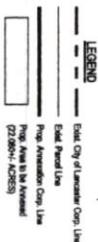
Matthew J. Ackroyd, PS  
Registered Surveyor No. 8897



Curve	Delta	Radius	Arc Length	Chord
C1	3° 31' 16"	8346.02'	612.86'	1865' 23" 48" W, 512.27'

**BASIS OF BEARING**

The basis of bearing as shown hereon is for a portion of the centerline of Election House Road, having a bearing of South 3° 23' 54" West, as established by GPS observations utilizing the QOOTS Ohio State Plane Coordinate System, Ohio South Zone, NAD 83 (2011)



**CONTIGUITY NOTE:**

The total perimeter of annexation area is 8034.99 feet, of which 1432.99 feet are contiguous with the City of Lancaster, giving 17.5% contiguity. This exhibit was prepared from record information from the Fairfield County Engineer, Recorder and Auditor, and is not intended for the transfer of real property.

*[Signature]*  
 9/17/24  
 MATTHEW J. ACKROYD, OHIO P.S. NO. 8897  
 DATE



**Proposed Annexation of 22.080± Acres From Greenfield Township To the City of Lancaster**

State of Ohio, Fairfield County, Greenfield Township, Southwest Quarter, Section 27, Township 15, Range 19 West

ID	Description	Date
	Revisions / Substitutions	

Project Number:	761133
Scale:	1"=150'
Drawn By:	VJM
Checked By:	ALB
Date:	9/17/2024
Issue:	N/A

Drawing Title:

2800 Corporate Centerway Dr., Suite 400  
 Columbus, OH 43260  
 Phone: 614.726.1700  
 Fax: 614.726.4429



## AGREEMENT

This Agreement ("Agreement") is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2024 by and between the City of Lancaster, Ohio, a municipal corporation located in Fairfield County, Ohio ("the City") with offices located at 104 E. Main Street, Room 101, Lancaster, Ohio, 43130, and the Fairfield County Commissioners ("the Commissioners"), by and through the Office of the Fairfield County Engineer, with Engineer's Offices located at 3026 West Fair Avenue, Lancaster, Ohio 43130 ("the Engineer").

## RECITALS

WHEREAS, property owners have submitted a petition for an expedited Type 2 annexation to the City of Lancaster of 22.080 + acres, more or less, in Greenfield Township, Fairfield County, Ohio; which includes Election House Road; and,

WHEREAS, the Engineer is, among other things, responsible for the maintenance of all Fairfield County ("County") roads including the section of Election House Road and its associated rights-of-way commencing at the north edge of Columbus-Lancaster Road's pavement thence north to the south edge of Victor and Election House Road's pavement as described and shown on Exhibits "A" and "A-1"; and

~~WHEREAS, the Engineer is also responsible for Fairfield County's section of North Columbus Street and its associated rights-of-way commencing at the center of Election House Road thence east to the City of Lancaster's corporation line as shown on Exhibits "B" and "B-1", both attached hereto and incorporated herein, which maintenance responsibilities include the removal of snow and ice on County roads; and~~

WHEREAS, pursuant to Ohio Revised Code 709.023(E)(7), if a street or highway will be divided or segmented by the boundary line between the township and the municipal corporation as to create a road maintenance problem, the municipal corporation to which annexation is proposed has agreed as a condition of the annexation to assume the maintenance of that street or highway or to otherwise correct the problem; and

WHEREAS, the petition for annexation segments portions of Election House Road ~~and Columbus Street~~ to a point of impeding the Engineer's duties of maintaining ~~both of these the~~ roads; and

WHEREAS, Section 5535.08 of the Ohio Revised Code states, in applicable part, that "[i]n non-emergency situations, any political subdivision having authority to repair, and maintain roads or streets may enter into an agreement, under terms agreeable to all parties, with any other political subdivision having that authority to obtain or provide road or street resurfacing, improvement, repair, or maintenance services"; and

WHEREAS, Section 5535.16 of the Ohio Revised Code states, in applicable part, that "a political subdivision may provide snow and ice removal on the roads under the control of the state or any political subdivision"; and

WHEREAS, the City wishes to maintain Election House Road ~~and Columbus Street~~ including, but not limited to, the removal of snow and ice from Election House Road ~~and Columbus Street~~ in accordance with the terms and conditions set forth herein; and

