

LANCASTER CITY COUNCIL  
LANCASTER, OHIO

March 10, 2025

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  
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**

**Temp Res #17-25**      A RESOLUTION AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR THE CONSTRUCTION OF A MAINTENANCE AND STORAGE FACILITY FOR USE BY THE LANCASTER FIRE DEPARTMENT AND TO DECLARE AN EMERGENCY  
**Safety Committee (Bizjak/Sollie) (3 Readings)**

**SECOND READING**

**Temp Res #20-25**      A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO DISPENSE WITH COMPETITIVE BIDDING AND ENTER INTO A CONTRACT WITH MONTROSE FORD FOR THE PURCHASE OF FOUR POLICE VEHICLES FOR USE BY THE LANCASTER POLICE DEPARTMENT  
**Safety Committee (Bizjak/Tener) (3 Reading)**

**Temp Res #21-25**      A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE AND AMEND THE CERTIFICATE WITH THE COUNTY AUDITOR IN THE GENERAL FUND (1001)  
**Safety Committee (Bizjak/Sollie) (3 Reading)**

**Temp Res #23-25**      A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE IN THE CEMETERY PERPETUAL CARE FUND (8034), COMPLETE A FUND TRANSFER, INCREASE RECIEPTS AND APPROPRIATIONS IN THE CEMETERY FUND (2007) AND AMEND THE CERTIFICATE OF OTHER SOURCES AND APPROPRIATIONS WITH THE COUNTY AUDITOR  
**Public Works Committee (Tener/Luchtenberg) (3 Readings)**

**Temp Res #24-25** A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO DISPENSE WITH COMPETITIVE BIDDING FOR A SOLE SOURCE PROVIDER FOR CORROSION INHIBITORS  
**Water/WPC Committee (Wing/Tener) (3 Readings)**

**Temp Res #25-25** A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR THE CITY HALL RENOVATION PROJECT  
**Finance Committee (Wolfinger/Sollie) (3 Readings)**

**FIRST READING**

Temp Res #26-25 A RESOLUTION AUTHORIZING THE LANCASTER TREE COMMISSION TO APPLY FOR THE OHIO DEPARTMENT OF NATURAL RESOURCES URBAN FORESTRY GRANT AND TO DECLARE AN EMERGENCY  
**Service Committee (Ailes/Wing) (2 Readings)**

Temp Res #27-25 A RESOLUTION AUTHORIZING THE CITY LAW DIRECTOR'S OFFICE TO APPLY FOR THE VIOLENCE AGAINST WOMEN ACT GRANT  
**Law Committee (Crites/Bizjak) (3 Readings)**

**READING OF ORDINANCES**

**THIRD READING**

**Temp Ord #9-25** AN ORDINANCE TO REPEAL AND REPLACE LANCASTER CODIFIED ORDINANCE PART NINE – STREETS, UTILITIES AND PUBLIC SERVICES CODE, CHAPTER 937 – WASTE REMOVAL  
**Service Committee (Ailes/Hoop) (3 Readings)**

**Temp Ord #12-25** Withdrawn

**Temp Ord #12-25\*** AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN COOPERATIVE AGREEMENT AMONG THE LANCASTER PORT AUTHORITY, THE CITY OF LANCASTER, OHIO, LANCASTER DEVELOPMENT COMPANY, LLC, AND THE HUNTINGTON NATIONAL BANK; AND AUTHORIZING THE APPROPRIATION OF TAX INCREMENT FINANCING FUNDS FOR PAYMENT OF DEBT SERVICE WITH RESPECT TO A MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$6,000,000 OF PORT AUTHORITY REVENUE BONDS TO BE ISSUED TO PAY COSTS OF PUBLIC INFRASTRUCTURE IMPROVEMENTS; AUTHORIZING THE EXECUTION AND DELIVERY OF A TIF ADMINISTRATION AGREEMENT BETWEEN ARGUS GROWTH CONSULTANTS, LTD. AND THE CITY; AUTHORIZING AND APPROVING RELATED MATTERS; AND DECLARING AN EMERGENCY  
**Economic Development Committee (Hoop/Crites) (3 Readings)**

**SECOND READING****Temp Ord #13-25**

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A PETITION TO ESTABLISH THE LANCASTER NEW COMMUNITY AUTHORITY DISTRICT UNDER OHIO REVISED CODE CHAPTER 349

**Law Committee (Crites/Bizjak) (2 Reading)**

**FIRST READINGS****Temp Ord #14-25**

AN ORDINANCE APPROVING THE EDITING AND INCLUSION OF CERTAIN ORDINANCES AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES OF LANCASTER, OHIO AND TO DECLARE AN EMERGENCY

**Law Committee (Crites/Wolfinger) (1 Readings)**

**Temp Ord #15-25**

AN ORDINANCE TO AMEND PERMANENT ORDINANCE 55-24, ALSO KNOWN AS THE PARKS AND RECREATION PAY ORDINANCE, AND TO DECLARE AN EMERGENCY

**Service Committee (Ailes/Hoop) (3 Readings)**

**Temp Ord #16-25**

AN ORDINANCE AUTHORIZING THE MAYOR TO GRANT TEN PERMANENT SUPPLEMENTAL EASEMENTS TO THE OHIO POWER COMPANY NECESSARY FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC FACILITIES AND TO DECLARE AN EMERGENCY

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

**Temp Ord #17-25**

AN ORDINANCE DELINEATING OVERLAYS IN RELATION TO THE PROPOSED POWERS RUN INCENTIVE DISTRICTS #1 THROUGH #5, WITHIN THE CITY OF LANCASTER, OHIO; ADOPTING A WRITTEN ECONOMIC DEVELOPMENT PLAN AS TO SAME; SETTING THE TIME AND PLACE OF A PUBLIC HEARING; AUTHORIZING AND RATIFYING THE GIVING OF NOTICE TO THE LANCASTER CITY SCHOOL DISTRICT, AND THE BOARD OF COUNTY COMMISSIONERS OF FAIRFIELD COUNTY, OHIO, ALL PURSUANT TO OHIO REVISED CODE SECTION 5709.40(C) AND ITS RELATED RULES AND LAWS; AND DISPENSING WITH THE REQUIREMENT THAT THIS ORDINANCE MUST BE READ ON THREE DIFFERENT DAYS PURSUANT TO OHIO REVISED CODE SECTION 731.17(A)

**Economic Development Committee (Hoop/Wing) (1 Readings)**

**Temp Ord #18-25**

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT AN AMENDED DEED OF PERMANENT EASEMENT FOR UNDERGROUND UTILITY FACILITIES AND TO DECLARE AN EMERGENCY

**Law Committee (Crites/Wolfinger) (2 Readings)**

**TABLED LEGISLATION****Temp Ord #52-24**

AN ORDINANCE TO GRANT TO SOUTH CENTRAL POWER COMPANY, ITS SUCCESSORS AND ASSIGNS, A FRANCHISE FOR THE RIGHT TO ACQUIRE, CONSTRUCT, MAINTAIN AND OPERATE IN THE STREETS, THOROUGHFARES, ALLEYS, BRIDGES AND PUBLIC PLACES OF THE CITY OF LANCASTER, OHIO AND ITS

SUCCESSORS, LINES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY TO THE CITY OF LANCASTER, AND THE INHABITANTS THEREOF FOR LIGHT, HEAT, POWER, AND OTHER PURPOSES, AND FOR THE TRANSMISSION OF THE SAME WITHIN, THROUGH, OR ACROSS SAID CITY OF LANCASTER AND TO DECLARE AN EMERGENCY

**Law Committee (Crites/Wolfinger) (2 Readings)**

## **UNFINISHED BUSINESS**

## **NEW BUSINESS**

### **ANNOUNCEMENT OF SCHEDULED MEETINGS**

#### **REGULARLY SCHEDULED CITY COUNCIL MEETINGS**

1. March 24<sup>th</sup> 2025 at 6:30 p.m. – Council Chambers
2. April 7<sup>th</sup> 2025 at 6:30 p.m. – Council Chambers

#### **SPECIAL SCHEDULED MEETINGS**

None

#### **REGULARLY SCHEDULED COMMITTEE MEETINGS**

1. Public Works Committee – **March 14<sup>th</sup>** at 7:30 a.m. – City Hall 1897 Conference Room
2. Water / Water Pollution Control Service Committee – **March 17<sup>th</sup>** at 7:30 a.m. - City Hall 1897 Conference Room
3. Safety Committee – **April 4<sup>th</sup>** at 8:00 a.m. - City Hall 1897 Conference Room
4. Administrative Services Committee – **April 16<sup>th</sup>** at 8:00 a.m. – City Hall 1897 Conference Room
5. Cod Enforcement & Zoning Committee – **April 17<sup>th</sup>** at 7:30 a.m. - City Hall 1897 Conference Room
6. Economic Development Committee – **April 24<sup>th</sup>** at 7:30 a.m. – City Hall 1897 Conference Room

## **READING OF BILLS**

MNCO – **\$86.56**

## **EXECUTIVE SESSION (if needed)**

## **ADJOURNMENT**

TEMPORARY RESOLUTION NO. 26-25

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

A RESOLUTION AUTHORIZING THE LANCASTER TREE COMMISSION TO APPLY FOR THE OHIO DEPARTMENT OF NATURAL RESOURCES URBAN FORESTRY GRANT AND TO DECLARE AN EMERGENCY

WHEREAS, the Ohio Department of Natural Resources Urban Forestry Grant 2025 grant cycle opened in February; and

WHEREAS, the deadline for filing the grant application is April 1, 2025; and

WHEREAS, the City of Lancaster may be eligible for up to Seventy-Five Thousand Dollars (\$75,000.00) in reimbursement funds; and

WHEREAS, if awarded, the Tree Commission would use these funds to complete a city-wide tree inventory to identify and catalogue the public street and right of way trees in the city for forestry management planning and risk mitigation and for the purchase, planting and establishment of additional public trees throughout the city; now, therefore,

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

SECTION 1. That the City of Lancaster Tree Commission is hereby authorized to apply for the Ohio Department of Natural Resources 2025 Urban Forestry Grant.

SECTION 2. That the Mayor is hereby authorized to act on behalf of the City of Lancaster and execute any and all grant agreements as required.

SECTION 3. 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 is necessary in order to meet the application deadline for the grant; 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 Service Committee

TEMPORARY RESOLUTION NO. 27-25

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

**A RESOLUTION AUTHORIZING THE CITY LAW DIRECTOR'S OFFICE TO APPLY FOR THE VIOLENCE AGAINST WOMEN ACT GRANT**

WHEREAS, the solicitation release date for federal Violence Against Women Act ("VAWA") grant funding is approximately June 24, 2025, and the deadline for filing the grant application is August 5, 2025; and

WHEREAS, the maximum award amount for this reimbursement grant is Sixty Thousand Dollars (\$60,000.00), which the Law Director applies for annually and budgets to offset the salary and benefits of one Assistant Prosecutor in the Law Director's Family and Dating Violence Unit; and

WHEREAS, the City of Lancaster should be notified in December 2025 if grant funds are awarded and if awarded, the project start date on this grant would be January 1, 2026; now, therefore,

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

SECTION 1. That the City Law Director is hereby authorized to apply for the VAWA Grant by authorizing Law Director Hall, or her designee, to act on behalf of the City of Lancaster in applying for this funding.

