

LANCASTER CITY COUNCIL
LANCASTER, OHIO

August 25, 2025

PRAYER
PLEDGE OF ALLEGIANCE
REGULAR MEETING CONVENES
CALL TO ORDER
ROLL CALL
READING AND DISPOSING OF THE JOURNAL
REPORTS OF CITY OFFICIALS
COMMUNICATIONS
SPECIAL PRESENTATION AND AWARDS

Lancaster City Parks and Recreation Superintendent Steve Gayfield

Rate study presentation provide by Environmental Engineer Denise Crews

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 #65- 25

A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE AND AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR IN THE CITY INCOME TAX FUND (2016) TO ACCOMMODATE INCREASED REFUNDS IN 2025 AND TO PAY TO REPLACE THE BACK-UP SERVER FOR THE INCOME TAX DEPARTMENT WITH A CLOUD BASED SYSTEM

Finance Committee (Schoonover/Sollie) (3 Readings)

SECOND READING

Temp Res #67-25

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATION TO ACT ON BEHALF OF THE CITY OF LANCASTER AND ENTER INTO ANY AND ALL AGREEMENTS OR SETTLEMENTS NECESSARY TO PARTICIPATE IN NEW NATIONAL OPIOID SETTLEMENTS WITH ALVOGEN, INC., AMNEAL PHARMACEUTICALS INC., APOTEX INC., HIKMA PHARMACEUTICALS USA, INC., INDIVIOR INC., MYLAN PHARMACEUTICALS INC., SUN PHARMACEUTICAL INDUSTRIES, INC., AND ZYDUS PHARMACEUTICALS (USA), INC., AND TO DECLARE AN EMERGENCY

Law Committee (Crites/Bizjak) (3 Readings)

Temp Res #70-25

A RESOLUTION AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO ENTER INTO AN ENGINEERING AGREEMENT FOR UPDATING THE DIVISION OF WATER ASSET MANAGEMENT PLAN AS REQUIRED BY THE OHIO ENVIRONMENTAL PROTECTION AGENCY AND OHIO WATER DEVELOPMENT AUTHORITY

Water/Water Pollution Control Committee (Wing/Tener) (3 Readings)

Temp Res #71-25 A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ADVERTISE A REQUEST FOR QUALIFICATIONS AND ISSUE A REQUEST FOR PROPOSALS FOR A DESIGN PROFESSIONAL FOR DESIGN AND CONSTRUCTION ADMINISTRATION OF THE ETY ROAD FIRE STATION PROJECT AND TO DECLARE AN EMERGENCY
Safety Committee (Bizjak/Sollie) (3 Readings)

FIRST READING

Temp Res #73-25 A RESOLUTION TO AMEND PERMANENT RESOLUTION 95-22 AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO ENTER INTO A CONTRACT FOR CONSTRUCTION OF THE NORTH WATER TREATMENT PLANT REPLACEMENT PROJECT
Water/Water Pollution Control Committee (Wing/Ailes) (3 Readings)

Temp Res #74-25 A RESOLUTION TO AUTHORIZE THE MAYOR TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO ENVIRONMENTAL PROTECTION AGENCY WATER POLLUTION CONTROL LOAN FUND PROGRAM FOR THE PLANNING, DESIGN AND/OR CONSTRUCTION OF THE FREDERICK STREET SEWER SEPARATION PROJECT, TO EXECUTE CONTRACTS AND AGREEMENTS AS REQUIRED, AND TO DESIGNATE A DEDICATED REPAYMENT SOURCE FOR THE LOAN
Water/Water Pollution Control Committee (Wing/Tener) (3 Readings)

Temp Res #75-25 A RESOLUTION TO INCREASE RECEIPTS, APPROPRIATE FROM THE UNENCUMBERED BALANCE, AND AMEND THE CERTIFICATE OF OTHER SOURCES AND APPROPRIATIONS WITH THE COUNTY AUDITOR IN THE SPECIAL IMPROVEMENT DISTRICT FUND (2020)
Finance Committee (Schoonover/Bitler) (3 Readings)

Temp Res #76-25 A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ENTER INTO AN AGREEMENT FOR ENGINEERING SERVICES FOR THE LAWRENCE STREET PUMP STATION REPLACEMENT PROJECT
Water/Water Pollution Control Committee (Wing/Ailes) (3 Readings)

