

LANCASTER CITY COUNCIL
LANCASTER, OHIO

April 21, 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
Powers Run TIF
READING OF RESOLUTIONS

THIRD READING

- | | |
|------------------------|--|
| Temp Res #28-25 | A RESOLUTION TO AUTHORIZE THE MAYOR TO ENTER INTO A CONTRACT WITH THE FAIRFIELD COUNTY GENERAL HEALTH DISTRICT FOR PUBLIC HEALTH SERVICES
Administrative Services Committee (Luchtenberg/Wolfinger) (3 Readings) |
| Temp Res #29-25 | A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE AND AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR IN THE TIMBERTOP TIF FUND (3060)
Finance Committee (Wolfinger/Ailes) (3 Readings) |
| Temp Res #30-25 | A RESOLUTION OF THE CITY OF LANCASTER TO APPROVE THE FAIRFIELD COUNTY E9-1-1 FINAL PLAN
Safety Committee (Bizjak/Tener) (3 Readings) |

SECOND READING

- | | |
|------------------------|--|
| Temp Res #32-25 | A RESOLUTION TO AUTHORIZE ALL ACTIONS NECESSARY TO ACCEPT NORTHEAST OHIO PUBLIC ENERGY COUNCIL 2025 ENERGIZED COMMUNITY GRANT FUNDS
Administrative Services Committee (Luchtenberg/Wolfinger) (2 Readings) |
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- Temp Res #33-25** A RESOLUTION TO AMEND PERMANENT RESOLUTION 70-22 AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO ENTER INTO AN ENGINEERING AGREEMENT FOR VARIOUS CONSTRUCTION ADMINISTRATION AND INSPECTION SERVICES DURING THE NORTH WATER TREATMENT PLANT REPLACEMENT PROJECT, AND TO INCREASE ESTIMATED RECEIPTS, APPROPRIATE FROM THE UNENCUMBERED BALANCE, AND AMEND THE CERTIFICATE OF OTHER SOURCES AND APPROPRIATIONS WITH THE COUNTY AUDITOR IN THE WATER UTILITY RESERVE FUND (6027)
Water/Water Pollution Committee (Wing/Ailes) (3 Readings)
- Temp Res #34-25** A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ENTER INTO AN AGREEMENT FOR ENGINEERING SERVICES ON THE FREDERICK STREET SEWER SEPARATION PROJECT
Water/Water Pollution Committee (Wing/Tener) (3 Readings)
- Temp Res #35-25** A RESOLUTION AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO DISPENSE WITH COMPETITIVE BIDDING AND ENTER INTO A CONTRACT WITH ROSENBAUER SOUTH DAKOTA, LLC FOR THE PURCHASE OF A 2026 ROSENBAUER COMMANDER PUMPER TRUCK FOR USE BY THE LANCASTER FIRE DEPARTMENT; TO APPROPRIATE FUNDS; AND TO DECLARE AN EMERGENCY
Safety Committee (Bizjak/Sollie) (3 Readings)
- Temp Res #36-25** A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE, AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR IN THE GENERAL FUND (1001) TO REIMBURSE THE LANCASTER PORT AUTHORITY FOR PAYING ITS PROPORTIONAL SHARE FOR THE FAIRFIELD COUNTY HOUSING STUDY
Finance Committee (Wolfinger/Ailes) (3 Readings)
- Temp Res #37-25** A RESOLUTION TO AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE FAIRFIELD COUNTY AUDITOR AND APPROPRIATE FROM THE UNENCUMBERED BALANCE IN THE GENERAL FUND (1001), FOR THE ADDITION OF TWO DEPUTY CLERK POSITIONS WITHIN THE MUNICIPAL CLERK'S OFFICE; AND TO DECLARE AN EMERGENCY
Finance Committee (Wolfinger/Sollie) (2 Readings)
*Motion to replace with 37-25**

FIRST READING

- Temp Res #38-25** A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ENTER INTO AN AGREEMENT FOR ENGINEERING SERVICES ASSOCIATED WITH FLOW MONITORING TO BE CONDUCTED WITHIN THE RIVER VALLEY HIGHLANDS SUBDIVISION SANITARY SEWER SYSTEM
Water/Water Pollution Committee (Wing/Tener) (3 Readings)
- Temp Res #39-25** A RESOLUTION TO INCREASE RECEIPTS, APPROPRIATE FUNDS IN THE WASTEWATER RESERVE FUND (6029), AMEND THE CERTIFICATE OF OTHER SOURCES AND APPROPRIATIONS WITH THE COUNTY AUDITOR, AND AUTHORIZE PAYMENT OF BILLS WITH THEN AND NOW CERTIFICATES FOR THE OHIO WATER DEVELOPMENT LOAN FOR THE SOLIDS HANDLING FACILITY UPGRADE PROJECT
Water/Water Pollution Committee (Wing/Ailes) (3 Readings)
- Temp Res #40-25** A RESOLUTION TO INCREASE RECEIPTS, APPROPRIATE FUNDS IN THE STORMWATER UTILITY RESERVE FUND (6019), AMEND THE CERTIFICATE OF OTHER SOURCES AND APPROPRIATIONS WITH THE COUNTY AUDITOR, AND AUTHORIZE PAYMENT OF BILLS WITH THEN AND NOW CERTIFICATES FOR THE OHIO WATER DEVELOPMENT LOAN FOR THE EAST MAIN STREET SEWER SEPARATION PROJECT
Water/Water Pollution Committee (Wing/Tener) (3 Readings)
- Temp Res #41-25** A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO DISPENSE WITH COMPETITIVE BIDDING DUE TO A SOLE SOURCE PROVIDER FOR MEMBRANE REPLACEMENT FOR THE UPPER HOCKING WATER POLLUTION CONTROL FACILITY
Water/Water Pollution Committee (Wing/Ailes) (3 Readings)
- Temp Res #42-25** A RESOLUTION TO AUTHORIZE THE CITY OF LANCASTER TO APPLY FOR FUNDING FROM THE OHIO DEPARTMENT OF DEVELOPMENT FOR CHIP PROGRAM FUNDS
Economic Development Committee (Hoop/Crites) (3 Readings)
- Temp Res #43-25** A RESOLUTION TO AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR, APPROPRIATE FROM THE UNENCUMBERED BALANCE, INCREASE RECEIPTS, COMPLETE A FUND TRANSFER IN THE CDBG LOAN REPAY REVOLVING ACCOUNT FUND (2075) AND IN THE COMMUNITY DEVELOPMENT BLOCK GRANT FUND (2073) AND DECLARE AN EMERGENCY
Economic Development Committee (Hoop/Wing) (3 Readings)

Temp Res #44-25 A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE, AMEND THE CERTIFICATE WITH THE COUNTY AUDITOR IN THE CEMETERY FUND (2007), TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO PURCHASE A REPLACEMENT VEHICLE FOR USE BY THE CEMETERY DEPARTMENT SUPERVISOR, AND TO DECLARE AN EMERGENCY

Public Works Committee (Tener/Crites) (1 Reading)

Temp Res #45-25 A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE IN THE GENERAL FUND (1001), INCREASE RECEIPTS, APPROPRIATE FROM THE UNENCUMBERED BALANCE IN THE HEALTH INSURANCE MANAGEMENT FUND (7022) AND AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR

Administrative Services Committee (Luchtenberg/Bijak) (3 Readings)

READING OF ORDINANCES

THIRD READING

Temp Ord #19-25 AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOTES IN THE MAXIMUM PRINCIPAL AMOUNT OF SEVEN MILLION DOLLARS (\$7,000,000), IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING THE COSTS OF THE RENOVATION AND REHABILITATION OF THE CITY HALL BUILDING AND OTHERWISE IMPROVING THE SITE THEREFOR, TOGETHER WITH ALL NECESSARY APPURTENANCES THERETO, AND DECLARING AN EMERGENCY

Finance Committee (Wolfinger/Sollie) (3 Readings)

Temp Ord #20-25 AN ORDINANCE TO ACCEPT THE ANNEXATION OF 5.08 +/- ACRES IN PLEASANT TOWNSHIP AND TO DECLARE AN EMERGENCY

Economic Development Committee (Hoop/Crites) (3 Readings)

Temp Ord #21-25 AN ORDINANCE TO AMEND THE ZONING MAP SUBJECT TO PASSAGE OF THE ANNEXATION OF 5.08 +/- ACRES IN PLEASANT TOWNSHIP, AND TO DECLARE AN EMERGENCY

Economic Development Committee (Hoop/Wing) (3 Readings)

*Motion to replace with 21-25**

Temp Ord #22-25 AN ORDINANCE TO AMEND SECTION 1339.13 OF THE CODIFIED ORDINANCES OF THE CITY OF LANCASTER ENTITLED "WIRELESS TELECOMMUNICATIONS"

Code Enforcement & Zoning Committee (Luchtenberg/Hoop) (3 Readings)

SECOND READING**Temp Ord #23-25**

AN ORDINANCE DETERMINING THAT THE ESTABLISHMENT OF THE LANCASTER NEW COMMUNITY AUTHORITY WILL BE CONDUCIVE TO THE PUBLIC SAFETY, CONVENIENCE, AND WELFARE AND IS INTENDED TO RESULT IN THE DEVELOPMENT OF A NEW COMMUNITY AND DECLARING THE NEW COMMUNITY AUTHORITY TO BE ORGANIZED AS A BODY POLITIC AND CORPORATE, DEFINING THE BOUNDARY OF THE NEW COMMUNITY DISTRICT, AND DECLARING AN EMERGENCY

Economic Development Committee (Hoop/Wing) (3 Readings)

Temp Ord #24-25

AN ORDINANCE TO AMEND PERMANENT ORDINANCE 1-25, ALSO KNOWN AS THE AMENDED NON-UNION PAY ORDINANCE, AND TO DECLARE AN EMERGENCY

Administrative Services Committee (Luchtenberg/Wolfinger) (3 Readings)

*Motion to replace with 24-25**

FIRST READINGS

NONE

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

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. May 5th 2025 at 6:30 p.m. – Council Chambers
 - a. **Public Hearing – New Community Authority**
 - b. **Public Hearing – Blue Label**

2. May 19th 2025 at 6:30 p.m. – Council Chambers

SPECIAL SCHEDULED MEETINGS

None

REGULARLY SCHEDULED COMMITTEE MEETINGS

1. Economic Development Committee – April 24th at 7:30 a.m. – City Hall 1897 Conference Room
2. Public Works Committee – May 9th at 7:30 a.m. – City Hall 1897 Conference Room
3. Water / Water Pollution Control Service Committee – May 19th at 7:30 a.m. - City Hall 1897 Conference Room
4. Code Enforcement & Zoning Committee – May 22nd at 7:30 a.m. – City Hall 1897 Conference Room
5. Law Committee – May 23rd at 7:30 a.m. – City Hall 1897 Conference Room

READING OF BILLS

MNCO – \$88.89

MNCO - \$53.94

EXECUTIVE SESSION (if needed)

ADJOURNMENT

TEMPORARY RESOLUTION NO. 37-25*

PERMANENT RESOLUTION NO. _____

A RESOLUTION TO AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE FAIRFIELD COUNTY AUDITOR AND APPROPRIATE FROM THE UNENCUMBERED BALANCE IN THE GENERAL FUND (1001), FOR THE ADDITION OF ~~TWO~~ ONE DEPUTY CLERK POSITIONS WITHIN THE MUNICIPAL CLERK'S OFFICE, AND TO DECLARE AN EMERGENCY

WHEREAS, due to new responsibilities being imposed by House Bill 29 which will become effective on April 9, 2025, the Municipal Court Clerk is requesting a budget adjustment to cover salary and benefits for ~~two (2)~~ one (1) new Deputy Clerk, I positions for the remaining ~~seventeen (17)~~ sixteen (16) pay periods in 2025; now, therefore,

BE IT RESOLVED BY THE 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 for the General Fund (1001) in the amount of ~~One Hundred Forty Seven Thousand Seven Hundred Sixty Dollars (\$147,760.00)~~ Forty-Eight Thousand and Three Dollars and Ninety-Nine Cents (\$48,003.99).

SECTION 2. That the City of Lancaster Auditor shall appropriate from the unencumbered balance in the following expense accounts:

1001.2250.51002, Salaries/Staff	\$ 81,620.00
1001.2250.51050, PERS	\$ 11,450.00
1001.2250.51052, Health Ins.	\$ 51,840.00
1001.2250.51053, Medicare	\$ 1,200.00
1001.2250.51055, Workers Compensation	\$ 1,650.00
TOTAL	\$147,760.00

1001.2250.51002, Salaries/Staff	\$ 26,683.20
1001.2250.51050, PERS	\$ 3,735.65
1001.2250.51052, Health Ins.	\$ 16,611.20
1001.2250.51053, Medicare	\$ 386.91
1001.2250.51055, Workers Compensation	\$ 587.03
TOTAL	\$ 48,003.99

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 to enable immediate hiring for the new positions; 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 Finance Committee

TEMPORARY RESOLUTION NO. 38-25

PERMANENT RESOLUTION NO. _____

A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ENTER INTO AN AGREEMENT FOR ENGINEERING SERVICES ASSOCIATED WITH FLOW MONITORING TO BE CONDUCTED WITHIN THE RIVER VALLEY HIGHLANDS SUBDIVISION SANITARY SEWER SYSTEM

WHEREAS, the sanitary sewer system within the River Valley Highlands (RVH) subdivision has historically experienced issues with groundwater infiltration that has contributed to basement backups in certain areas; and

WHEREAS, in the late 2010s the City undertook improvement work (consisting of flow monitoring, system analysis, and construction) to reduce infiltration in a portion of the RVH system where the basement backup issues were occurring, but other portions of the RVH system where basement backups were not occurring were not included in any of the aforementioned work; and

WHEREAS, the extent of groundwater infiltration in these portions of the RVH system that were not subjected to work in the late 2010s is unknown; and

WHEREAS, removal of clean water infiltration and inflow increases available capacity in not only sewers but also pump stations and treatment plants, reduces combined sewer overflows, and reduces operation costs; and

WHEREAS, there are multiple offsite properties to the east of the RVH subdivision which could develop and connect into the portion of the RVH system in which the extent of infiltration is unknown; and

WHEREAS, furthermore, the original design calculations for this area of the RVH system indicate that certain sewers were originally designed to exceed the maximum capacity permitted by the City's design standards; and

WHEREAS, flow monitoring and associated engineering analysis of the RVH system is necessary for the City to determine what capacity, if any, the system has to accept additional flows from outside the limits of the RVH subdivision; 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 an engineering agreement and any subsequent amendments necessary for the services needed to undertake flow monitoring and any subsequent analysis of the RVH subdivision sanitary sewer system in an amount not to exceed Two Hundred Fifty Thousand Dollars (\$250,000.00).