SECTION 2. That the City of Lancaster is responsible for the grant match (normally 25%) pursuant to the terms and conditions of the grant for which the Law Director will budget accordingly.

SECTION 3. 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 Law Committee

TEMPORARY ORDINANCE NO. 14-25

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

AN ORDINANCE APPROVING THE EDITING AND INCLUSION OF CERTAIN ORDINANCES AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES OF LANCASTER, OHIO AND TO DECLARE AN EMERGENCY

WHEREAS, various ordinances of a general and permanent nature have been passed or changed by the Ohio General Assembly which should be included in the Codified Ordinances of Lancaster, Ohio; now, therefore,

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

SECTION 1. That the editing, arrangement and numbering of those ordinances and resolutions enacted by Council from December 11, 2023 to December 9, 2024 as listed in the Comparative Section Table, are hereby approved and adopted as printed in the 2024 Replacement Pages to the Codified Ordinances so as to achieve uniformity of style and classification. A copy of such Replacement Pages is attached to this ordinance and incorporated as a part hereof.

SECTION 2. That the following sections of the Traffic and General Offenses Codes, as amended, are hereby approved and adopted as amended or enacted so as to conform to enactments of the Ohio General Assembly:

Traffic Code

- |         |  |
|---------|--|
| 301.35  | School Bus. (Amended)  |
| 303.01  | Compliance with Lawful Order of Police Officer; Fleeing. (Amended)                   |
| 303.991 | Committing an Offense While Distracted Penalty. (Amended)                            |
| 331.38  | Stopping for School Bus; Discharging Children. (Amended)                             |
| 331.48  | Restrictions on the Operation of School Buses. (Added)                               |
| 333.03  | Maximum Speed Limits; Assured Clear Distance Ahead. (Amended)                        |
| 333.07  | Street Racing, Stunt Driving and Street Takeovers Prohibited. (Amended)              |
| 333.11  | Electronic Wireless Communication Device Use Prohibited While Driving. (Amended)     |
| 337.16  | Number of Lights; Limitations on Flashing, Oscillating or Rotating Lights. (Amended) |
| 337.26  | Child Restraint System Usage. (Amended)  |
| 337.31  | Lights and Sign on Transportation for Preschool Children. (Added)                    |
| 341.04  | Commercial Drivers Prohibitions. (Amended)   |
| 341.05  | Criminal Offenses. (Amended)   |

General Offenses Code

- 501.01 General Provisions and Penalty Definitions. (Amended)
- 505.19 Rights of Blind, Deaf or Hearing Impaired, or Mobility Impaired Person, or Trainer with Assistance Dog. (Added)
- 509.06 Inducing Panic. (Amended)
- 509.13 Impeding Public Passage of an Emergency Service Responder. (Added)
- 513.01 Drug Abuse Control Definitions. (Amended)
- 513.02 Gift of Marihuana. (Amended)
- 513.16 Adult Use Cannabis Control; Limitations on Conduct by Individuals. (Added)
- 529.07 Open Container Prohibited. (Amended)
- 533.03 Unlawful Sexual Conduct with a Minor. (Amended)
- 533.04 Sexual Imposition. (Amended)
- 533.08 Procuring; Engagement in Sexual Activity for Hire. (Amended)
- 537.02 Vehicular Homicide and Manslaughter. (Amended)
- 537.021 Vehicular Assault in a Construction Zone. (Amended)
- 537.03 Assault. (Amended)
- 537.12 Misuse of 9-1-1 System. (Amended)
- 537.16 Illegal Distribution of Cigarettes, Other Tobacco Products, or Alternative Nicotine Products; Transaction Scans. (Amended)
- 549.11 Possessing Replica Firearm in School. (Amended)
- 549.13 Concealed Handgun Licenses; Possession of Revoked or Suspended License; Additional Restrictions; Posting Signs Prohibiting Possession. (Added)

SECTION 3. That the complete text of the sections listed above are set forth in full in the current replacement pages to the Codified Ordinances which are available in the Office of the Clerk of Council. The listing above of each new section by reference to its title shall constitute sufficient publication of new matter contained therein.

SECTION 4. That this ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health and safety of the Municipality and its inhabitants for the reason that there exists an imperative necessity for the earliest publication and distribution of current Replacement Pages to the officials and residents of the Municipality, so as to facilitate administration, daily operation and avoid practical and legal entanglements, including conflict with general State law, and shall go into effect immediately.

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

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

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

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

\_\_\_\_\_  
Mayor

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

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

Requested by Law Committee

I, Anitra Scott, Clerk of Council do hereby certify that on \_\_\_\_\_, 2025  
the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio  
Revised Code 731.24.

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

TEMPORARY ORDINANCE NO. 15-25

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

AN ORDINANCE TO AMEND PERMANENT ORDINANCE 55-24, ALSO KNOWN AS THE PARKS AND RECREATION PAY ORDINANCE, AND TO DECLARE AN EMERGENCY

WHEREAS, City Council passed Permanent Ordinance 55-24 in December of 2024 to establish the benefits, titles, and compensation for Lancaster Parks and Recreation personnel employed by the City for the year 2025; and

WHEREAS, recent personnel changes in the Parks Department necessitate changes to employee positions and staffing levels; and

WHEREAS, these amendments have no revenue or cost impact and were approved by the Board of Park Commissioners during their public meeting on February 5, 2025; now, therefore,

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

SECTION 1. That City Council hereby amends Permanent Ordinance 55-24, pursuant to Exhibit A attached hereto.

SECTION 2. That this Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, and for the further reason that this Ordinance is necessary to accurately reflect the appropriate positions and staffing for personnel currently employed by the Parks and Recreation Department; 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 Service Committee

I, Anitra Scott, Clerk of Council do hereby certify that on \_\_\_\_\_, 2025 the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

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

**EXHIBIT A**  
 TEMPORARY ORDINANCE NO. 51-24\*  
 PERMANENT ORDINANCE NO. 55-24

AN ORDINANCE TO ESTABLISH BENEFITS, TITLES, AND COMPENSATION FOR PARKS AND RECREATION PERSONNEL EMPLOYED BY THE CITY OF LANCASTER, OHIO FOR THE YEAR 2025, AND TO DECLARE AN EMERGENCY

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

SECTION 1. NON-UNION PERSONNEL.

The following non-union positions are approved and established, effective Payroll 1, 2025, in accordance with the department, job title, salary range, and number of employees listed below:

<u>JOB TITLE</u>	<u>RANGE</u>	<u>EMPLOYEES</u>
Park Superintendent	26	1
<del>Facility Supervisor</del>		
Assistant Park Superintendent	22	1
<del>Recreation Supervisor</del> Supervisor	21	1
Recreation Assistant	F	1
<del>Olivedale Park Supervisor</del> Supervisor	21	1
Forester	M	1
Park Office Manager	L	1(retiring 2.28.25)
Park Office Manager	L	1
Health Fitness Aquatics Coordinator	J	1
Nature Education Coordinator	J	1
Outdoor Education Assistant	F	1
Outdoor Education PT	F	2
Recreation Assistant PT	F	1
Park Attendant III	10	2
Park Attendant II	8	2
Park Attendant I	5	6
Forester Assistant	5	+ 2

Administrative Assistant	D	1
Administrative Assistant PT	D	1
Receptionist PT	B	1
Bus Driver PT	B	1
Maintenance PT	B	4
Custodian PT	B	2
Fitness Instructor PT	A	1

SECTION 2. PAY SCALE.

The Pay Scale for employees referenced in Section 1 of this Ordinance above, is set forth in the attached Exhibit A. The Pay Scale is effective Payroll 1, 2025.

SECTION 3. RETIREMENT PICK-UP.

Employees under this Ordinance do not receive retirement pension pick up.

SECTION 4. LONGEVITY PAY.

Employees covered by this ordinance who were hired on or after January 1, 2006, are not eligible to receive this benefit.

Full-time employees covered by this Ordinance, who were hired on or before December 31, 2005, shall, after five years of continuous service with the City, receive a \$3.25 bi-weekly payment for each year of service. An employee shall be paid longevity pay commencing January 1<sup>st</sup> of the year in which the anniversary of employment occurs.

SECTION 5. HOLIDAY PAY.

Employees will follow The City's holiday schedule. Employees who are scheduled to, and do work on the holidays, shall be compensated for working such holidays at the rate of one and one-half times such employee's normal rate of pay. This does not apply to exempt and part-time employees.

SECTION 6. PERSONAL TIME.

Employees covered by this Ordinance shall receive 40 hours of personal time each year. Personal time must be used in the year in which it was accrued and will not accumulate. Part-time employees are exempt from this benefit. The use of personal time must be approved by a supervisor.

Newly hired employees shall be entitled to personal leave on a pro-rated basis in their first calendar year of employment. Employees hired between January 1 and March 31 shall be entitled to forty (40) hours of personal leave in that year. Employees hired between April 1 and June 30 shall be entitled to thirty (30) hours of personal leave in that year. Employees hired between July 1 and September 30 shall be entitled to twenty (20) hours of personal leave in that year. Employees hired between October 1 and December 31 shall be entitled to ten (10) hours of personal leave in that year.

On January 1<sup>st</sup> of the calendar year following initial employment, the employee shall receive forty (40) hours of personal leave.

SECTION 7. VACATION LEAVE.

The vacation schedule for employees covered by this Ordinance is hereby established as follows:

<u>Continuous Service</u>	<u>Vacation Hours</u>
Upon completion of 6 months	40 hours
Upon completion of 1 Year	40 hours
Upon completion of 2 Years	80 hours
Upon completion of 5 years	120 hours
Upon completion of 14 years	160 hours
Upon completion of 20 years	200 hours

As used in this section, "year" means any 12-month period following the first date of employment with the City during which the employee is continuously employed with the City and works an average of 30 hours or more per week.

Employees shall earn and be provided the first week of vacation leave during the pay period in which they attain six (6) months of service. Employees shall earn and be provided an additional one (1) week of vacation leave during the pay period in which they attain one year of service. Thereafter, vacation leave shall be earned as set forth in the paragraph below.

Entitlement to accrued vacation leave becomes effective on January 1<sup>st</sup> if the anniversary date of employment falls within the same calendar year. Employees who separate from the City with less than one year of employment shall not be entitled to a payout of vacation leave.

Employees covered by this Ordinance may carry over no more than 40 hours of vacation leave into the subsequent calendar year, except as otherwise authorized by the Service-Safety Director or elected official responsible for supervision of that department.

#### SECTION 8. FUNERAL LEAVE.

Full-time employees covered by this Ordinance shall be granted funeral leave with pay for the death of a family member as follows:

For a death within the employee's immediate family (*e.g.*, spouse, parent, parent of spouse, child, stepchild, stepparent, or sibling), an employee shall be granted five days of leave within seven days of the death of the family member.

For a death not within the employee's immediate family (*e.g.*, brother-in-law, sister-in-law, son-in-law, daughter-in-law, grandparent, grandchild, appointed legal guardian, aunt, uncle, or grandparent of spouse), an employee shall be granted three days of leave within seven days of the death of the family member.

Days of leave shall be defined as normal average working hours. An employee may elect to take up to two additional bereavement days as other paid leave.