WHEREAS, the Commissioners agree that it is in the best interest of the County to enter into this Agreement; and

WHEREAS, both the City and the Commissioners have duly authorized the execution of this Agreement;

NOW THEREFORE, for adequate consideration, the receipt and sufficiency of which is hereby acknowledged, and intending to be legally bound, the parties to this Agreement do agree as follows:

1. ~~1. Term.~~ This Agreement shall commence the \_\_\_\_ day of \_\_\_\_\_, 2024 ("the Commencement Date") and shall continue in full force and effect until the section of Election House Road subject to this agreement is annexed into the City or until terminated in writing by the Engineer, in the Engineer's sole discretion.
2. City's Obligations. During the term of this Agreement, the City shall be responsible for all

constructing, reconstructing, grading, draining, paving, repaving, striping, signing, traffic and school zone signalization and fees, construction and reconstruction of sidewalks, drainage ditches, storm sewers, culverts, snow and ice removal and control, permitting, including right of way, driveways and utilities, and all other maintenance, (collectively, "Maintenance Activities") and all costs, fees, and expenses associated with or related to all of the foregoing Maintenance Activities on Election House Road from the north edge of Columbus-Lancaster Road's pavement thence north to the south edge of Victor Road ~~and Fairfield County's portion of North Columbus Street~~ described herein on Exhibits AB and BA-1. The City shall, at its sole cost and expense, supply the equipment, supplies, and labor needed to perform such Maintenance Activities on Election House Road ~~and North Columbus Street~~ as previously described herein. Additionally, speed limits within this maintenance Agreement area shall be established per applicable laws and regulations.

All of the foregoing Maintenance Activities on Election House Road shall be performed by the City in a manner that complies with all applicable laws, rules, regulations, and safety requirements and shall be performed no less thoroughly than the best manner in which the City conducts such Maintenance Activities on roads similar to Election House Road ~~and North Columbus Street~~ located within the City. The City shall be responsible for the application to the surface of Election House Road ~~and North Columbus Street~~ salt, sand, brine or any other substance deemed necessary by the City in a manner consistent with roadway safety and all applicable safety standards. The City shall be entitled to no compensation or other remuneration of any kind from the Commissioners or the Engineer for the goods, services, or supplies performed or utilized by the City in the performance of the City's obligations under or in connection with this Agreement.

3. Engineer's Obligations. During the term of this Agreement the Engineer shall continue to assign postal addresses and perform all duties imposed on the Engineer by law relating to any bridges, if any, located on the section of Election House Road subject to this Agreement.

4. No Transfer of Liability. Each party to this Agreement shall be responsible for any negligent acts and/or negligent omissions committed by itself, its agents, and/or its employees. Each party shall be responsible to defend itself, its agents, and/or its employees and shall pay any judgments and costs arising out of such negligent acts and/or negligent omissions, and nothing in this Agreement shall impute or transfer any such responsibility from one party to the other party.

5. Notices. Any notices desired or required to be given to any party under this Agreement shall be in writing and shall be deemed received when delivered in person, by telecopier, by private air courier with receipt or three (3) days after being deposited in the United States mail, first class, registered or certified, return receipt requested, with postage paid and:

If to City, addressed to:	City of Lancaster 104 E. Main Street, Room 101 Lancaster, Ohio 43110
If to Engineer, addressed to:	The Fairfield County Engineer's Office 3026 West Fair Avenue Lancaster, Ohio 43130
If to County Commissioners, addressed to:	The Fairfield County Commissioners 210 East Main Street; Room 301 Lancaster, Ohio 43130

or to such other address as such party shall designate by written notice to the other party hereto.

6. Assignment; Subcontractors. No party may assign or subcontract its duties or obligations under this Agreement without first obtaining the written consent of all other parties hereunder, which consent may be withheld in such parties' sole discretion.

7. Governing Law and Venue. This Agreement is being executed and delivered in Fairfield County, State of Ohio and shall be governed by, construed and enforced in accordance with

the substantive laws of the State of Ohio exclusive of the laws in Ohio relating to conflict of laws. In addition, any action at law, suit in equity or judicial proceeding for the enforcement of this Agreement or any provision hereof shall be instituted only in the Municipal Court or Court of Common Pleas located in Fairfield County, Ohio.