SECTION 2. That this resolution shall take effect and be in force from passage and approval by the Mayor.

Passed: _____ after _____ reading. Vote: Yeas _____ Nays _____

Date Approved: _____

Clerk: _____

Offered by: _____

Second by: _____

Requested by Water/Water Pollution Control Committee

President of Council

Mayor

TEMPORARY RESOLUTION NO. 39-25

PERMANENT RESOLUTION NO. _____

A RESOLUTION TO INCREASE RECEIPTS, APPROPRIATE FUNDS IN THE WASTEWATER RESERVE FUND (6029), AMEND THE CERTIFICATE OF OTHER SOURCES AND APPROPRIATIONS WITH THE COUNTY AUDITOR, AND AUTHORIZE PAYMENT OF BILLS WITH THEN AND NOW CERTIFICATES FOR THE OHIO WATER DEVELOPMENT LOAN FOR THE SOLIDS HANDLING FACILITY UPGRADE PROJECT

WHEREAS, the City of Lancaster is entering into a loan agreement with the Ohio Water Development Authority (OWDA) for the construction of the Solids Handling Facility Upgrade on Lawrence Street; and

WHEREAS, funds received from the OWDA loan will need to be appropriated within the Wastewater Reserve Fund (6029) in order to reimburse that fund for payments made to the Engineer and the Contractor in 2025 for audit purposes; now, therefore,

BE IT RESOLVED BY THE 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 Eleven Million Three Hundred Nineteen Thousand Four Hundred Dollars (\$11,319,400.00) in the Wastewater Revenue Fund (6029).

SECTION 2. That the City of Lancaster Auditor appropriate from the unencumbered balance in the following expense accounts:

6029.0920.56004,	Lawrence St WPCF	\$ 1,279,400.00
6029.0940.56021,	OWDA Reimbursement	<u>\$10,040,000.00</u>
	Total	\$11,319,400.00

SECTION 3. That the City of Lancaster Auditor shall increase receipts in revenue account 6029.0000.43024 (OWDA Reimb – Waste Water Utility Reserve) in the amount of Eleven Million Three Hundred Nineteen Thousand Four Hundred Dollars (\$11,319,400.00).

SECTION 4. That City Council hereby authorizes the issuance of Then and Now Certificates for purchase orders for contracts covered by the OWDA loan to accommodate reimbursement payments from the loan to pay invoices on those contracts.

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: _____

Offered by: _____

Second by: _____

Requested by Water/Water Pollution Control Committee

President of Council

Mayor

TEMPORARY RESOLUTION NO. 40-25

PERMANENT RESOLUTION NO. _____

A RESOLUTION TO INCREASE RECEIPTS, APPROPRIATE FUNDS IN THE STORMWATER UTILITY RESERVE FUND (6019), AMEND THE CERTIFICATE OF OTHER SOURCES AND APPROPRIATIONS WITH THE COUNTY AUDITOR, AND AUTHORIZE PAYMENT OF BILLS WITH THEN AND NOW CERTIFICATES FOR THE OHIO WATER DEVELOPMENT LOAN FOR THE EAST MAIN STREET SEWER SEPARATION PROJECT

WHEREAS, the City of Lancaster is entering into a loan agreement with the Ohio Water Development Authority (OWDA) for the construction of the East Main Street Sewer Separation Project; and

WHEREAS, funds received from the OWDA loan will need to be appropriated within the Stormwater Utility Reserve Fund (6019) in order to reimburse that fund for payments made to the Engineer and the Contractor in 2025 for audit purposes; now, therefore,

BE IT RESOLVED BY THE 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 Three Million One Hundred Eighty-Three Thousand One Hundred Ninety-Nine Dollars (\$3,183,199.00) in the Stormwater Repair and Improvement Fund (6019).

SECTION 2. That the City of Lancaster Auditor shall appropriate from the unencumbered balance in the following expense accounts:

6019.0450.56006	Combined Sewer Projects	\$ 679,375.00
6019.0450.56021	OWDA Reimbursement	<u>\$2,503,824.00</u>
	Total	\$3,183,199.00

SECTION 3. That the City of Lancaster Auditor shall increase receipts in revenue account 6019.0450.43024 (OWDA Reimbursement - Stormwater) in the amount of Three Million One Hundred Eighty-Three Thousand One Hundred Ninety-Nine Dollars (\$3,183,199.00).

SECTION 4. That City Council hereby authorizes the issuance of Then and Now Certificates for purchase orders for contracts covered by the OWDA loan to accommodate reimbursement payments from the loan to pay invoices on those contracts.

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: _____

Offered by: _____

Second by: _____

Requested by Water/Water Pollution Control Committee

President of Council

Mayor

TEMPORARY RESOLUTION NO. 41-25

PERMANENT RESOLUTION NO. _____

A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO DISPENSE WITH COMPETITIVE BIDDING DUE TO A SOLE SOURCE PROVIDER FOR MEMBRANE REPLACEMENT FOR THE UPPER HOCKING WATER POLLUTION CONTROL FACILITY

WHEREAS, the Department of Water Pollution Control needs to replace the membranes in the Phase 1 portion of the Upper Hocking Water Pollution Control Facility; and

WHEREAS, the plant operates with Memcor membranes, manufactured by Dupont, and these membranes were also installed in the Phase 2 portion of the plant; and

WHEREAS, the replacement cost for the Phase 1 portion Memco membranes is approximately One Million Two Hundred Thousand Dollars (\$1,200,000.00) which would normally require competitive bidding pursuant to Ohio Revised Code; and

WHEREAS, Memcor is the sole source provider of these proprietary membranes which is a judicially recognized exception to competitive bidding requirements, known as the "sole source doctrine"; 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 dispense with competitive bidding due to Memcor being the sole source provider for the membranes required to replace those currently in use in the Phase 1 portion of the Upper Hocking Water Pollution Control Facility.

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. 42-25

PERMANENT RESOLUTION NO. _____

A RESOLUTION TO AUTHORIZE THE CITY OF LANCASTER TO APPLY FOR FUNDING FROM THE OHIO DEPARTMENT OF DEVELOPMENT FOR CHIP PROGRAM FUNDS

WHEREAS, the Ohio Department of Development is accepting applications for Community Housing Impact and Preservation (CHIP) Program Funds allocated through the Federal HOME Investment Partnership Program (HOME) to preserve and improve the affordable housing stock available to low and moderate income Ohioans; and

WHEREAS, funding is available to improve and protect the supply of sound, serviceable, and affordable owner-occupied housing stock through housing rehabilitation assistance; and

WHEREAS, the City of Lancaster Community Development Department will apply for up to Two Hundred Fifty Thousand Dollars (\$250,000.00) to fund qualifying housing rehabilitation projects; and

WHEREAS, the City of Lancaster Community Development Department will hold two (2) public hearings and use other opportunities and resources for citizen participation; and

WHEREAS, if awarded, ten percent (10%) of the grant will be available for administrative costs; and

WHEREAS, if deemed necessary, the City of Lancaster Community Development Department will seek a consultant to administer and implement the CHIP program; now, therefore,

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

SECTION 1. That the Community Development Department is hereby authorized to apply for up to Two Hundred Fifty Thousand Dollars (\$250,000.00) in grant funding from the Ohio Department of Development for CHIP Program Funds.