#### SECTION 9. MEDICAL INSURANCE.

Employees must work an average of 30 hours or more per week over the previous twelve (12) months to be eligible for medical insurance. Employees covered by this Ordinance shall pay an amount equal to 15% of the monthly premium for both family and single coverage. These deductions will be made pursuant to the City's 125 plan.

The employee and members of his or her family shall be included under the Employee Insurance Coverage, but only one plan of Employee Insurance Coverage will apply per family even if more than one member of an employee's immediate family is employed by the City.

The insurance benefits provided in this Ordinance shall be substantially equal to those currently provided during the life of this Agreement. The City shall choose the insurance provider and plan, and the benefits provided herein are subject to the rules and regulations of the insurance carrier.

SECTION 10. LIFE INSURANCE.

The City shall provide to all full-time employees covered by this Ordinance a term life insurance program as follows:

Coverage Amount

- \$50,000.00 per employee
- \$ 2,000.00 per employee spouse
- Up to \$2,000.00 per employee child (to age 26)

An employee will be eligible for insurance under this provision during the term of his or her employment with the City. An employee on leave without pay is not eligible for this program.

SECTION 11. SICK LEAVE PAYOUT.

A. An employee covered by this Ordinance who maintains a sick leave "bank" of more than 960 hours may elect to "cash in" up to \$500.00 of accrued but unused sick leave annually; provided, however, that an employee may "cash in" only accrued but unused sick leave in excess of 960 hours. In addition, employees with a sick leave "bank" of more than nine hundred sixty (960) hours may cash in two (2) hours of sick leave for one (1) hour of pay up to an additional five-hundred-dollar (\$500.00) payout provided the employee maintains a sick leave "bank" of at least nine hundred sixty (960) hours. The value of the sick time per hour is an employee's regular hourly rate.

B. An employee covered by this Ordinance who has a bank of more than nine hundred sixty (960) hours can exchange a minimum of eight (8) hours, or one day, for an additional vacation day, not to exceed forty (40) hours.

C. Full-time employees covered by this Ordinance and hired on or before December 31, 2010 shall be granted the following:

1. If, upon retirement, an employee has a "bank" of at least 960 hours of accrued but unused sick leave, that employee will be paid 100% of the value of the employee's accrued but unused sick leave up to 960 hours, and 25% of the value of that employee's accrued but unused sick leave in excess of 960 hours.
2. If, upon retirement, an employee does not have a "bank" of 960 hours of accrued but unused sick leave, that employee will be paid the value of 32 hours of the employee's accrued but unused sick leave for each year of the employee's continuous employment with the City, but in no case shall an employee be paid out more than the value of 960 hours of accrued but unused sick leave pursuant to this provision.

D. Full-time employees covered by this Ordinance, who were hired on or after January 1, 2011, and who have at least ten years of continuous service with the City, shall be granted the following:

1. Upon retirement, an employee may elect to be paid 25% of the value of the employee's accrued but unused sick leave. Regardless of the amount of the payment, a payout under this provision shall eliminate all of that employee's accrued but unused sick leave. An employee may elect to receive one or more payments, but the aggregate value of all payouts under this provision shall not exceed the value of 240 hours of accrued but unused sick leave. For purposes of this section, the

value of one hour of sick leave is equivalent to the employee's current regular hourly rate.

**SECTION 12. SICK LEAVE EXCHANGE.**

Employees covered by this Ordinance who maintain a sick leave "bank" of at least 960 hours may cash in sick leave for personal leave, at a ratio of two days of sick leave for one day of personal leave, for up to three personal days annually.

Employees who maintain a sick leave "bank" of at least 640 hours may cash in sick leave for personal leave, at a ratio of three days of sick leave for one day of personal leave, for up to three personal days annually.

**SECTION 13. UNEXCUSED ABSENCES.**

There will be no pay for unexcused absences the scheduled day before or after a holiday or vacation day.

**SECTION 14. UNIFORM REIMBURSEMENT.**

The City shall reimburse full-time employees covered by this Ordinance up to \$250.00 per calendar year for work clothing.

**SECTION 15. SUPERVISOR DISCRETION.**

The Park Superintendent or elected official responsible for supervision of a City department may, in the exercise of his or her sound discretion, adjust the pay step and/or benefits (e.g., vacation leave, personal time, and compensatory time) of an employee covered by this Ordinance in light of that employee's experience, education, performance, or other extenuating circumstances. Any adjustment under this provision must be in writing and, upon delivery to the City Auditor; the adjustment shall be made as soon as practicable.

**SECTION 16. FORCE AND EFFECT.**

This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, and for the continued and uninterrupted services by the City of Lancaster. Wherefore this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

**SEE ORIGINAL PERMANENT ORDINANCE 55-24 FOR SIGNATURES**

TEMPORARY ORDINANCE NO. 16-25

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

AN ORDINANCE AUTHORIZING THE MAYOR TO GRANT TEN PERMANENT SUPPLEMENTAL EASEMENTS TO THE OHIO POWER COMPANY NECESSARY FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC FACILITIES AND TO DECLARE AN EMERGENCY

WHEREAS, the Ohio Power Company, which is a unit of American Electric Power (AEP), is currently rebuilding transmission lines throughout the City of Lancaster; and

WHEREAS, the City owns various parcels throughout the municipal corporation limits where Ohio Power Company electric facilities are located and will need to be ungraded or improved; and

WHEREAS, the Ohio Power Company is requesting ten (10) supplemental easements and rights of way from the City: eight (8) of the supplemental easements will expand the easement area and two (2) of the supplemental easements will just add terms to the prior easements of record; and

WHEREAS, the Ohio Power Company has advised that all ten (10) supplemental easements are necessary for the Ohio Power Company's transmission facilities now and in the future; and

WHEREAS, the City Engineer and ROW Manager have reviewed the requested supplemental easements and language to ensure that they will not interfere with the maintenance and installation of City utility infrastructure, as well as the consideration being offered for these easements; now, therefore,

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

SECTION 1. That the Mayor is hereby authorized to execute on behalf of the City the ten (10) supplemental easements (listed below) to the Ohio Power Company and to execute all documents necessary to complete and record the same:

- A. No. 7 – City of Lancaster 0535815500
- B. No. 9 – City of Lancaster 0535811000
- C. No. 10 – City of Lancaster 0535811500
- D. No. 11 – City of Lancaster 0535804000
- E. No. 12 – City of Lancaster 0535815000
- F. No. 15 – City of Lancaster 0535025810
- G. No. 16 – City of Lancaster 0535830310
- H. No. 43 – City of Lancaster 0535830310
- I. No. 189 – City of Lancaster 0531800450
- J. No. 247 – City of Lancaster 065800100

SECTION 2. The Easements and Rights of Way, which are available in the Office of the Clerk of Council, are hereby approved and authorized with changes therein not

inconsistent with this ordinance and not substantially adverse to the City. The Mayor, for and in the name of the City, is hereby authorized to execute this easement and any ancillary documents in this matter, 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 or changes to the final documents, which amendments are not inconsistent with this ordinance and not substantially adverse to the City.

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 City and its inhabitants and for the further reason that this ordinance is necessary for the Ohio Power Company to construct additional electric infrastructure to serve the City; 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 Law Committee

I, Anitra Scott, Clerk of Council do hereby certify that on \_\_\_\_\_, 2025 the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

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

TEMPORARY ORDINANCE NO. 17-25

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

AN ORDINANCE DELINEATING OVERLAYS IN RELATION TO THE PROPOSED POWERS RUN INCENTIVE DISTRICTS #1 THROUGH #5, WITHIN THE CITY OF LANCASTER, OHIO; ADOPTING A WRITTEN ECONOMIC DEVELOPMENT PLAN AS TO SAME; SETTING THE TIME AND PLACE OF A PUBLIC HEARING; AUTHORIZING AND RATIFYING THE GIVING OF NOTICE TO THE LANCASTER CITY SCHOOL DISTRICT, AND THE BOARD OF COUNTY COMMISSIONERS OF FAIRFIELD COUNTY, OHIO, ALL PURSUANT TO OHIO REVISED CODE SECTION 5709.40(C) AND ITS RELATED RULES AND LAWS; AND DISPENSING WITH THE REQUIREMENT THAT THIS ORDINANCE MUST BE READ ON THREE DIFFERENT DAYS PURSUANT TO OHIO REVISED CODE SECTION 731.17(A)

WHEREAS, this Council (the "Council") of the City of Lancaster, Ohio (the "City") is contemplating the creation of five (5) "Incentive Districts" as defined in Division (A)(5) of Ohio Revised Code Section ("R.C.") 5709.40 for certain parcels in the City, as authorized under Division (C) of R.C. 5709.40, such Incentive Districts being numbered #1, #2, #3, #4, and #5 (each a "Powers Run Incentive District", and collectively, the "Powers Run Incentive Districts"); and

WHEREAS, pursuant to Division (C)(2) of R.C. 5709.40, this Council must conduct a public hearing on an Ordinance proposed under R.C. 5709.40(C)(1) creating the Powers Run Incentive Districts, which such public hearing must be preceded by sufficient notice to every real property owner whose property is located within the boundaries of the Powers Run Incentive Districts, and such notice must include a map of the applicable Powers Run Incentive District on which this Council must have delineated an overlay; and

WHEREAS, this Ordinance an ordinance delineating overlays and adopting a written economic development plan such that this Council may, in the future, consider an ordinance proposed under R.C. 5709.40(C)(1) establishing the Powers Run Incentive Districts (the "Proposed Powers Run Incentive Districts TIF Ordinance"); and

WHEREAS, such overlays must satisfy Division (A)(6) of R.C. 5709.40, namely each overlay must cover an area of not more than three hundred (300) acres that is a square, or that is a rectangle having two (2) longer sides that are not more than twice the length of the two (2) shorter sides; and

WHEREAS, the overlays depicted in EXHIBIT A attached hereto and incorporated herein by reference (each, an "Overlay") are drawn in accordance with the foregoing; and

WHEREAS, pursuant to Division (A)(5)(f) of R.C. 5709.40, one of the distress characteristics of an Incentive District requires certification by the engineer for the City (the "City Engineer") that the public infrastructure serving such Incentive District is inadequate to meet the development needs of the Incentive District as evidenced by a written economic development plan for the Incentive District; and

WHEREAS, in order to make the necessary certification for the Powers Run Incentive Districts, the City Engineer is required to consider a written economic development plan for the Powers Run Incentive Districts adopted by this Council for such purposes; and

WHEREAS, this Council has determined that it is necessary and appropriate and in the best interests of the City to adopt a written economic development plan for the Powers Run Incentive Districts, a copy of which is provided in EXHIBIT B attached hereto and incorporated herein by reference (the "Economic Development Plan"); and

WHEREAS, in order to consider the Proposed Powers Run Incentive Districts TIF Ordinance, the City must comply with the public hearing and notice provisions of R.C. 5709.40(C) and 5709.40(D) and the City intends to (i) set a time and place for a public hearing to occur not later than thirty (30) days prior to adopting the Proposed Powers Run Incentive Districts TIF Ordinance, (ii) ratify the City's transmittal of notice of the public hearing and the Proposed Powers Run Incentive Districts TIF Ordinance to every real property owner whose property is located within the boundaries of the proposed Powers Run Incentive Districts, and (iii) authorize the City to transmit notice to the Board of County Commissioners of Fairfield County and the Lancaster City School District Board of Education of the City's intention to adopt the Proposed Powers Run Incentive Districts TIF Ordinance; and

WHEREAS, this Council has determined to approve this Ordinance and dispense with the rule that this Ordinance shall be read on three (3) different days pursuant to R.C. Section 731.17(A); now, therefore,

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

SECTION 1. Pursuant to Division (A)(6) of R.C. 5709.40, this Council hereby delineates the Overlays as they relate to and serve to further describe the proposed Powers Run Incentive Districts.