Temp Res #77-25 A RESOLUTION TO AUTHORIZE THE MAYOR TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT PROGRAM AND TO EXECUTE CONTRACTS AS REQUIRED
Water/Water Pollution Control Committee (Wing/Tener) (3 Readings)

READING OF ORDINANCES

THIRD READING

- Temp Ord #31-25** AN ORDINANCE TO AMEND THE LANCASTER CODIFIED ORDINANCES, PART ELEVEN – PLANNING AND ZONING, TITLE THREE – ZONING AND PROPERTY RESTRICTIONS, AND TO ADOPT CHAPTER 1131 – SHORT TERM RENTALS
Code Enforcement & Zoning Committee (Sollie/Hoop) (3 Readings)

SECOND READING

- Temp Ord #36-25** AN ORDINANCE TO AMEND PERMANENT ORDINANCE 54-24, THE NON-UNION PAY ORDINANCE, AND TO DECLARE AN EMERGENCY
Code Enforcement & Zoning Committee (Sollie/Luchtenberg) (2 Readings)
- Temp Ord #37-25** AN ORDINANCE TO ESTABLISH NEW PERMANENT RIGHT OF WAY ALONG A NEW CENTERLINE IN CONNECTION WITH THE ARBOR VALLEY DRIVE REHABILITATION PROJECT, TO VACATE THE EXISTING ARBOR VALLEY DRIVE RIGHT OF WAY ONCE THE NEW ARBOR VALLEY DRIVE RIGHT OF WAY IS DEDICATED, AND TO ACQUIRE A NEW EASEMENT FOR A WATER MAIN IN CONNECTION WITH THE NEW LANCASTER HIGH SCHOOL
Public Works Committee (Tener/Ailes) (3 Readings)
- Temp Ord #38-25** AN ORDINANCE AMENDING PART FIVE – GENERAL OFFENSES CODE OF THE LANCASTER CODIFIED ORDINANCES AND ADOPTING CHAPTER 568 – CAMPING PROHIBITED
Law Committee (Crites/Bitler) (3 Readings)
- Temp Ord #39-25** 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 (Bizjak/Schoonover) (3 Readings)

FIRST READINGS

- Temp Ord #40-25** AN ORDINANCE TO ACCEPT THE FINAL PLAT FOR THE TAYLOR COMMERCIAL SUBDIVISION AND TO DECLARE AN EMERGENCY
Code Enforcement & Zoning Committee (Sollie/Luchtenberg) (1 Reading)
- Temp Ord #41-25** AN ORDINANCE TO AMEND TITLE THREE, CHAPTERS 915 AND 916, BY REPEALING AND REPLACING EXISTING SECTIONS 915.04(a), 915.05(a), AND 916.08(c) OF THE CODIFIED ORDINANCES OF THE CITY OF LANCASTER, OHIO, AND TO DECLARE AN EMERGENCY
WATER/WATER POLLUTION COMMITTEE (Wing/Ailes) (3 Readings)
- Temp Ord #42-25** AN ORDINANCE TO REPEAL PART ELEVEN – PLANNING AND ZONING CODE, TITLE THREE – ZONING AND PROPERTY RESTRICTIONS, CHAPTER 1143 – PARKING, LOADING SPACES, ACCESS AND VEHICULAR AND PEDESTRIAN CONNECTIVITY, SECTION 1143.13 – PARKING OF COMMERCIAL VEHICLES IN RESIDENTIAL DISTRICTS, OF THE CODIFIED ORDINANCES OF THE CITY OF LANCASTER, AND TO DECLARE AN EMERGENCY
Law Committee (Crites/Bitler) (1 Reading)
- Temp Ord #43-25** AN ORDINANCE TO AMEND LANCASTER CODIFIED ORDINANCE PART THREE – TRAFFIC CODE, TITLE SEVEN – PARKING, CHAPTER 351 – PARKING GENERALLY BY REPEALING AND REPLACING SECTION 351.16 – TRUCKS ON RESIDENTIAL STREETS AND TO DECLARE AN EMERGENCY
Law Committee (Crites/Bizjak) (1 Reading)
- Temp Ord #44-25** AN ORDINANCE TO AMEND LANCASTER CODIFIED ORDINANCE PART SEVEN – BUSINESS REGULATION CODE, CHAPTER 709 – CULTIVATION, PROCESSING OR DISPENSING OF MEDICAL MARIJUANA OR ADULT USE CANNABIS BY REPEALING AND REPLACING SECTION 709.05 – REVIEW AND REAPPROVAL OF ADULT USE CANNABIS MORATORIUM
Law Committee (Crites/Bitler) (3 Readings)
- Temp Ord #45-25** AN ORDINANCE TO REPEAL AND REPLACE EXISTING PERMANENT ORDINANCE 21-24 SECTION A SETTING PUBLIC IMPROVEMENT INSPECTION FEES PURSUANT TO LANCASTER CODIFIED 1107.02(a) AND TO DECLARE AN EMERGENCY
Law Committee (Crites/Bizjak) (3 Readings)