SECTION 2. That, if awarded, Mayor Don McDaniel is hereby authorized to act on behalf of the City of Lancaster and enter into any and all agreements required for consideration and award of CHIP Program Funds.

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 Economic Development Committee

TEMPORARY RESOLUTION NO. 43-25

PERMANENT RESOLUTION NO. _____

A RESOLUTION TO AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR, APPROPRIATE FROM THE UNENCUMBERED BALANCE, INCREASE RECEIPTS, COMPLETE A FUND TRANSFER IN THE CDBG LOAN REPAY REVOLVING ACCOUNT FUND (2075) AND IN THE COMMUNITY DEVELOPMENT BLOCK GRANT FUND (2073) AND DECLARE AN EMERGENCY

WHEREAS, the City of Lancaster Community Development Department has been notified by the U.S. Department of Housing and Urban Development (HUD) that they must spend program income before spending grant funds on projects and other allowable expenses; and

WHEREAS, funds need to be transferred from the CDBG Loan Repay Revolving Account Fund (2075) to the Community Development Block Grant Fund (2073) in order to utilize funds for current and upcoming projects; now, therefore,

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

SECTION 1. That the City of Lancaster Auditor shall appropriate from the unencumbered balance in the CDBG Loan Repay Revolving Account Fund (2075) in expense account 2075.8010.59046 (Transfers – Community Development) in the amount of Twenty-Five Thousand Dollars (\$25,000.00).

SECTION 2. That the City of Lancaster Auditor shall amend the Certificate of Appropriations with the County Auditor in the amount of Twenty-Five Thousand Dollars (\$25,000.00) in the CDBG Loan Repay Revolving Account Fund (2075).

SECTION 3. That the City of Lancaster Auditor shall complete a Fund-to-Fund transfer from expense account 2075.8010.59046 (Transfer – Community Development) to revenue account 2073.8010.43001 (Fed Grant (projects) – Comm Dev Bl Gt) in the amount of Twenty-Five Thousand Dollars (\$25,000.00).

SECTION 4. That the City of Lancaster Auditor shall amend the Certificate of Other Sources and Appropriations with the County Auditor in the amount of Twenty-Five Thousand Dollars (\$25,000.00) in the Community Development Block Grant Fund (2073).

SECTION 5. That the City of Lancaster Auditor shall increase receipts in the revenue account 2073.8010.43001 (Fed Grant (projects) – Comm Dev Bl Gt) in the amount of Twenty-Five Thousand Dollars (\$25,000.00).

SECTION 6. That the City of Lancaster Auditor shall appropriate from the unencumbered balance in the amount of Twenty-Five Thousand Dollars (\$25,000.00) in expense account 2073.8010.56090 (Fed Grant (projects) – Comm Dev Bl Gt).

SECTION 7. 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 to enable funds to be transferred

and accessed in a timely manner in order to utilize funds for ongoing community development projects and expenses; 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

TEMPORARY RESOLUTION NO. 44-25

PERMANENT RESOLUTION NO. _____

A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE, AMEND THE CERTIFICATE WITH THE COUNTY AUDITOR IN THE CEMETERY FUND (2007), TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO PURCHASE A REPLACEMENT VEHICLE FOR USE BY THE CEMETERY DEPARTMENT SUPERVISOR, AND TO DECLARE AN EMERGENCY

WHEREAS, on March 27, 2025, the Cemetery Supervisor's vehicle was involved in an accident while the vehicle was parked at Piper's Service Center awaiting service; and

WHEREAS, Selective Insurance has classified the vehicle as a total loss and has offered a settlement in the amount of Nineteen Thousand Five Hundred Eighty-Seven Dollars and Eighty Cents (\$19,587.80), which the City has accepted; and

WHEREAS, a replacement vehicle is essential to department operations and this expense was not anticipated nor budgeted for in the 2025 budget; and

WHEREAS, Lancaster Department of Transportation (LDOT) has obtained a quote from Hugh White Chevrolet to purchase a 2025 Chevrolet Silverado 1500 pick-up truck at a cost of Forty-Five Thousand Four Hundred Eighty-Seven Dollars (\$45,487.00); and

WHEREAS, the quote for this vehicle will expire on May 3, 2025; now, therefore,

BE IT RESOLVED BY THE 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 Forty-Six Thousand Dollars (\$46,000.00) in the Cemetery Fund (2007).

SECTION 2. That the City of Lancaster Auditor shall appropriate from the unencumbered balance in expense account 2007.4200.56030 (Equipment - Cemetery) in the amount of Forty-Six Thousand Dollars (\$46,000.00).

SECTION 3. That the Service-Safety Director is hereby authorized to purchase a replacement vehicle and equipment for use by the Cemetery Department Supervisor in an amount not to exceed Forty-Six Thousand Dollars (\$46,000.00).

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 is necessary to enable the City to purchase a vehicle for use by the Cemetery Department Supervisor to ensure continuous departmental operations; 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 Public Works Committee

President of Council

Mayor

TEMPORARY RESOLUTION NO. 45-25

PERMANENT RESOLUTION NO. _____

A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE IN THE GENERAL FUND (1001), INCREASE RECEIPTS, APPROPRIATE FROM THE UNENCUMBERED BALANCE IN THE HEALTH INSURANCE MANAGEMENT FUND (7022) AND AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR

WHEREAS, this appropriation request is to pay for old, self-insured life policies that were in old prior collective bargaining agreements; and

WHEREAS, the original 2025 budget that was set is insufficient to pay for incoming 2025 life insurance claims. Additional monies need to be appropriated to cover current claims and up to three more claims; now, therefore,

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

SECTION 1. That the City of Lancaster Auditor amend the Certificate of Appropriations with the County Auditor in the amount of Eleven Thousand Dollars (\$11,000.00) in the General Fund (1001).

SECTION 2. That the City of Lancaster Auditor appropriate from the unencumbered balance in expense account 1001.9900.59032 (Trans/Fund 7022 Life Ins Prior) in the amount of Eleven Thousand Dollars (\$11,000.00).

SECTION 3. That the City of Lancaster Auditor amend the Certificate of Other Sources and Appropriations with the County Auditor in the amount of Eleven Thousand Dollars (\$11,000.00) in the Health Insurance Management Fund (7022).

SECTION 4. That the Lancaster City Auditor increase receipts in revenue account 7022.0000.49086 (Transfers/General Fund) in the amount of Eleven Thousand Dollars (\$11,000.00).

SECTION 5. That the City of Lancaster Auditor appropriate from the unencumbered balance in expense account 7022.1870.52045 (Retired Life Prior 04) in the amount of Eleven Thousand Dollars (\$11,000.00).