SECTION 2. Under Division (A)(5)(f) of R.C. 5709.40, this Council hereby adopts the Economic Development Plan in furtherance of its contemplation of the Powers Run Incentive Districts.

SECTION 3. This Council hereby provides the following authorizations pursuant to the requirements of R.C. 5709.40, each required in order to establish the Powers Run Incentive Districts pursuant to the Proposed Powers Run Incentive Districts TIF Ordinance, as follows:

- (i) This Council hereby authorizes the City Engineer to conduct a review of the Economic Development Plan, and upon such review, certify the results to this Council pursuant to R.C. 5709.40(A)(5)(f).
- (ii) Pursuant to R.C. 5709.40(C)(2)(a), this Council hereby determines that a public hearing with respect to this Council's formal adoption of the Proposed Powers Run Incentive Districts TIF Ordinance shall occur on April 21, 2025, at a regularly scheduled meeting of this Council at 6:30 p.m. in the Council Meeting Room of the Lancaster City Hall, located at 104 East Main Street, Lancaster, Ohio 43130, which such public hearing shall occur not later than thirty (30) days prior to this Council's formal adoption of the Proposed Powers Run Incentive Districts TIF Ordinance.

- (iii) Pursuant to R.C. 5709.40(C)(2)(a), this Council hereby authorizes the City Mayor, the Clerk of this Council, and their designees, to send proper and timely notice, by first class mail, to every real property owner whose property is located within the boundaries of the Powers Run Incentive Districts subject of the Proposed Powers Run Incentive Districts TIF Ordinance, which such notice being delivered not later than thirty (30) days prior to the public hearing set by this Ordinance in Section 3(i) above.
- (iv) Pursuant to R.C. 5709.40(D), this Council hereby authorizes the City Mayor, the Clerk of this Council, and their designees, to send proper and timely notice to the Lancaster City School District Board of Education of this Council's intention to formally adopt the Proposed Powers Run Incentive Districts TIF Ordinance following all required notice periods.
- (v) Pursuant to R.C. 5709.40(E), this Council hereby authorizes the City Mayor, the Clerk of this Council, and their designees, to send proper and timely notice to the Board of County Commissioners of Fairfield County, Ohio of this Council's intention to formally adopt the Proposed Powers Run Incentive Districts TIF Ordinance.

SECTION 4. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any decision-making bodies of the City that resulted in such formal actions were in meetings open to the public and in compliance with Ohio's Sunshine Laws, including R.C. 121.22.

SECTION 5. That this Council has dispensed with the rule that this Ordinance shall be read on three (3) different days by a vote of at least three-fourths (3/4) of the members of the Council, and this Ordinance shall be effective at the earliest date allowable by law upon its adoption 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, Anitra Scott, Clerk of Council do hereby certify that on \_\_\_\_\_, 2025 the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

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

**EXHIBIT A**

The Powers Run Incentive Districts are intended to include real property situated in the City of Lancaster, Ohio, County of Fairfield, and State of Ohio consisting of the real property identified by the Fairfield County Auditor's Permanent Parcel Identification Numbers set forth below (including any subsequent combinations or subdivisions) as identified in the records of the Fairfield County Auditor from time to time:

0534008020  
0534164600  
0270166299

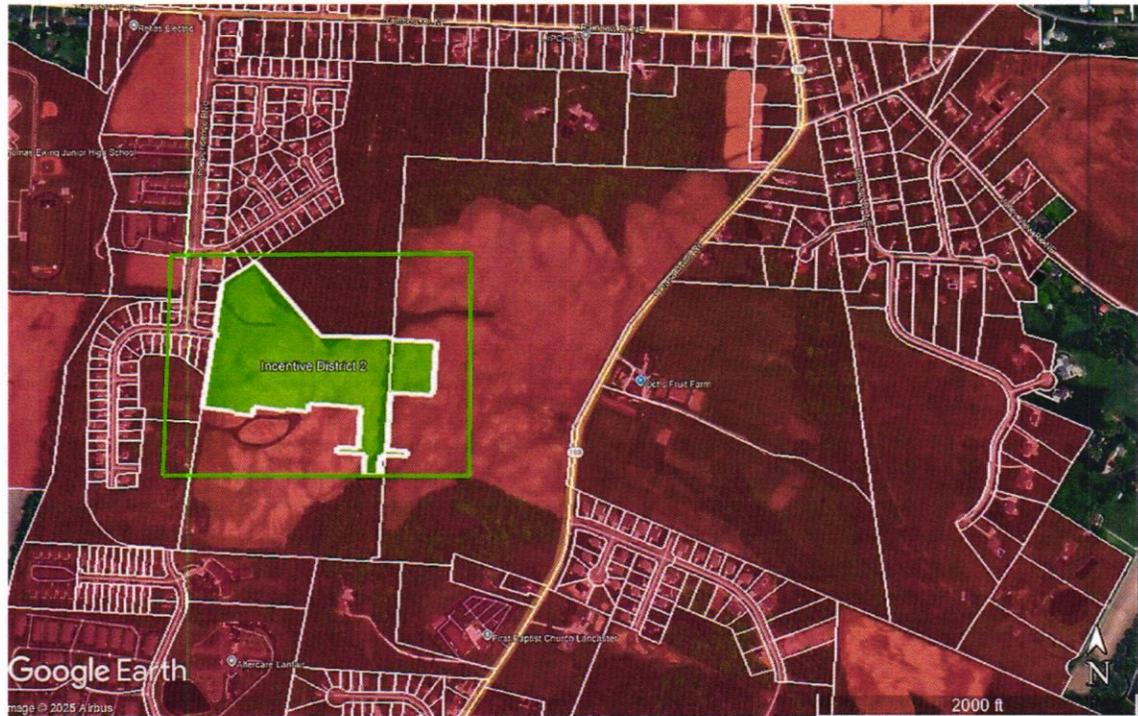
For ease of reference, the maps that follow show the Overlays for the Powers Run Incentive Districts delineated with green lines.

(See attached.)

## Incentive District 1



## Incentive District 2



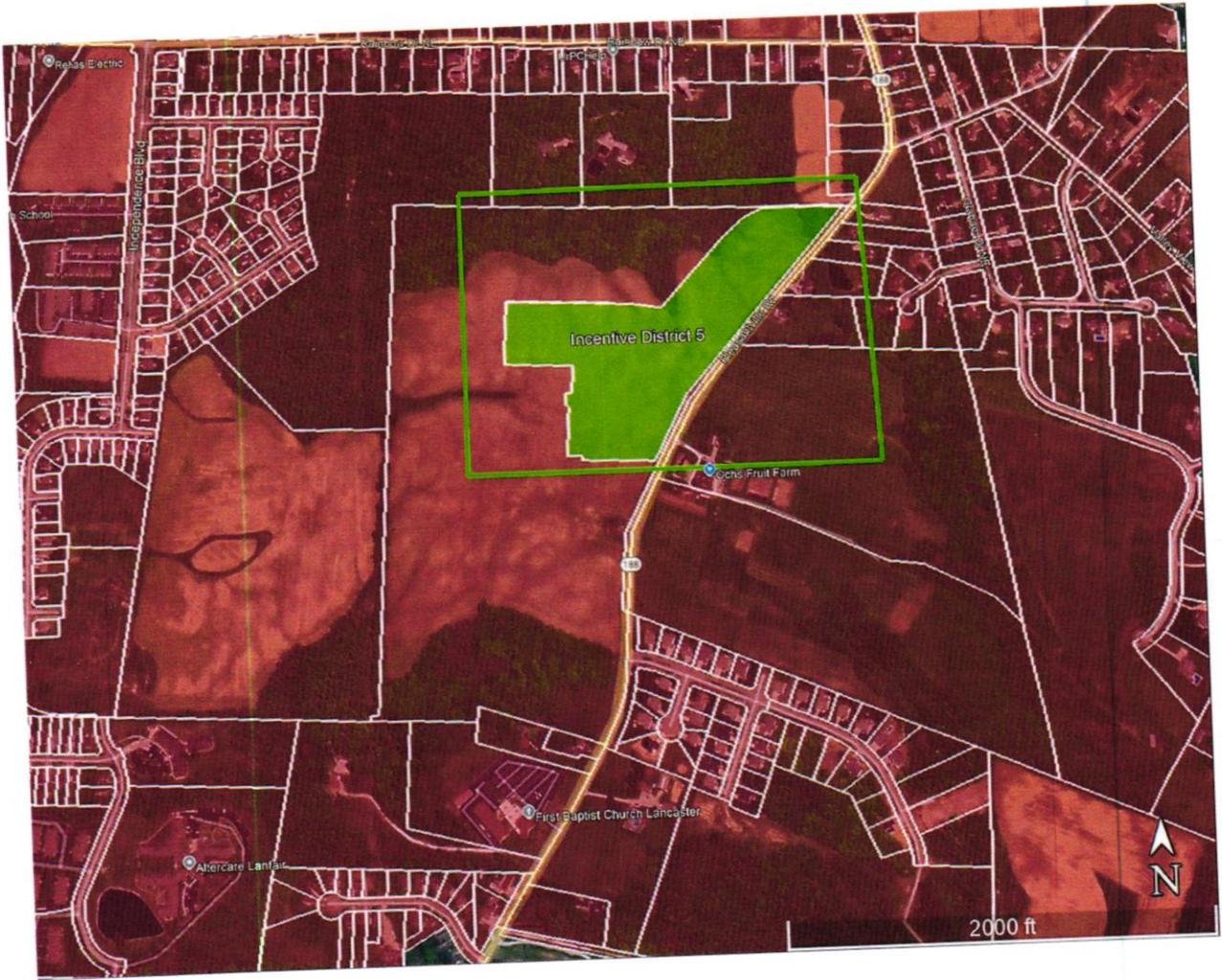
### Incentive District 3



### Incentive District 4



# Incentive District 5



**EXHIBIT B**

City of Lancaster, Ohio

**Economic Development Plan for the Powers Run Incentive Districts Development Area**

[ \_\_\_\_\_, \_\_\_\_\_ ]

## **OVERVIEW OF PROPOSED DEVELOPMENT**

Forestar (USA) Real Estate Group Inc. (“Forestar”), has acquired approximately 128.88 acres of real property (“Project Site”) located at 2106 Pleasantville Road within the City of Lancaster, Ohio (“City”). It is currently anticipated that Forestar will act as the initial lot developer of the Project Site by installing certain public infrastructure in anticipation of transferring the Project Site or portions thereof, from time to time, to one or more home building companies (the “Site Preparation Project”). The home building companies that develop the Project Site after completion of the Site Preparation Project (the “Home Builders”) are expected to construct approximately 333 single-family homes (the “Building Project,” and together with the Site Preparation Project, the “Powers Run Project”).