8. Paragraph Headings. The paragraph headings are inserted in this Agreement only for convenience, and in no way define, limit, or describe the scope of intent of any provision of this Agreement.

9. No Waiver of Rights. Failure by any party to insist on or enforce any of their rights shall not constitute a waiver of those rights by such party, and nothing shall constitute a waiver of the parties' right to insist on strict compliance with the provisions of this Agreement.

10. No third-party beneficiaries. No provision of this Agreement shall in any way inure to the benefit of any third person (including the public at large) so as to constitute any such person a third-party beneficiary of the agreement or of any one or more of the terms hereof, or otherwise give rise to any cause of action in any person not a party hereto.

~~10.11.~~ Amendment. This Agreement may be amended in writing as agreed upon by all parties hereto.

\*\*\* SIGNATURES ON FOLLOWING PAGE \*\*\*

IN WITNESS WHEREOF, the Parties hereto have executed, or caused to be executed, by their duly authorized officials, this agreement in duplicate, each of which shall be deemed an original on the date first above written.

THE BOARD OF FAIRFIELD COUNTY  
COMMISSIONERS

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

Title: \_\_\_\_\_

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

THE CITY OF LANCASTER

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

Title: \_\_\_\_\_

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

THE FAIRFIELD COUNTY ENGINEER

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

Title: \_\_\_\_\_

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

Approved as to form only:

City of Lancaster:  
\_\_\_\_\_

Fairfield County:  
\_\_\_\_\_

Law Director & City Prosecutor

Assistant Prosecuting Attorney

TEMPORARY ORDINANCE NO. 40-24

PERMANENT ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO ACCEPT A PETITION FOR THE ANNEXATION OF 22.080 +/- ACRES IN GREENFIELD TOWNSHIP, TO CONSENT TO ANNEXATION, AND TO DECLARE AN EMERGENCY

WHEREAS, pursuant to Ohio Revised Code (“ORC”) Sections 709.021 and 709.023, on October 16, 2024, the City of Lancaster was served with Petitioner’s Expedited Type 2 Petition for Annexation of 22.080 +/- acres from Greenfield Township to the City of Lancaster; and

WHEREAS, Petitioner and the City have negotiated a Pre-Annexation Agreement which authorizes the City to receive and approve zoning and other development plans, subject to final acceptance of the annexation; and

WHEREAS, the City wishes to accept the Petition for Annexation and consent to the annexation pursuant to ORC Section 709.023(D); now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO:

SECTION 1. That the City of Lancaster hereby accepts the Petition for Expedited Type 2 Annexation of 22.080 +/- acres herein described in Exhibit A, and consents to the annexation thereof.

SECTION 2. That the City Law Director is hereby authorized to proceed with annexation proceedings on behalf of the City for the 22.080 +/- acres described in Exhibit A, as an Expedited Type II annexation pursuant to ORC Sections 709.021 and 709.023.

SECTION 3. This ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the Municipality and its inhabitants and for the further reason that this ordinance is necessary to meet the annexation timeline imposed by the ORC and further economic development and remediate the City’s acute housing shortage; wherefore, this ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

Passed: \_\_\_\_\_ after \_\_\_\_\_ reading. Vote: Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Approved: \_\_\_\_\_

\_\_\_\_\_  
President of Council

Clerk: \_\_\_\_\_

\_\_\_\_\_  
Mayor

Offered by: \_\_\_\_\_

Second by: \_\_\_\_\_

Requested by Economic Development Committee

I, \_\_\_\_\_, Clerk of Council do hereby certify that on \_\_\_\_\_, 2024 the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

\_\_\_\_\_  
Clerk of Council



## LEGAL DESCRIPTION

22.080 +/- Acres

Situated in the State of Ohio, County of Fairfield, Township of Greenfield, Township 15, Range 19, Section 27, Congress Lands, being all of a 1.006 acre tract as conveyed to Precision Pain Care Properties LLC, of record in Instrument Number 202400013456, a 3.851 acre tract (Tract A) and a 3.851 acre tract (Tract A-1) as conveyed to MRJJ, LLC, of record in Official Record 1453, Page 2237, part of a 2.135 acre tract as conveyed to West 33 Properties, LLC, of record in Official Record 1504, Page 937, all of a 0.433 acre tract as conveyed to David O. Jones, Trustee, of record in Official Record 1502, Page 1379, all of a 1.492 acre tract as conveyed to David O. Jones, Trustee, of record in Official Record 1467, Page 1970, part of a 1.065 acre tract as conveyed to David O. Jones, of record in Official Record 1619, Page 448, all of a 10.00 acre original tract as conveyed to New Life Christian Center Church, of record in Deed Volume 476, Page 682, and Deed Volume 606, Page 655, part of a 1.527 acre tract as conveyed to The Board of Fairfield County Commissioners, of record in Official Record 1822, Page 3172, all deed references refer to the records of the Recorder's Office, Fairfield County, Ohio and being more particularly described as follows:

**BEGINNING** at the northwesterly corner of said 1.527 acre tract and being in the centerline of Election House Road (County Road 40) (Variable R/W) and the northwest corner of that plat entitled "General Sherman Junior High School Subdivision", of record in Plat Cabinet 3, Slide 46;

Thence South  $87^{\circ}00'25''$  East, with the northerly line of said 1.527 acre tract, a distance of 22.50 feet to a point in the Existing City of Lancaster Corporation Line of record in Official Record 1463, Pg 34;

Thence South  $3^{\circ}01'22''$  West, through said 1.527 acre tract and with said Corporation Line, a distance of 1432.99 feet to a point in the southerly line of said 1.527 acre tract and said General Sherman Junior High School Subdivision;

Thence North  $86^{\circ}30'20''$  West, with said southerly line, a distance of 22.50 feet to a point in said centerline, being the easterly line of said 10.00 acre tract ;

Thence South  $3^{\circ}23'54''$  West, with said centerline and said easterly line, a distance of 78.39 feet, to the northeasterly corner of a 2.201 acre original tract as conveyed to Precision Pain Care Properties, LLC of record in Official Record 1601, Page 3081 and the southeasterly corner of said 10.00 acre tract;

Thence North  $86^{\circ}37'39''$  West, with the northerly line of said 2.201 acre tract, a distance of 346.37 feet to the northeasterly corner of said 1.006 acre tract;

Thence South  $3^{\circ}35'42''$  West, with the easterly line of said 1.006 acre tract, a distance of 149.94 feet to the southeast corner being thereof in the northerly line of said Tract A-1;

Thence South  $86^{\circ}36'47''$  East, with said northerly line, a distance of 346.88 feet to the northeasterly corner thereof and in the centerline of Election House Road;

Thence South  $3^{\circ}23'54''$  West, with said centerline and with the easterly lines of said Tract A-1, Tract A, and 1.492 acre tract, a distance of 749.89 feet to the southeasterly corner of said 1.492 acre tract;

Thence North  $86^{\circ}35'50''$  West, with the southerly line of said 1.492 acre tract, a distance of 160.99 feet to the northeasterly corner of said 1.065 acre tract;

Thence South  $3^{\circ}24'09''$  West, with the easterly line of said 1.065 acre tract, a distance of 186.97 feet to a point in the northerly right of way line of Columbus-Lancaster Road;

Thence with said northerly right of way line and through said 1.065 acre tract and 2.135 acre tract, with a curve to the left with a radius of 8345.02 feet, a delta angle  $03^{\circ}31'16''$ , an arc length of 512.86 feet, a chord distance and bearing of North  $65^{\circ}23'48''$  West, 512.78 feet, to a point in the westerly line of said 2.135 acre tract;

Thence North  $3^{\circ}24'32''$  East, with the westerly lines of said 2.135 acre tract, said Tract A, said Tract A-1 and said 1.006 acre tract, a distance of 901.11 feet, to the northwesterly corner of said 1.006 acre tract, being in the southerly line of said 10.00 acre tract;

Thence North  $86^{\circ}37'39''$  West, with said southerly line, a distance of 489.35 feet, to the southwest corner thereof;

Thence North  $4^{\circ}04'12''$  East, with the westerly line of said 10.00 acre tract, a distance of 322.50 feet, to the southerly right of way line of Kull Road (65'), as dedicated in the Kull Subdivision, of record in Plat Cabinet 2, Slot 12;

Thence South 86°37'04" East, with said southerly right of way line, a distance of 1122.86 feet, to the southeasterly corner thereof, being in the centerline and the westerly line of said 1.527 acre tract;

Thence North 3°01'22" East, with said centerline and said westerly line, a distance of 1188.89 feet to the **POINT OF BEGINNING** containing **22.080** acres, more or less.