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: _____

Clerk: _____

President of Council

Mayor

Offered by: _____

Second by: _____

Requested by Administrative Services Committee

TEMPORARY ORDINANCE NO. 21-25*

PERMANENT ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING MAP SUBJECT TO PASSAGE OF THE ANNEXATION OF 5.08 +/- ACRES IN PLEASANT TOWNSHIP, AND TO DECLARE AN EMERGENCY

WHEREAS, the City of Lancaster has been served with an Expedited Type 2 Petition to annex 5.08 +/- acres from Pleasant Township to the City of Lancaster; and

WHEREAS, the Lancaster City Council passed Permanent Ordinance 5-25 on January 27, 2025, consenting to the annexation; and

WHEREAS, the City must pass an ordinance to establish zoning for any newly annexed territory; and

WHEREAS, the negotiated Pre-Annexation Agreement contemplates the territory to be annexed will be zoned as AM – Advanced Manufacturing and the Application for Zoning District Change likewise requests AM zoning, see Exhibit “A” attached hereto; and

WHEREAS, pursuant to Ohio Revised Code § 713.12, City Council may amend or modify the recommendation of the Planning Commission, ~~which will made be at its April 10, 2025, meeting~~, as set forth in Exhibit “B” ~~to be~~ attached hereto ~~after that meeting~~; now, therefore,

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

SECTION 1. That the Zoning Ordinance and Map of the City of Lancaster, Ohio are hereby revised upon successful passage of the Ordinance to Accept the Annexation to establish the City Boundaries and to establish zoning for the 5.08 +/- acres, pursuant to Exhibit “A”, as follows:

- a. AM (Advanced Manufacturing District)

SECTION 2. The City Engineer is directed to make the foregoing change on the Zoning Map.

SECTION 3. This ordinance is hereby 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 further economic development within 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 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



**PRE-ANNEXATION AGREEMENT
WITH THE
CITY OF LANCASTER, OHIO**

This PRE-ANNEXATION AGREEMENT (the "Agreement") is made to become effective as of the ____ day of _____, 2024 by Blue Label Packaging Co., an Ohio _____, ("Owner") and the City of Lancaster, Ohio, an Ohio municipal corporation, 104 E. Main Street, Lancaster, Ohio, 43130 (the "City") in order to document their agreement with respect to a proposed annexation of the Property (as described below) to the City.

RECITALS

WHEREAS, the Owner owns approximately 5.08 +/- acres of real property situated in Pleasant Township, Fairfield County, Ohio, which area is more fully described in the legal description and plat survey attached hereto as **Exhibit A** (hereinafter referred to as the "Property"); and

WHEREAS, Owner desires to maintain the present industrial operation in the City on its adjacent property to the east, and to bring the Property into the City to promote future growth in the City, and to obtain certain benefits in connection with the development of 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, storm water, natural gas, police, fire, and EMS services; and

WHEREAS, the City can provide such municipal services to the Property, if the Property is annexed to the City subject to the terms and conditions set forth herein; and

WHEREAS, Owner wishes to request an Expedited Type 2 Annexation of the Property to the City to allow for anticipated business growth the specifics of which are not, to date, planned with enough specificity to be reflected in Site Plan format ; and

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

WHEREAS, City and Owner wish to address these issues and memorialize their agreement on terms as set forth below.

AGREEMENT

NOW THEREFORE, in consideration of their mutual rights, obligations, benefits and undertakings the parties agree as follows:

1. Owner's Agreement to Petition for Annexation. Owner agrees to submit a Petition for Expedited Type 2 Annexation of the Property to the City during December 2024, and to diligently pursue the annexation process in reliance upon the other mutual promises and terms set forth herein. In connection therewith, Owner shall prepare and submit the information, maps and other drawings as shall be required as part of such annexation process.
2. City to Cooperate with Owner. The City shall cooperate with and assist Owner in facilitating the annexation of the Property to the City as promptly as possible and agrees to

accept the Owner's petition for annexation of the Property.

3. Easements. Owner appreciates that easements will be needed for the construction, installation and maintenance of municipal utilities which will service the Property. The specific location and width of such easements have not been fully determined or engineered/surveyed at the time of execution of this Agreement. However, upon the City's determination of the municipal utility easements necessary, the Owner will grant such easements for such purposes.
4. Services Resolution. The City hereby agrees to enact all legislation setting forth the water, sanitary sewer, natural gas, storm water, sanitation services, police, fire, and EMS services that will be provided to the Property, pursuant to Ohio law and as set forth below.
 - a. Water Service – City has public water service lines in proximity to the Property, and City will determine and approve connection points, but it shall be the Owner's sole cost and responsibility to connect to these locations, as approved by the City. City requires additional information from the Owner in order to determine the requirements necessary to provide water service in the capacity necessary to service the future Property development of the Owner. Owner must provide pressure and flow modeling to City for review and analysis to make critical determinations about what measures must be taken by Owner to ensure City can provide water service to the entire Property. Upon submission, review and approval of development plans, pressure and flow modeling, and any other essential information requested, City can accept the Owner's request for water service and Owner's commitment to connect to waterlines upon extension. Owner is solely responsible for the cost and expense of the development, design, and construction of the public waterlines and facilities to provide water service to the Property in compliance with Lancaster Codified Ordinance and City design standards. Owner will provide the easements necessary for construction, installation, and maintenance of the waterlines. It is expressly acknowledged and understood that costs and fees for water connections, tap and capacity/user fees shall be borne by the Owner at applicable standard rates/schedules of the City.
 - b. Sanitary Sewer - City has public sanitary sewer lines in proximity to the Property, and City will determine and approve connection points, but it shall be the Owner's sole cost and responsibility to connect to these locations, as approved by the City. City requires additional information from the Owner in order to determine the requirements necessary to provide sanitary sewer service in the capacity necessary to service the entire Property. Owner must submit a sanitary sewer service plan for review and approval by City. The plan will need to show how each tributary area will be served. Upon review and approval by City of a sanitary sewer service plan, City agrees to determine and provide public sanitary sewer connection points for the Property. Owner is solely responsible for the cost and expense of the development, design, and construction of the public sanitary sewer system and any private facilities to provide sanitary sewer service to the Property in compliance with Lancaster Codified Ordinance and City design standards. Owner will provide the easements necessary for construction, installation, and maintenance of the public sanitary sewer system. The public sanitary sewer service constructed by Owner will have sufficient capacity to serve the Property and its proposed development subject to the conditions stated above. It is expressly acknowledged and understood that costs and fees for sanitary sewer connections, tap and capacity/user fees shall be borne by the Owner at applicable standard rates/schedules of the City.