The anticipated layout of the Powers Run Project is generally depicted in that certain Phasing Plan prepared for Forestar by CESO Inc. attached hereto and incorporated herein by reference as Attachment A-1. Relatedly, Attachment A-2, attached hereto and incorporated herein by reference, shows the Phasing Plan imposed on a map of the surrounding area. The Powers Run Project is expected to occur upon the Fairfield County Auditor’s Permanent Parcel Identification Numbers set forth below (including any subsequent combinations or subdivisions) as identified in the records of the Fairfield County Auditor from time to time:

0534008020  
0534164600  
0270166299

## **LAND USE CONTROLS**

As currently described by the Fairfield County Auditor’s Permanent Parcel Identification Numbers set forth above, such real property is zoned, according to the Zoning Ordinance of the City of Lancaster, Ohio pursuant to Ordinance 15-23 adopted August 14, 2023 (the “Zoning Ordinance”), as may be amended from time to time, as Residential Medium Density District (“R-MD”). Pursuant to Section 1129.03 of the Codified Ordinances of the City of Lancaster, Ohio, R-MD designation requires 50 feet of frontage minimum and the maximum density to be 8.71 dwelling units per acre. The purpose of the R-MD zoning designation is to, among other things, promote redevelopment of one-unit residential dwellings on moderately sized lots where off street parking may or may not be provided, to promote new residential development on moderately sized lots with off-street parking, to accommodate the growing trend of patio homes and other similar products, to allow for minimal non-residential uses, such as schools and parks, that are compatible with and maintain the overall residential character of the area and to provide pedestrian connections between such uses, all as more particularly described in the Zoning Ordinance.

The general ordinances and Ordinances of the City of Lancaster, Ohio shall apply except as otherwise provided within this Exhibit B. All references to the City of Lancaster, Ohio general ordinances and Ordinances refer to the version of such general ordinances and Ordinances in force at the time of their adoption. Whenever there is a conflict or difference between the provisions of this Powers Run Economic Development Plan text and exhibits, and the general ordinances and Ordinances of the City, the provisions of the Powers Run Economic Development Plan’s text and

exhibits shall prevail. Where the Powers Run Economic Development Plan text and exhibits are silent, the provisions of the general ordinances and Ordinances of the City of Lancaster, Ohio and the Zoning Ordinance of the City of Lancaster, Ohio shall prevail.

### **DEVELOPMENT MIX**

Constructed in one or more phases, the entire Powers Run Project is presently anticipated to consist of approximately 333 lots for single-family homes, the development of public infrastructure improvements needed to service the Powers Run Project, and necessary appurtenances thereto. Specifically, the City and Forestar currently anticipate that land development costs incurred in the Site Preparation Project will be approximately \$21,268,281.00, which includes various on and off-site roadwork and utility improvements and will directly benefit the Powers Run Project as well as provide an overall benefit to the City, its residents, and future development patterns.

### **ANALYSIS AND ASSESSMENT**

The Powers Run Project is designed using smart-growth principles that foster a human scale, pedestrian-friendly community, with the volume of single-family housing types necessary to serve multi-generational needs. The goal of such design is to promote the flexibility of residential land development that is necessary to meet the demand for well-organized residential areas within the City of Lancaster, Ohio owing to increased population growth in the City and region.

With a direct access point to Ohio State Route 188, which leads by way of a 15-minute drive to the downtown area of the City of Lancaster, the Powers Run Project will foster community and economic growth within the City. The addition of new families to the City – either through new residents purchasing homes in the Powers Run Project, or current residents moving into the Power’s Run Project, thereby making their current homes available for potential new residents – will result in both an increased tax base for the City and a new customer market for City businesses. Additionally, the Powers Site is located within a 5-minute drive of Medill Elementary School and Thomas Ewing Junior High School and within a 10-minute drive of the old and new Lancaster High School Buildings, providing nearby housing for new students to the Lancaster City School District.

Road networks within Powers Run are designed around gently curving roads, with houses arranged on walkable blocks, fostering interaction among residents and an integrated development pattern within the City of Lancaster, Ohio. Roads within Powers Run are anticipated to include sidewalks to encourage pedestrian mobility. Pedestrians in Powers Run can utilize this infrastructure to visit the Ochs Fruit Farm and Market, a 50-acre, family owned orchard established in 1872, located directly across the road. Powers Run will also extend Declaration Drive in order to connect Powers Run and the Brentwood subdivision, fostering a sense of community between the current residents of Lancaster, and the new residents of Powers Run.

While the Powers Run Project may occur in phases, visual unity is anticipated to be achieved for the overall Project Site. Entry features including landscaped monument signage, community gathering areas, lake fountains, street trees and other landscaping, as well as

pedestrian-friendly connectivity, are anticipated features of the Powers Run Project. Such features are intended to operate in a cohesive manner, being complementary to the surrounding areas of the City of Lancaster, Ohio. Furthermore, it is expected that a single homebuilder will build all homes in the Powers Run Project, using similar quality materials and a pre-determined architectural scheme. The result being a community that features a variety of single-family homes, while ensuring that the community adheres to a coherent vision.

### **CONCLUSION**

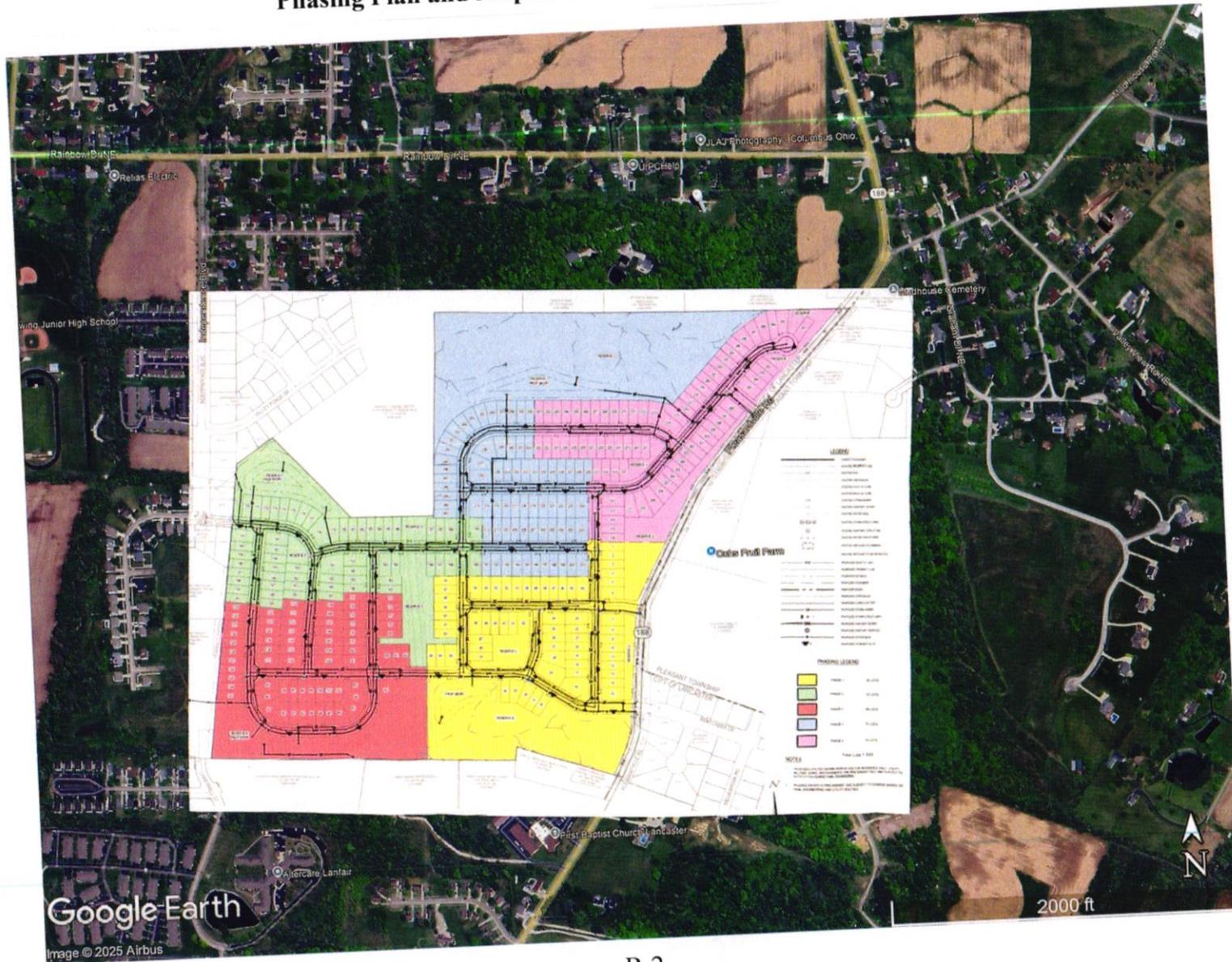
It is the conclusion of the City of Lancaster, Ohio and its staff that it is in the interests of the City of Lancaster, Ohio to proceed with the approval of an “Engineer’s Certificate” and this Economic Development Plan so as to provide for the further approval, by the City Council of the City of Lancaster, Ohio, of the Powers Run Incentive Districts pursuant to Ohio Revised Code Section 5709.40(C).

### **ATTACHMENTS**

*[Attachments commence on next page.]*



# ATTACHMENT A-2 Phasing Plan and Map of Surrounding Area – Powers Run



B-2

TEMPORARY ORDINANCE NO. 18-25

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

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT AN AMENDED DEED OF PERMANENT EASEMENT FOR UNDERGROUND UTILITY FACILITIES AND TO DECLARE AN EMERGENCY

WHEREAS, Lancaster Municipal Gas is currently constructing natural gas infrastructure over and through property owned by Claude P. and Carla J. Marshall, husband and wife, outside the City limits; and

WHEREAS, previously, in 2020, the Marshalls and the City executed an underground utility facilities easement, but it was never recorded, and since then it has been determined that the location of the easement needs shifted slightly; and

WHEREAS, for valuable consideration shown, the Marshalls are willing to grant the City an Amended Deed of Permanent Easement to correct the location of the easement area; now, therefore,

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

SECTION 1. That the Mayor is hereby authorized to accept an Amended Deed of Permanent Easement for the City from the Grantors, to execute all documents necessary to complete said easement, and to pay any costs associated with the acquisition thereof.

SECTION 2. The Easement and Right of Way, attached hereto as Exhibit A, is hereby approved and authorized with changes therein not inconsistent with this ordinance and not substantially adverse to the City. The Mayor, for and in the name of the City, is hereby authorized to execute this easement and any ancillary documents in this matter, 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 or changes to the final documents, which amendments are not inconsistent with this ordinance and not substantially adverse to the City.