The total perimeter of annexation area is 8034.99 feet, of which 1432.99 feet are contiguous with the City of Lancaster, giving 17.8% contiguity.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

This description was prepared from existing record information and is for annexation purposes only.

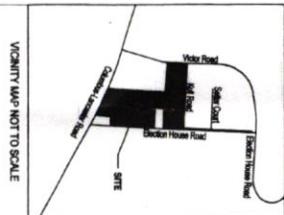
The bearings shown above are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011).



CESO Inc.

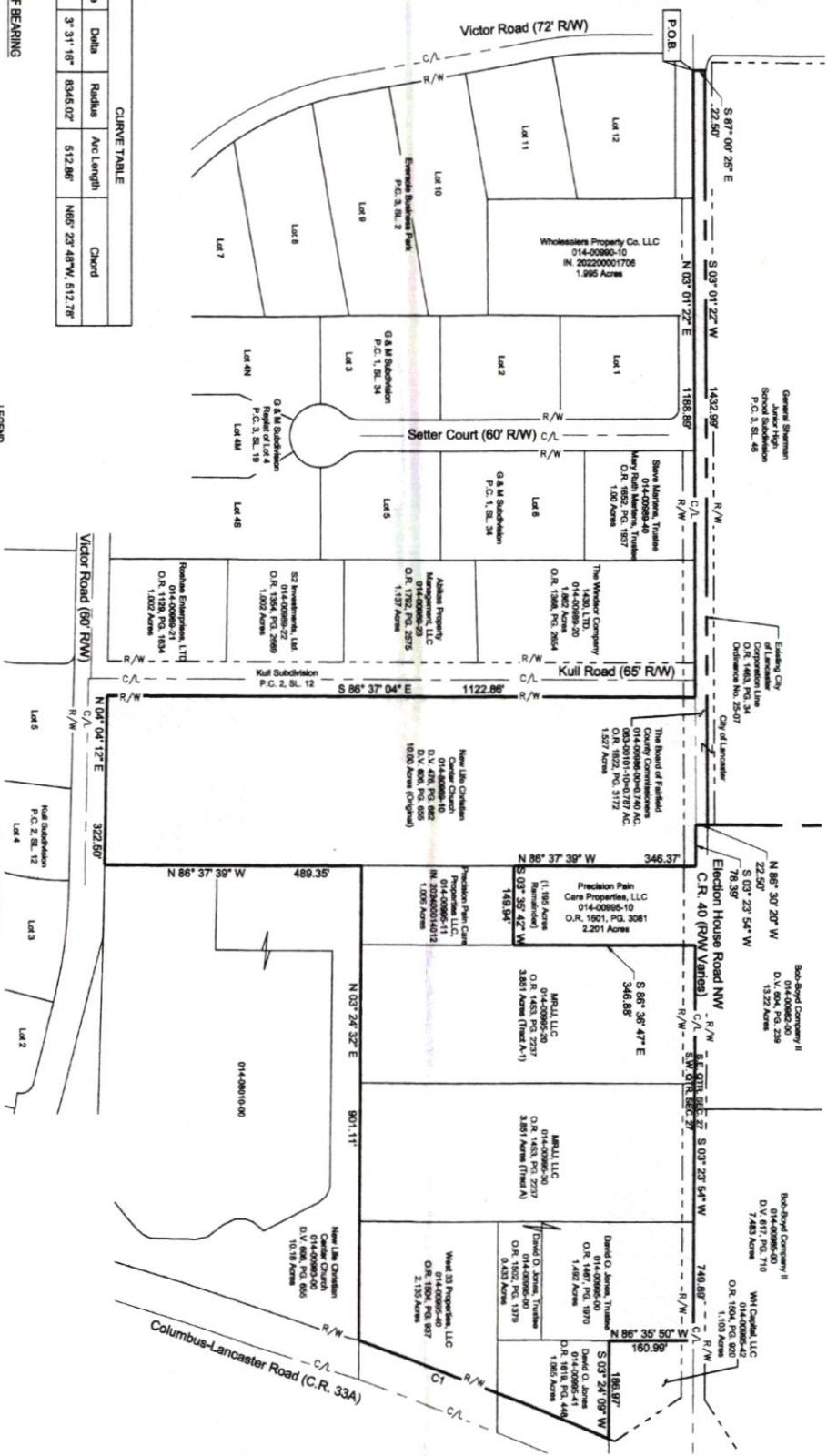
A handwritten signature in blue ink, appearing to read "M. Ackroyd", followed by the date "9/17/24". The signature is written over a horizontal line.