- c. Natural Gas - City has public natural gas service lines in proximity to the Property, and City will determine and approve connection points. Lancaster Municipal Gas ("LMG") agrees to provide natural gas service to the entire Property upon annexation. The alignment through the proposed development is undetermined at this time, but Owner 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 at City's sole cost and expense. City and/or LMG 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. Owner will provide the easements necessary for construction, installation, and maintenance of the public natural gas system. The public natural gas system constructed by Owner will have sufficient capacity to serve the Property and its proposed development subject to the conditions stated above. It is expressly understood that costs of connection and tap and capacity/user fees shall be borne by the Owner, at applicable standard rates/schedules of the City.
 - d. Stormwater – City is amenable to either a regional storm water facility or individual storm water control facilities within each particular development of the Property. Any proposed development will require retention/detention facilities that comply with City's detention policy. Due to the size of the Property, it will also have to comply with all the requirements of the Ohio EPA Construction General Permit in effect at the time the Property is developed. Owner is solely responsible for the cost and expense of the development, design, and construction of the public storm water facilities to provide storm water service to the Property in compliance with Lancaster Codified Ordinance and City design standards and OEPA permit requirements. The storm water system constructed by Owner will have sufficient capacity to serve the Property and its proposed development subject to the conditions stated above.
 - e. Sanitation Service – City will provide sanitation service to the Property upon Owner request. It is anticipated that dumpsters will be placed at various locations within each designated area. Owner 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 Owner, at applicable standard rates/schedules of the City.
 - f. Police Service – City shall provide Police services to the Property upon annexation. Owner and City agree that Owner's development of the Property, and the public road servicing the same, may occur in phases subject to all applicable laws, rules, and regulations.
 - g. Fire/EMS Service - City shall provide Fire/EMS services to the Property upon annexation. Owner and City agree that Owner's development of the Property, and the public road servicing the same, may occur in phases subject to applicable laws, rules, and regulations.
6. Zoning Classification/Site Plan Approval. As an integral part of the annexation process for the Property, the City shall adopt an ordinance or take all other actions required by applicable laws, rules, and regulations to reclassify the Property to permit Owner's intended

use of the Property. City agrees to accept the Owner's proposed development of approximately 5.08 +/- acres, rezoned to the AM, Advanced Manufacturing zoning district. Any additional approvals, special use permits, conditional permits, or variances shall be addressed to the appropriate City department in the future and handled like all other zoning applications. Owner will make application and pay all associated fees with rezoning, within thirty (30) days of County Commissioner action on the annexation petition.

7. Traffic Improvements. Owner 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. Owner must also construct, at Owner's expense, dedicated public roadways/rights-of-way, built to City guidelines and standards.
8. Dedicated ROW. Owner agrees to provide City with dedicated roadways/rights-of-way along existing public roadways and within the Property as determined by City upon successful annexation and rezoning, as set forth in Section 7 above, and the dedicated public roadways/rights-of-way as designated on the Development Plan.
9. Miscellaneous.
 - a. The City agrees to process the contemplated rezoning for the proposed development of the Property 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 rezoning legislation within the same City Council meeting to finally accept annexation of the Property.
 - b. This Agreement shall be construed to include all the Exhibits referenced in and attached to this Agreement. This Agreement constitutes the entire agreement of the parties and supersedes all prior discussions, negotiations, proposals, and agreements between the parties (whether written or oral), and it may not be amended or modified except by a written amendment executed by all of the parties.
 - c. 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. Owner shall have the right to sell, transfer, assign or otherwise convey, to a contemplated transferee, all, or any part of the Property, and all of such Owner's rights, duties, and or responsibilities under this Agreement. This Agreement shall be binding upon the parties hereto and their respective transferee, successors, 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.
 - g. Each party agrees to cooperate fully with the other and to execute any additional instruments, documents, or agreements reasonably requested by the other party in order to carry out and fulfill all of the intents and purposes of this Agreement.

- h. Notices under this Agreement shall be in writing to the Owner, c/o J. Joseph McCafferty, Blue Label Packaging Co. 3750 Lancaster New Lexington Road, Lancaster, Ohio 43130; and to the City, c/o Law Director & City Prosecutor, 136 W. Main Street, Lancaster, Ohio, 43130.
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. Owner's Warranty regarding Power and Authority. Owner 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 Owner'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.

EXECUTION PAGE TO FOLLOW

IN WITNESS WHEREOF, the parties have executed this Agreement with the intention that it shall be effective as of the date first written above.

OWNER:
Blue Label Packaging Co.

By: _____

Its: _____

CITY:
City of Lancaster, Ohio

By: _____
Mayor Don McDaniel

Approved as to form only:

Law Director & City Prosecutor's Office
City of Lancaster, Ohio

STATE OF OHIO,
COUNTY OF FAIRFIELD, SS:

On this ____ day of _____, 2024, before me, the undersigned, officer, personally appeared, Mayor Don McDaniel, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposed therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My Commission Expires:

STATE OF OHIO,
COUNTY OF FAIRFIELD, SS:

On this ____ day of _____, 2024, before me, the undersigned, personally appeared _____, _____ known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposed therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My Commission Expires:

EXHIBIT A

Legal Description and Plat Map of Property



**DESCRIPTION OF 5.08 ACRES
FOR ANNEXATION FROM THE TOWNSHIP OF PLEASANT
INTO THE CITY OF LANCASTER**

02/01/2024

Page 1 of 2

Situated in the State of Ohio, County of Fairfield, Township of Pleasant, Section 34, Township 15, Range 18, Congress Lands, being a portion of those tracts conveyed to Blue Label Packaging Company, by Instrument Numbers 202300006535, and 202300006337 (Auditor's Parcel Nos. 0270061100, 0270060800, 0270063600), references being of the Fairfield County Recorder's Office, and described as follows:

Beginning at the southeast corner of said Blue Label Packaging Company Property (Auditor's Parcel No. 0270061100), the same being the southwest corner of property conveyed to Blue Label Packaging Company by Deed Volume 621, Page 803 (Auditor's Parcel No. 0535011982), being in the common line with Post Consumer Brands, LLC in Instrument Number 202100016608 (Auditors Parcel No. 0535000310), said corner being in the centerline of Lancaster – New Lexington Rd. (S.R.37), and being in an existing corporation line for the City of Lancaster as recorded in Official Record 1333 Page 3397 (Ord. #53-03) and Plat Book 9 Page 32 (Ord. #27-66), of said Fairfield County Recorder's Office, said corner also being the **True Point of Beginning**;

Thence, with the common line of said Post Consumer Brands property and said Blue Label Packaging Company property, and along said centerline and existing corporation line, the following two (2) courses:

North 90 degrees 00 minutes 00 seconds West, 180.67 feet to a point in said centerline of State Route 37,

North 89 degrees 29 minutes 57 seconds West, 430.98 feet to a point being on the southern line of said Blue Label Packaging Company property (Auditors Parcel No. 0270063600) and in the centerline of State Route 37;

Thence, through said Blue Label Packaging Company property (Auditor's Parcel No. 0270063600, **North 00 degrees 30 minutes 03 seconds East, 30.00 feet** to a point being on the intersection of the existing S.R. 37 and US. 22 Right-Of-Way;

Thence, through said Blue Label Packaging Company (Auditor's Parcel Nos. 0270061100, 0270060800, 0270063600) property, and along US 22 Right-of-Way line per ODOT Plan FAI-22-16.42 Dated 1971, the following five (5) courses:

North 70 degrees 15 minutes 27 seconds West, 147.55 feet to a point;

North 40 degrees 59 minutes 45 seconds East, 49.24 feet to a point;

North 62 degrees 03 minutes 49 seconds East, 395.65 feet to a point;

North 00 degrees 25 minutes 23 seconds East, 16.79 feet to a point;

North 64 degrees 30 minutes 54 seconds East, 412.06 feet to a point, being on

the east line of said Blue Label Packaging Company (Auditor's Parcel No. 0270061100) property and the west line of said Blue Label Packaging Company (Auditor's Parcel No. 0535011982) property, also being a corner for said existing corporation line;

**DESCRIPTION OF 5.08 ACRES
FOR ANNEXATION FROM THE TOWNSHIP OF PLEASANT
INTO THE CITY OF LANCASTER
02/01/2024
Page 2 of 2**

Thence, with the common line of said Blue Label Packaging Company (Auditors Parcel No. 0270061100) property, and said Blue Label Packaging Company (Auditor's Parcel No. 0535011982) property, and long said existing corporation line, **South 00 degrees 25 minutes 23 seconds West, 500.24 feet** to the **True Point of Beginning** containing 5.08 acres, more or less.