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 City and its inhabitants and for the further reason that this ordinance is necessary for Lancaster Municipal Gas to construct natural gas infrastructure to serve ratepayers; 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 Law Committee

I, Anitra Scott, Clerk of Council do hereby certify that on \_\_\_\_\_, 2025 the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

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

**TRANSFER  
NOT NECESSARY**

OR BK 1830 PG 2006

JUL 20 2020

  
County Auditor, Fairfield County, Ohio

202000014758  
Filed for Record in  
FAIRFIELD COUNTY, OH  
LISA MCKENZIE, COUNTY RECORDER  
07-20-2020 At 01:10 PM.  
EASEMENT 82.00  
OR Book 1830 Page 2006 - 2013

**DEED OF PERMANENT EASEMENT  
GENERAL UTILITY UNDERGROUND FACILITIES EASEMENT**

**Claude P. Marshall and Carla J. Marshall**, having a mailing address of 3502 Country Club Road, SW, Lancaster, Ohio, 43130 ("Grantor"), for good and valuable consideration received, does hereby grant, bargain, sell and convey to the **City of Lancaster**, an Ohio municipal corporation, having a mailing address of 104 East Main Street, Lancaster, Ohio 43130, its successors and assigns ("Grantee"), a **permanent General Utility Underground Facilities Easement** ("Easement"), together with appurtenant rights in, under, along, over, across, and upon the real property (or a portion of the real property) owned by Grantor, located in the State of Ohio, County of Fairfield, Hocking Township, and more fully described as Parcel No. 0180069600 being 56.279 acres in Section 24, Township 14, Range 19, recorded in Official Record Volume 681, Page 549; and 0180069620 being 24.26 acres in Section 24, Township 14, Range 19, recorded in Official Record Volume 681, Page 549 ("Real Property"). The exact location of the Easement consists of a twenty-five (25) feet wide portion of the Real Property more specifically described in the legal descriptions and illustrations attached hereto as Exhibit "A", "Tract #1", "Tract #2", and "Tract #3" and incorporated herein by reference ("Easement Premises").

By acceptance of this Easement, the parties mutually agree that it is in their best interest for the Grantor to grant and the Grantee to accept the following conditions and covenants to do the following:

1. Grantor hereby grants and conveys to Grantee a permanent Easement to survey, construct, operate, maintain, remove, replace and control General Utility Underground Facilities, subject to the terms and conditions hereinafter set forth, in, under, along, over, across, and upon the Easement Premises, together with all reasonable rights of ingress and egress across the Real Property owned by Grantor necessary for the exercise of the rights herein granted.
2. Grantor shall permit Grantee's employees, agents, and contractors to enter upon the Real Property for the purposes of constructing, maintaining, operating, and replacing the General Utility Underground Facilities and associated equipment and appurtenances thereto over and across the Easement Premises, and shall not interfere with Grantee's use, access, ingress and egress to the Easement Premises. Grantee shall be permitted to construct roadways, signage, barriers, fencing, and landscaping as Grantee determines is necessary. The right to use the Easement Premises shall belong to the Grantee and its agents, employees, designees, contractors, guests, invitees, successors and assigns, and all those acting by or on behalf of it for the purposes of establishing, laying, constructing, reconstruction, installing, realigning, modifying, replacing, improving, adding, altering, substituting, operating, maintaining, accessing, inspecting, patrolling, protecting,



repairing, changing the size of, or relocating the General Utility Underground Facilities and associated equipment and appurtenances thereto within the Easement Premises.

3. All improvements on the Easement Premises shall be at the sole cost of the Grantee.
4. Grantee agrees to comply in all material respects, at its sole cost, with all applicable federal, state and local laws, rules, and regulations which are applicable to Grantee's activities hereunder, including without limitation, the construction, use, operation, maintenance, repair and service of the General Utility Underground Facilities and associated equipment and appurtenances thereto.
5. Grantee will, insofar as reasonably practicable, level, re-grade, and reseed the ground disturbed by Grantee's use of the Easement Premises and will maintain the Easement Premises clean of all litter and trash during periods of construction, operation, maintenance, repair or removal. All construction debris shall be cleaned up and removed from Grantor's lands upon completion of installation and construction of the General Utility Underground Facilities and associated equipment and appurtenances thereto.
6. Grantee shall have the right to prohibit public access to the Easement Premises.
7. Grantor may not erect new or additional power and transmission lines, water, sewer, or other utility lines, or wells within the Easement Premises, and Grantor may not grant any additional easement(s) within the Easement Premises.
8. No buildings or other structures shall be constructed in the Easement Premises by Grantor, nor shall Grantor cause any excavating or filling to be done which, in the reasonable judgment of Grantee, would impair Grantee's exercise of the rights granted hereunder or its ability to maintain its Easement.
9. Grantee has the right (1) to mow the Easement Premises, (2) to trim, cut down or eliminate trees or shrubbery that, in the sole judgment of Grantee, interfere with the operation of the General Utility Underground Facilities, (3) to remove possible hazards to the General Utility Underground Facilities, and (4) to remove or prevent the construction of any and all buildings, structures, reservoirs or other obstructions on the Easement Premises which, in the sole judgment of the Grantee, may endanger or interfere with the efficiency, safety, or convenient operation of the General Utility Underground Facilities. All trees, brush and other debris caused by construction shall be burned and/or chipped and spread on the Easement Premises or removed to an authorized disposal site. The method of disposal shall be selected by Grantee.
10. Grantor reserves the right to use the Easement Premises in any manner that will not prevent or interfere with the exercise by the Grantee of the rights granted hereunder; provided, however, that Grantor shall not obstruct, or permit to be obstructed, the Easement Premises without the express prior written consent of Grantee.

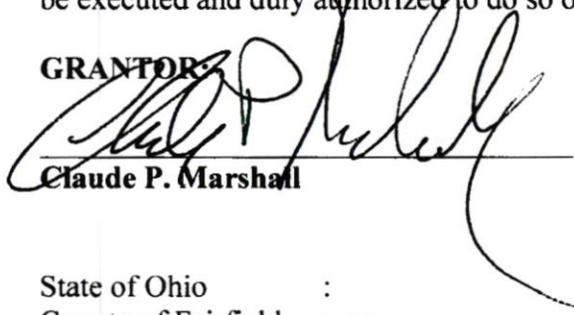
11. Grantee shall have the right to periodically inspect the Easement Premises for violations of the covenants and restrictions set forth herein. If Grantor or its successors and assigns violate any of these covenants and restrictions Grantor shall cure the violation(s) within sixty (60) days of receipt of notice thereof from Grantee. If Grantor fails to adequately cure or eliminate the violation(s) within the sixty (60) day time period, Grantee may cause the cure of the violation(s), and Grantor shall immediately reimburse Grantee for all costs and expenses incurred in curing the violation(s). Grantee shall also have the right to obtain injunctive relief for the enforcement of the covenants and restrictions from a court of competent jurisdiction.
12. Grantee shall have the right to post and/or mark the boundaries of the Easement Premises.
13. Grantee shall have exclusive possession of the Easement Premises at all times.
14. This Easement, its terms and conditions contained herein and all rights, title and privileges herein granted, including all benefits and burdens, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, successors, assigns and legal representatives.
15. Grantor agrees that Grantee may assign the rights granted to it hereunder to any assignee who demonstrates sufficient competence and gives adequate assurances that any work to be performed pursuant to such assignment shall be done in a skillful manner.
16. Said Easement may not be sold or transferred without Grantor's specific written authority regardless of whether such action is deemed to result in any additional burden or damage to Grantor's property.
17. If any damage to Grantor's Real Property is caused by Grantee's exercise of its rights hereunder, Grantee shall promptly restore any disturbed areas as nearly as possible to the condition existing prior to the occurrence of the damage.
18. Grantor covenants with Grantee that it is the true and lawful owner of the Real Property inclusive of the Easement Premises, and is lawfully seized of the same in fee simple and has good right and full power to grant this Easement. Grantor represents and warrants that he/she/it is the sole free owner(s) of the property herein described and the he/she/it has the authority to convey said rights and interests to the Grantee. Grantor represents and warrants that, except for easements, conditions, agreements, restrictions, reservations and covenants of record prior to the date of this Agreement, there are no liens, encumbrances or mortgages affecting the land underlying the Easements except: NONE.
19. Grantor agrees to defend, indemnify and hold harmless Grantee from any and all claims disputing Grantor's legal right to convey the Easement to Grantee, as well as all claims for payment or restitution made by a third party. Grantor agrees to reimburse Grantee for

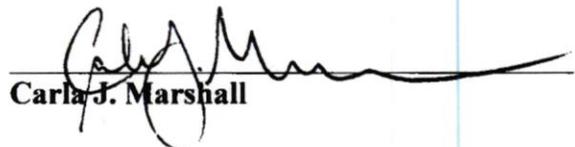
its costs, including attorney's fees, in asserting or defending all claims made which dispute Grantor's legal right(s) to convey the Easement.

- 20. In exchange for Grantor's easement, Grantee shall solely incur all survey costs of the easement: all main gas line installation costs; the cost of one (1) service/lateral gas line with waiver of tap fees to 3434 Country Club Road, SW, Lancaster, Ohio, 43130; the cost of one (1) service/lateral gas line with waiver of tap fees to 3470 Country Club Road, SW, Lancaster, Ohio, 43130; and the cost of one (1) service/lateral gas line with waiver of tap fees to 3502 Country Club Road, SW, Lancaster, Ohio, 43130.
- 21. This Easement shall be interpreted, enforcement and governed under the laws of the State of Ohio. If the Easement covers property located in more than one county, venue shall be in the county where the majority of the property geographically exists.
- 22. This Easement embodies the entire agreement between the parties hereto with respect to the Easements and supersedes any and all agreements representations, warranties, or statements which may have been made between the parties prior to the date hereof, whether express, implied, written, or verbal, concerning the subject matter hereof, and this Easement shall not be modified or amended except by written instrument executed by each party hereto.

IN WITNESS WHEREOF, the Grantors have executed or have caused this instrument to be executed and duly authorized to do so on this 6<sup>th</sup> day of September, 2019.

GRANTOR:

  
 \_\_\_\_\_  
 Claude P. Marshall

  
 \_\_\_\_\_  
 Carla J. Marshall

State of Ohio :  
County of Fairfield : ss

BEFORE ME, a Notary Public in and for said county and state, did personally appear the above-named **Claude P. Marshall**, who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed.

IN TESTIMONY WHEREOF, I have set my hand and official seal, at Lancaster, Ohio, this 6<sup>th</sup> day of September, 2019.



Maria A. Morgan  
 Notary Public, State of Ohio  
 My Commission Expires 2-19-13

  
 \_\_\_\_\_  
 Notary Public, State of Ohio

County of Fairfield : ss

BEFORE ME, a Notary Public in and for said county and state, did personally appear the above-named **Carla J. Marshall**, who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed.

IN TESTIMONY WHEREOF, I have set my hand and official seal, at Lancaster, Ohio, this 6<sup>th</sup> day of September, 2019.



Maria A. Morgan  
Notary Public, State of Ohio  
My Commission Expires 2-19-23

Mark A. Morgan  
Notary Public, State of Ohio

*This instrument prepared by:*  
Randall T. Ullom  
Law Director & City Prosecutor  
City of Lancaster, Ohio  
P.O. Box 1008  
Lancaster, Ohio 43130

**EXHIBIT A**

**25 FOOT GASLINE EASEMENT**  
**TRACT #1**

Situated in the State of Ohio, Fairfield County, Hocking Township, Section 24, Township 14, Range 19, and being part of a 56.279 acre tract conveyed to Claude and Carla Marshall, in Deed Book 681, page 549 in the Fairfield County Recorder's Office and being more particularly described as follows:

COMMENCING at a 2" iron pipe found at the southeast corner of the northwest quarter of said Section 24; Thence, North 89 degrees 26 minutes 24 seconds West 922.40 feet to a 5/8 inch rebar found on the grantors southeast corner; Thence along the grantors east line, North 00 degrees 52 minutes 26 seconds East 188.34 feet to a point, said point being the **TRUE POINT OF BEGINNING** for the centerline of said 25 foot easement herein described:

**Thence**, crossing the grantor's tract, **North 53 degrees 51 minutes 56 seconds West 61.95 feet** to a point;

**Thence**, crossing the grantor's tract, **North 70 degrees 53 minutes 56 seconds West 91.20 feet** to a point;

**Thence**, crossing the grantor's tract, **South 87 degrees 12 minutes 05 seconds West 142.26 feet** to a point;

**Thence**, crossing the grantor's tract, **North 80 degrees 41 minutes 23 seconds West 337.05 feet** to the grantor's west line being in the center of Country Club Road, containing 0.363 acres.