Matthew J. Ackroyd, PS  
Registered Surveyor No. 8897



CURVE TABLE			
Curve	Data	Radius	Chord
C1	3° 31' 16"	8345.02'	512.86'
		8345.02'	512.86'

**BASIS OF BEARING**  
 The basis of bearing as shown hereon is for a portion of the centerline of Election House Road, having a bearing of South 3° 23' 54" West, as established by GPS observations utilizing the ODOT VRS, Ohio State Plane Coordinate System, Ohio South Zone, NAD 83 (2011)

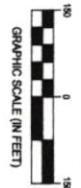


**LEGEND**

	Elected City of Lancaster Corp. Line
	Field Parcel Line
	Prop. Assessor Corp. Line
	Prop. Assessor to be Proposed
	Zoning District

**CONTIGUITY NOTE:**  
 The total perimeter of annexation area is 8024.59 feet, of which 1432.99 feet are contiguous with the City of Lancaster, giving 17.8% contiguity.  
 This exhibit was prepared from record information from the Fairfield County Engineer, Recorder and Auditor, and is not intended for the transfer of real property.

9/17/24  
 MATTHEW J. ACKROYD, OHIO P.S. NO. 8897  
 DATE



## Proposed Annexation of 22.080± Acres From Greenfield Township To the City of Lancaster

State of Ohio, Fairfield County, Greenfield Township, Southwest Quarter, Section 27, Township 15, Range 19 West

Revisions / Submissions	ID	Description	Date

Drawing Title: \_\_\_\_\_

Project Number: 761133

Scale: 1"=150'

Drawn By: YJM

Checked By: ALB

Date: 9/17/2024

Issue: N/A

**CESO**  
 www.cesoinc.com  
 2000 Corporate Parkway, Suite 400  
 Columbus, Ohio 43260  
 Phone: 614.262.7000

TEMPORARY ORDINANCE NO. 41-24

PERMANENT ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE PURSUANT TO OHIO REVISED CODE 709.023(C) TO PROVIDE A BUFFER FOR INCOMPATIBLE LAND USE SUBJECT TO PASSAGE OF THE ANNEXATION OF 22.080 +/- ACRES IN GREENFIELD TOWNSHIP, AND TO DECLARE AN EMERGENCY

WHEREAS, the City of Lancaster was served with an Expedited Type 2 Petition to annex 22.080 +/- acres from Greenfield Township to the City of Lancaster on October 16, 2024; and

WHEREAS, the territory that is proposed to be annexed is currently subject to Greenfield Township zoning; and

WHEREAS, Ohio Revised Code 709.023(C) requires that the City adopt an ordinance that states “if the territory is annexed and becomes subject to zoning by the municipal corporation and that municipal zoning permits uses in the annexed territory that the municipal corporation determines are clearly incompatible with the uses permitted under current county or township zoning regulations in the adjacent land remaining within the township from which the territory was annexed, the legislative authority of the municipal corporation 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”; and

WHEREAS, the City has yet to pass an ordinance to establish the zoning for newly annexed territory; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO:

SECTION 1. That if the 22.080 +/- acre territory is annexed and becomes subject to zoning by the City of Lancaster and the City’s 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 legislative authority of the City 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.

SECTION 2. This ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the Municipality and its inhabitants and for the further reason that this ordinance is necessary to meet the annexation timeline imposed by the ORC and further economic development and remediate the City’s acute housing shortage; wherefore, this ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

Passed: \_\_\_\_\_ after \_\_\_\_\_ reading. Vote: Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Approved: \_\_\_\_\_

\_\_\_\_\_  
President of Council

Clerk: \_\_\_\_\_

\_\_\_\_\_  
Mayor

Offered by: \_\_\_\_\_

Second by: \_\_\_\_\_

Requested by \_\_\_\_\_

I, \_\_\_\_\_, Clerk of Council do hereby certify that on \_\_\_\_\_, 2024 the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

\_\_\_\_\_  
Clerk of Council