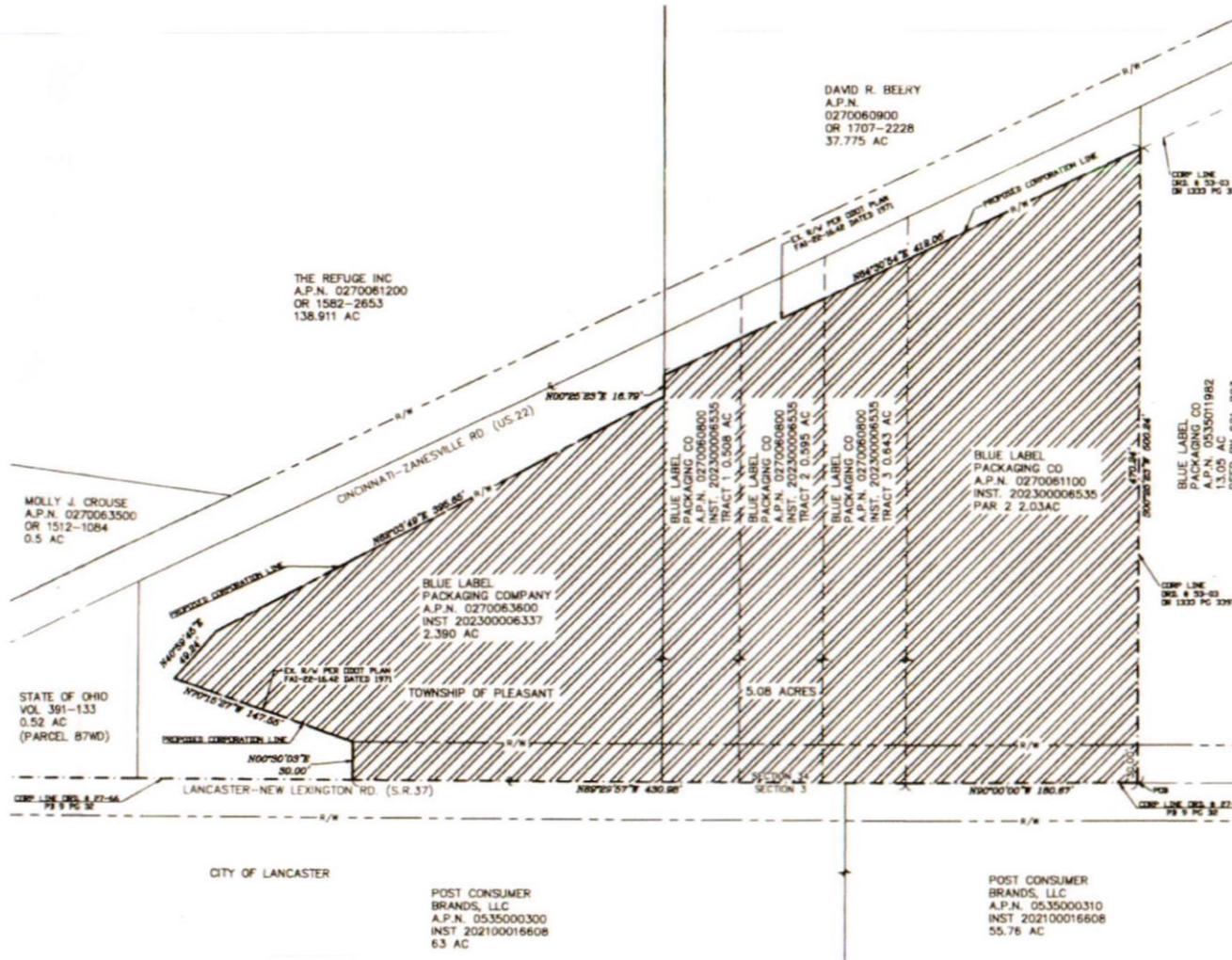
Subject to all, legal, easements, right-of-ways, conditions and restrictions. This description is based on existing Auditor's and Recorder's, Fairfield County, Ohio, record information and is to be used for annexation purposes only.



John C. Dodgion

John C. Dodgion, P.S. 8069

**PLAT OF TERRITORY TO BE ANNEXED FROM THE TOWNSHIP OF PLEASANT
TO THE CITY OF LANCASTER**
~ EXHIBIT "A" ~



LOCATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF PLEASANT, PART OF SECTION 34, TOWNSHIP 15, RANGE 18, CONGRESS LANDS, AND BEING PART OF THOSE TRACTS LISTED BELOW FROM THE RECORDS OF FAIRFIELD COUNTY, OHIO.

OWNER: BLUE LABEL PACKAGING COMPANY
PARCEL NUMBERS: 027-00634.00, 027-00606.00, 027-00611.00
PROPERTY ADDRESS: 3011 CINCINNATI-ZANESVILLE RD. NE (5.08 ACRES)

IN WITNESS WHEREOF I HAVE HERETO SET HAND AND AFFIXED BY OFFICIAL SEAL THIS _____ DAY OF _____, 202__.

SIGNATORY FOR BLUE LABEL PACKAGING CO.
STATE OF OHIO, COUNTY OF FAIRFIELD
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED THE ABOVE NAMED WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HERETO SET HAND AND AFFIXED BY OFFICIAL SEAL THIS _____ DAY OF _____, 202__.
BY: _____
MY COMMISSION EXPIRES _____

THE WITHIN MAP MARKED EXHIBIT "A" AND MADE A PART OF THE PETITION OF ANNEXATION FILED WITH THE BOARD OF COMMISSIONERS OF FAIRFIELD COUNTY, OHIO, ON _____, 202__, UNDER CHAPTER 706 OF THE OHIO REVISED CODE, IS SUBMITTED AS AN ACCURATE MAP OF THE TERRITORY IN SAID PETITION DESCRIBED THE REQUIREMENTS OF SAID CHAPTER 706 OF THE OHIO REVISED CODE.

AGENT FOR PETITIONERS
THE BOARD OF COUNTY COMMISSIONERS OF FAIRFIELD COUNTY, OHIO, HAVING RECEIVED A PETITION BEARING THE SIGNED NAMES AND ADDRESSES OF THE PARTIES INTERESTED IN THE ANNEXATION, TO THE CITY OF LANCASTER, OHIO, OF THE TERRITORY SHOWN HEREON AND HAVING GIVEN DUE CONSIDERATION TO THE PRAYER OF SAID PETITION, DO HEREBY GRANT THE SAME.

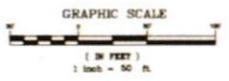
PETITION RECEIVED: _____, 202__
PETITION GRANTED: _____, 202__
APPROVED THIS _____ DAY OF _____, 202__.