It is understood that the parcel of land described contains, 0.363 acres, more or less and is located in Fairfield County Auditor's Parcel No. 018-00696-00.

Description prepared from a proposed centerline provided by Lancaster Gas Department and existing surveys of record on file at the Fairfield County Map Room by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. #7798, October, 2019.

**Thence**, crossing the grantor's tract, **North 00 degrees 34 minutes 49 seconds West 107.12 feet** to a point;

**Thence**, crossing the grantor's tract, **North 71 degrees 48 minutes 43 seconds West 40.43 feet** to the grantor's north line, containing 0.803 acres.

It is understood that the parcel of land described contains, 0.803 acres, more or less and is located in Fairfield County Auditor's Parcel No. 018-00696-20.

Description prepared from a proposed centerline provided by Lancaster Gas Department and existing surveys of record on file at the Fairfield County Map Room by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. #7798, October, 2019.

Grantor claim title by Deed Book 681, page 549 on file at the Fairfield County Recorder's Office.

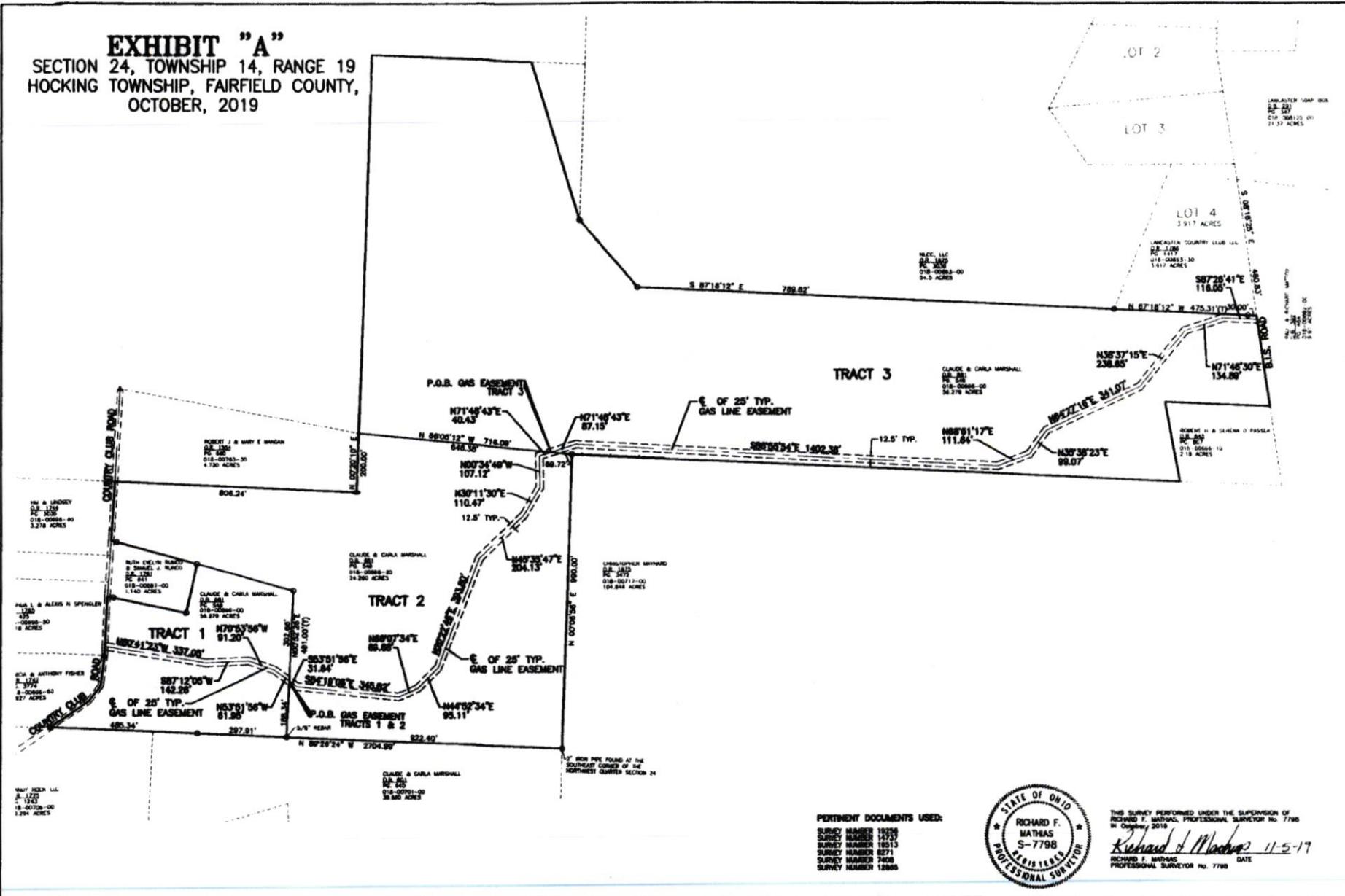
Bearings Based on the GPS True North, Ohio State Plane Coordinate System (Ohio South Zone, NAD 83).

  
Richard F. Mathias, P.S.  
Professional Land Surveyor No. 7798



11-5-19  
Date

**EXHIBIT "A"**  
**SECTION 24, TOWNSHIP 14, RANGE 19**  
**HOCKING TOWNSHIP, FAIRFIELD COUNTY,**  
**OCTOBER, 2019**



**PERTINENT DOCUMENTS USED:**  
 SURVEY NUMBER 19296  
 SURVEY NUMBER 14757  
 SURVEY NUMBER 18813  
 SURVEY NUMBER 8271  
 SURVEY NUMBER 7408  
 SURVEY NUMBER 13866

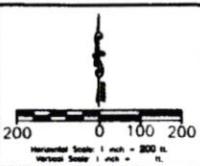


THIS SURVEY PERFORMED UNDER THE SUPERVISION OF  
 RICHARD F. MATHAS, PROFESSIONAL SURVEYOR No. 7798  
 IN October, 2019  
*Richard F. Mathas* 11-5-19  
 RICHARD F. MATHAS DATE  
 PROFESSIONAL SURVEYOR No. 7798

OR BK 1830 PG 2013

**EXHIBIT "A"**  
**25' GAS LINE EASEMENT SURVEY**  
 SECT. 24, TWP. 14, RNGE 19  
 HOCKING TOWNSHIP  
 FAIRFIELD COUNTY, OHIO  
 OCTOBER, 2019

**PLANS PREPARED FOR:**  
 HANK TOPP  
 CHIEF OF LANCASTER GAS DEPT.  
 1325 S. LANCASTER ROAD  
 LANCASTER, OHIO 43130  
 740-587-3670



**SURVEYING MONUMENT LEGEND**

● 30" LONG, 5/8" REBAR WITH 1-1/4" PLASTIC CAP	■ CONCRETE MONUMENT (FOUND)
■ STAMPED ZLMMY (SET)	■ P.K. NAIL (SET)
● IRON MONUMENT (FOUND)	■ D.P.K. NAIL (FOUND)
■ RAILROAD SPIKE (SET)	● BOLT (FOUND)
■ RAILROAD SPIKE (FOUND)	● STONE (FOUND)
■ CONCRETE MONUMENT (SET)	■ REFERENCE POINT

**BASES OF BEARINGS**  
 BEARINGS BASED ON GPS TRUE NORTH

**2LMN, Inc.**  
 Civil Engineers & Land Surveyors  
 2475 Sugar Grove Road, SE - Lancaster, Ohio 43130  
 (740) 687-5542 Phone - (740) 687-0086 Fax - www.2LMN.com

DATE: OCTOBER, 2019 No 1 OF 1

**EXHIBIT B**

**25 FOOT GASLINE EASEMENT**  
**TRACT #2**

Situated in the State of Ohio, Fairfield County, Hocking Township, Section 24, Township 14, Range 19, and being part of a 24.260 acre tract conveyed to Claude and Carla Marshall, in Deed Book 681, page 549 in the Fairfield County Recorder's Office and being more particularly described as follows:

COMMENCING at a 2" iron pipe found at the southeast corner of the northwest quarter of said Section 24; Thence, North 89 degrees 26 minutes 24 seconds West 922.40 feet to a 5/8 inch rebar found on the grantors southeast corner; Thence along the grantors east line, North 00 degrees 52 minutes 26 seconds East 188.34 feet to a point, said point being the **TRUE POINT OF BEGINNING** for the centerline of said 25 foot easement herein described:

**Thence**, crossing the grantor's tract, **South 53 degrees 51 minutes 56 seconds East 31.64 feet** to a point;

**Thence**, crossing the grantor's tract, **South 84 degrees 19 minutes 05 seconds East 345.82 feet** to a point;

**Thence**, crossing the grantor's tract, **North 66 degrees 07 minutes 34 seconds East 69.68 feet** to a point;

**Thence**, crossing the grantor's tract, **North 44 degrees 52 minutes 34 seconds East 95.11 feet** to a point;

**Thence**, crossing the grantor's tract, **North 20 degrees 22 minutes 46 seconds East 393.80 feet** to a point;

**Thence**, crossing the grantor's tract, **North 45 degrees 35 minutes 47 seconds East 204.13 feet** to a point;

**Thence**, crossing the grantor's tract, **North 30 degrees 11 minutes 30 seconds East 110.47 feet** to a point;

**Thence**, crossing the grantor's tract, **North 00 degrees 34 minutes 49 seconds West 107.12 feet** to a point;

**Thence**, crossing the grantor's tract, **North 71 degrees 48 minutes 43 seconds West 40.43 feet** to the grantor's north line, containing 0.803 acres.

It is understood that the parcel of land described contains, 0.803 acres, more or less and is located in Fairfield County Auditor's Parcel No. 018-00696-20.

Description prepared from an actual field survey by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. #7798, October, 2019.

Grantor claim title by Deed Book 681, page 549 on file at the Fairfield County Recorder's Office.

Bearings Based on the GPS True North, Ohio State Plane Coordinate System (Ohio South Zone, NAD 83).



Richard F. Mathias, P.S.  
Professional Land Surveyor No. 7798



2-14-2025

Date

**EXHIBIT C**

**25 FOOT GASLINE EASEMENT**  
**TRACT #3**

Situated in the State of Ohio, Fairfield County, Hocking Township, Section 24, Township 14, Range 19, and being part of a 56.279 acre tract conveyed to Claude and Carla Marshall, in Deed Book 681, page 549 in the Fairfield County Recorder's Office and being more particularly described as follows:

COMMENCING at a 2" iron pipe found at the southeast corner of the northwest quarter of said Section 24; Thence, North 00 degrees 06 minutes 56 seconds East 990.00 feet to a 5/8 inch rebar found on the grantors south line; Thence along the grantors south line, North 86 degrees 05 minutes 12 seconds West 69.72 feet to a point, said point being the **TRUE POINT OF BEGINNING** for the centerline of said 25 foot easement (12.5' either side of centerline) herein described:

**Thence**, crossing the grantor's tract the following sixteen courses:

- 1) **North 71 degrees 48 minutes 43 seconds East 87.15 feet;**
- 2) **South 86 degrees 45 minutes 46 seconds East 1403.06 feet;**
- 3) **North 76 degrees 44 minutes 30 seconds East 54.63 feet;**
- 4) **North 60 degrees 10 minutes 15 seconds East 74.48 feet;**
- 5) **North 29 degrees 15 minutes 07 seconds East 61.14 feet;**
- 6) **North 49 degrees 48 minutes 29 seconds East 54.00 feet;**
- 7) **North 82 degrees 02 minutes 05 seconds East 48.15 feet;**
- 8) **North 61 degrees 05 minutes 44 seconds East 116.83 feet;**
- 9) **North 61 degrees 26 minutes 30 seconds East 188.55 feet;**
- 10) **North 36 degrees 13 minutes 56 seconds East 111.24 feet;**

- 11) North 46 degrees 05 minutes 30 seconds East 66.66 feet;
- 12) North 68 degrees 21 minutes 08 seconds East 63.94 feet;
- 13) North 59 degrees 35 minutes 18 seconds East 69.96 feet;
- 14) North 86 degrees 44 minutes 32 seconds East 38.13 feet;
- 15) North 76 degrees 51 minutes 03 seconds East 37.36 feet;
- 16) South 88 degrees 38 minutes 42 seconds East 49.67 feet to the grantor's east line, being in the center of BIS Road.

It is understood that the parcel of land described contains, 1.449 acres, more or less, and is located in Fairfield County Auditor's Parcel No. 018-00696-00.

Description prepared from a proposed centerline provided by Lancaster Gas Department and existing surveys of record on file at the Fairfield County Map Room by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. #7798, October, 2019.

Grantor claim title by Deed Book 681, page 549 on file at the Fairfield County Recorder's Office.

Bearings Based on the GPS True North, Ohio State Plane Coordinate System (Ohio South Zone, NAD 83).



Richard F. Mathias, P.S.  
Professional Land Surveyor No. 7798

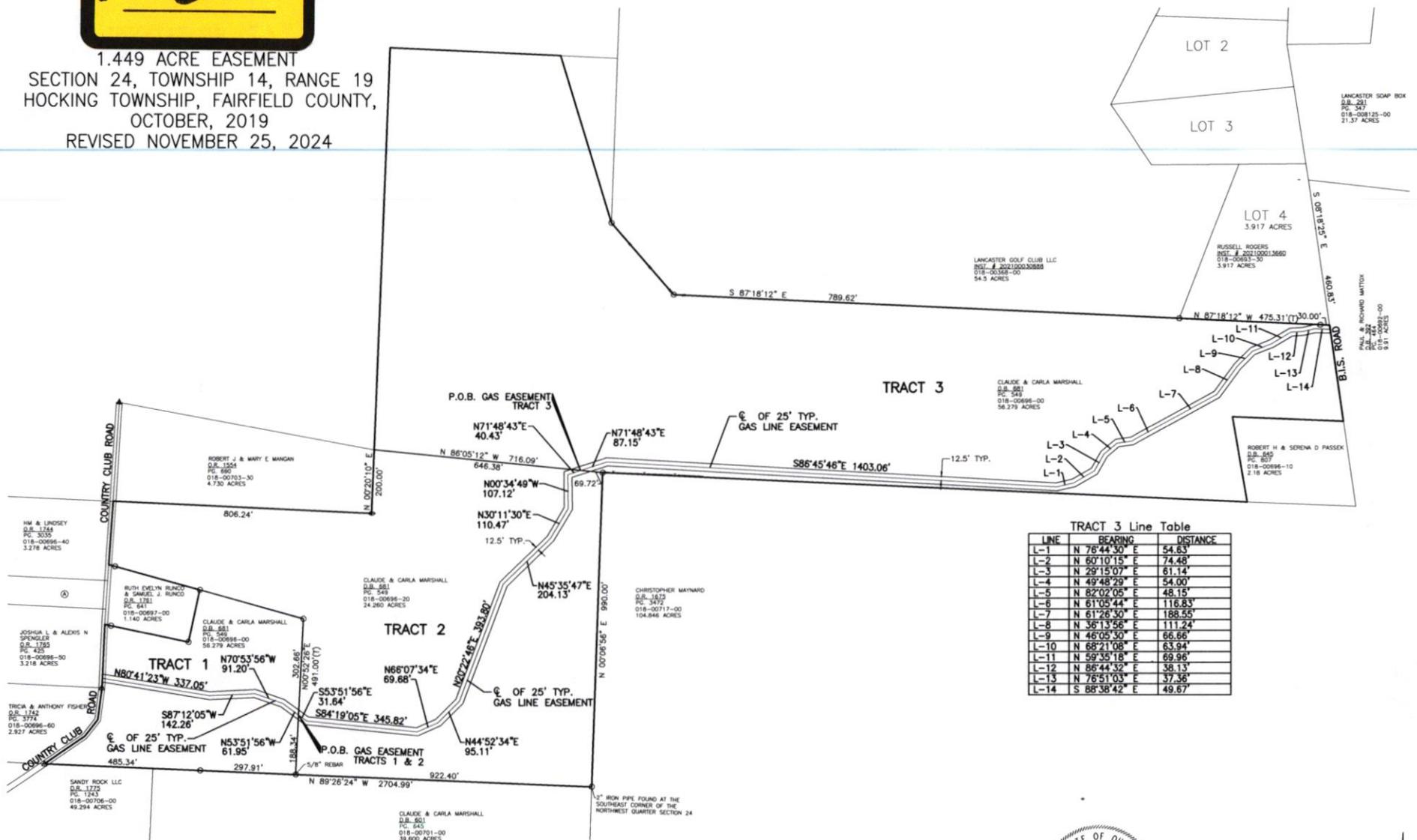


12-18-2024

Date



1.449 ACRE EASEMENT  
SECTION 24, TOWNSHIP 14, RANGE 19  
HOCKING TOWNSHIP, FAIRFIELD COUNTY,  
OCTOBER, 2019  
REVISED NOVEMBER 25, 2024



**TRACT 3 Line Table**

LINE	BEARING	DISTANCE
L-1	N 78°44'30" E	54.83'
L-2	N 60°10'15" E	74.48'
L-3	N 29°15'07" E	61.14'
L-4	N 49°48'29" E	54.00'
L-5	N 82°02'05" E	48.15'
L-6	N 61°05'44" E	116.83'
L-7	N 61°26'30" E	188.55'
L-8	N 36°13'56" E	111.24'
L-9	N 46°05'30" E	66.66'
L-10	N 68°21'08" E	63.94'
L-11	N 59°35'18" E	69.96'
L-12	N 86°44'52" E	36.13'
L-13	N 76°51'03" E	37.36'
L-14	S 88°38'42" E	49.67'

HM & LINDSEY  
D.B. 3744  
P.C. 3035  
018-00696-40  
3.218 ACRES

RUTH EVELYN RUNZO  
& DANIEL J. RUNZO  
D.B. 1781  
P.C. 647  
018-00697-00  
1.140 ACRES

JOSHUA L. & ALEXIS N.  
SPENGLER  
D.B. 1795  
P.C. 628  
018-00698-50  
3.218 ACRES

TRICA & ANTHONY FISHER  
D.B. 1142  
P.C. 3774  
018-00696-60  
2.927 ACRES

SANDY ROCK LLC  
D.B. 1272  
P.C. 1243  
018-00706-00  
48.224 ACRES

ROBERT J. & MARY E. MANGAN  
D.B. 1503  
P.C. 690  
018-00703-30  
4.730 ACRES

CLAUDE & CARLA MARSHALL  
D.B. 881  
P.C. 549  
018-00696-30  
56.279 ACRES

CLAUDE & CARLA MARSHALL  
D.B. 881  
P.C. 549  
018-00696-30  
56.279 ACRES

CHRISTOPHER MAYNARD  
D.B. 1813  
P.C. 3472  
018-00717-00  
104.844 ACRES

CLAUDE & CARLA MARSHALL  
D.B. 881  
P.C. 549  
018-00696-30  
56.279 ACRES

ROBERT H. & SERENA D. PASSEK  
D.B. 610  
P.C. 627  
018-00696-10  
2.18 ACRES

LANCASTER GOLF CLUB LLC  
INST. # 202100030885  
018-00308-00  
54.5 ACRES

RUSSELL ROGERS  
INST. # 202100013660  
018-00937-30  
3.917 ACRES

LANCASTER SOAP BOX  
D.B. 291  
P.C. 347  
018-008125-00  
21.37 ACRES

PAUL & RICHARD MATTON  
D.B. 822  
P.C. 627  
018-00695-00  
9.11 ACRES

**PERTINENT DOCUMENTS USED:**  
SURVEY NUMBER 19256  
SURVEY NUMBER 14737  
SURVEY NUMBER 19513  
SURVEY NUMBER 8271  
SURVEY NUMBER 7408  
SURVEY NUMBER 12865



THIS SURVEY PERFORMED UNDER THE SUPERVISION OF  
RICHARD F. MATHIAS, PROFESSIONAL SURVEYOR No. 7798  
IN OCTOBER, 2019 AND REVISED NOVEMBER 25TH, 2024.

*Richard F. Mathias*  
DATE: 12-16-2024

RICHARD F. MATHIAS  
PROFESSIONAL SURVEYOR No. 7798

**EXHIBIT "A"**  
**25' GAS LINE EASEMENT SURVEY**  
SECT. 24, TWP. 14, RANGE 19  
HOCKING TOWNSHIP  
FAIRFIELD COUNTY, OHIO  
OCTOBER, 2019 Revised NOVEMBER 25, 2024

**PLANS PREPARED FOR:**  
HANK TOPP  
CITY OF LANCASTER, GAS DEPT.  
1424 CAMP GROUND RD.  
LANCASTER, OHIO 43130  
740-687-8670

**SURVEYING MONUMENT LEGEND**  
● 30" LONG, 5/8" REBAR WITH  
1-1/4" PLASTIC CAP  
STAMPED "2LMN" (SET)  
○ IRON MONUMENT (FOUND)  
▲ RAILROAD SPIKE (SET)  
■ CONCRETE MONUMENT (SET)  
■ CONCRETE MONUMENT (FOUND)  
■ P.K. NAIL (SET)  
■ P.K. NAIL (FOUND)  
◆ BOLT (FOUND)  
◆ STONE (FOUND)  
× REFERENCE POINT

**BASIS OF BEARINGS**  
BEARINGS BASED ON GPS TRUE NORTH

Horizontal Scale: 1 inch = 200 ft.  
Vertical Scale: 1 inch = ft.



2475 Sugar Grove Rd. SE  
Lancaster, Ohio 43130  
(740) 687-5542  
Fax (740) 687-0086