FAIRFIELD COUNTY COMMISSIONER _____ FAIRFIELD COUNTY COMMISSIONER _____
FAIRFIELD COUNTY COMMISSIONER _____

THE COUNCIL FOR THE CITY OF LANCASTER, OHIO, BY ORDINANCE NO. _____ PASSED THIS _____ DAY OF _____, 202__, AND APPROVED BY THE MAYOR ON THIS _____ DAY OF _____, 202__, DO ACCEPT THE TERRITORY SHOWN HEREON FOR ANNEXATION TO THE CITY OF LANCASTER, OHIO, A MUNICIPAL CORPORATION.

MAYOR, CITY OF LANCASTER _____ ATTEST _____ CLERK, CITY OF LANCASTER _____

TRANSFERRED THIS _____ DAY OF _____, 202__, UPON THE DUPLICATES OF THIS OFFICE, CONTAINING _____ ACRES.
TRANSFER FEE _____ FAIRFIELD COUNTY AUDITOR
RECEIVED FOR RECORDS _____ AT _____ (AM PM) AND RECORDED _____, 202__
IN PLAT ORDINANCE, PETITION ETC. IN INSTRUMENT NO. _____
PLAT FEE _____ FAIRFIELD COUNTY RECORDER
ORDINANCE, ETC. FEE _____



LEGEND
 AREA TO BE ANNEXED INTO CITY OF LANCASTER (5.08 ACRE TOTAL, MORE OR LESS)
 EXISTING CITY OF LANCASTER CORPORATION LINE
 ANNEXATION PERIMETER (TOTAL): 42,163.18'
 ANNEXATION PERIMETER CONTIGUOUS TO EXISTING CORPORATION LINE: 4111.89'
 PERCENT CONTIGUOUS: 9.75%

CERTIFICATION
 THIS EXHIBIT IS BASED ON EXISTING AUDITOR'S AND RECORDER'S, FAIRFIELD COUNTY, OHIO, RECORD INFORMATION AND IS FOR ANNEXATION PURPOSES ONLY. THIS IS NOT A SURVEY PER DAC 4733-37.

John C. Dodgion
 JOHN C. DODGION REG. SURVEYOR NO. 8069



DRAWN BY: A. STEVENS DATE: 2/01/2024
 CHECKED BY: J. DODGION DRAWING NO.: 792602.DWG
 SHEET NO.: 792602 SHEET 1 OF 1





Lancaster City Planning Commission

Meeting Minutes

April 10, 2025

The Lancaster City Planning Commission met on Thursday, April 10, 2025. Members present were Bob Lovell, Rick Wilkins, Jan Coccia, and Service-Safety Director Carrie Woody. Also present were Curt Shonk, Jeff Baird, and Katie Wheeling from Engineering, Amy Hamilton from Income Tax, Slade Schultz from Fire, Steven Wellstead from Stormwater, Tim Deitz from LDOT, Stephanie Hall and Mitch Harden from the Law Director's Office, Christina Wetzel from the Service-Safety Director's Office, Chasilyn Carter and Andrew Lundell from Planning and Zoning, Stephanie Bosco from Economic Development, and Mayor Don McDaniel. Members of the public that were present included David Hodge of Underhill & Hodge, Tramp Stivison, and Barb Stivison.

Service Safety Director Carrie Woody opened the meeting at 9:30 a.m. and welcomed everyone. It was noted that the first case would be a public hearing.

Chasilyn Carter began with Case No 2025.007 for petitioner Blue Label Packaging Company, agent David Hodge. The petitioner requested a Change of Zoning on 5.08 +/- acres from R-1 Single family (Pleasant Township) to AM-Advanced Manufacturing (City of Lancaster), location is at the Southeast corner of Blue Label Packaging Company, 3750 Lancaster-New Lexington Road NE.

The agent for the petitioner, David Hodge, spoke about the property and mentioned that the petitioner has an operation on the adjacent property. The petitioner has submitted annexation paperwork to the city, currently pending on a sixty day hold, and entered into a pre-annexation agreement with the city.

There was no public comment. The public hearing was ended.

Jan Coccia motioned to approve the variance, seconded by Rick Wilkins. With no further discussion, there was a unanimous vote to approve. Service Safety Director Carrie Woody carried the motion.

Chasilyn Carter began the old business of Case No 2025.006 for petitioner City of Lancaster. The petitioner is requesting approval of LCO 1131 Short-Term Rentals. The request has been

proposed to align Lancaster's regulations with those of other cities to better manage short-term rentals and ensure proper registration and tax compliance.

At the March 13th meeting, Commission members requested a revision of the parking requirements in LCO 1131.03 (a) vi. The amendments include a distinction in parking requirements for the Central Business District and an amendment adding an additional on-street parking spot, totaling two.

Rick Wilkins motioned to approve the code, seconded by Bob Lovell. With no further discussion, there was a unanimous vote to approve. Service Safety Director Carrie Woody carried the motion.

Service Safety Director Carrie Woody called a motion to adjourn the meeting. The motion was made by Mayor Don McDaniel, seconded by Rick Wilkins. With no further discussion, there was a unanimous vote to approve. Service Safety Director Carrie Woody carried the motion, and the meeting was adjourned at 9:39 a.m.

Respectfully submitted,



Carrie Woody

Service Safety Director

TEMPORARY ORDINANCE NO. 24-25*

PERMANENT ORDINANCE NO. _____

AN ORDINANCE TO AMEND PERMANENT ORDINANCE 1-25, ALSO KNOWN AS THE AMENDED NON-UNION PAY ORDINANCE, AND TO DECLARE AN EMERGENCY

WHEREAS, Permanent Ordinance 1-25 established the benefits, titles, and compensation for those employees who are not members of the recognized bargaining units employed by the City of Lancaster, Ohio for the year 2025; and

WHEREAS, recent changes to Ohio law, pursuant to House Bill 29, effective April 9, 2025, necessitate changes to staffing levels in the Municipal Court Clerk's Office; now, therefore,

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

SECTION 1. That Permanent Ordinance 1-25 is hereby amended, 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 enable immediate hiring for the necessary positions; 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

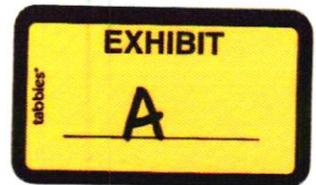
Offered by: _____

Second by: _____

Requested by Administrative Services 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



Law Director	Clerical Assistant	B	1
	Paralegal	H	3
	Office Manager	I	1
Mayor	Executive Assistant	L	1
Municipal Court-Clerk	Deputy Clerk, I	A	3 4 (TO 24-25, 4/21/25)
	Deputy Clerk, II	C	56
	Deputy Clerk, II	E	1
	1 st Deputy/ Civil Traffic	E	1
	1 st Deputy/Criminal	F	1
	1 st Deputy/ Traffic Civil	F	1
	Administrative Assistant	L	1
	Chief Deputy Clerk	N	1
Police	Administrative Assistant III	I	1
Sanitation	Administrative Assistant II	G	2
Service-Safety	Office Manager	J	1
Storm Water Utility (through 1/31/25)	Administrative Assistant II	G	1
	Storm Water Inspector	I	1
	Storm Water Specialist III	J	1
	Storm Water Engineer I	O	1
Transportation	Administrative Assistant II	G	1
Treasurer	Finance Specialist	J	1
Utilities	Customer Service Manager	H	1
Water	Administrative Assistant II	G	1
WPC	Administrative Assistant II	G	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 1st of the year in which the anniversary of employment occurs.