TABLED LEGISLATION

UNFINISHED BUSINESS

NEW BUSINESS

ANNOUNCEMENT OF SCHEDULED MEETINGS**REGULARLY SCHEDULED CITY COUNCIL MEETINGS**

1. September 8th, 2025 at 6:30 p.m. – Council Chambers
2. September 22nd, 2025 at 6:30 p.m. – Council Chambers

SPECIAL SCHEDULED MEETINGS

None

REGULARLY SCHEDULED COMMITTEE MEETINGS

1. Service Committee – September 5th at 8:00 a.m. - City Hall 1897 Conference Room
2. Finance Committee – September 8th at 6:00 p.m. – Council Chambers
3. Public Works Committee – September 12th at 7:30 a.m. – City Hall 1897 Conference Room
4. Water / Water Pollution Control Service Committee – September 15th at 7:30 a.m. - City Hall 1897 Conference Room

READING OF BILLS

MNCO - \$70.63 – for publication of public hearing

MNCO - \$288.70 - for publication of ordinances

Spot Light Awards and Trophies - \$12.00 – for Cathy Bitler’s name plate

EXECUTIVE SESSION (if needed)**ADJOURNMENT**

TEMPORARY RESOLUTION NO. 73-25

PERMANENT RESOLUTION NO. _____

A RESOLUTION TO AMEND PERMANENT RESOLUTION 95-22 AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO ENTER INTO A CONTRACT FOR CONSTRUCTION OF THE NORTH WATER TREATMENT PLANT REPLACEMENT PROJECT

WHEREAS, Permanent Resolution 95-22 authorized a construction contract amount not to exceed Ninety Million Dollars (\$90,000,000.00) on the North Water Treatment Plant ("NWTP") Replacement Project; and

WHEREAS, the original construction contract cost was Eighty-Five Million Three Hundred Eighty-One Thousand Three Hundred Dollars (\$85,381,300.00), but change orders throughout the project have increased the contract price to a total of Eighty-Nine Million Three Hundred Twenty-Eight Thousand Five Hundred Twenty-Eight Dollars and Sixty-Eight Cents (\$89,328,528.68) as of February 2025; and

WHEREAS, additional change orders on the project will be necessary, and it is expected that these change orders will result in the contract exceeding the originally approved Ninety Million Dollar (\$90,000,000.00) threshold; and

WHEREAS, approval of these change orders is necessary for the City to successfully complete construction of the project; and

WHEREAS, City Council is being asked to authorize the payment of up to One Million Dollars (\$1,000,000.00) in additional funds for the construction of the project; now, therefore,

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

SECTION 1. That Section 1 of Permanent Resolution 95-22 be amended to read as follows:

"SECTION 1. That the Service-Safety Director is authorized to enter into a contract for the construction of the NWTP Replacement Project in an amount not to exceed Ninety-One Million Dollars (\$91,000,000.00)."

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. 74-25

PERMANENT RESOLUTION NO. _____

A RESOLUTION TO AUTHORIZE THE MAYOR TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO ENVIRONMENTAL PROTECTION AGENCY WATER POLLUTION CONTROL LOAN FUND PROGRAM FOR THE PLANNING, DESIGN AND/OR CONSTRUCTION OF THE FREDERICK STREET SEWER SEPARATION PROJECT, TO EXECUTE CONTRACTS AND AGREEMENTS AS REQUIRED, AND TO DESIGNATE A DEDICATED REPAYMENT SOURCE FOR THE LOAN

WHEREAS, the Ohio Environmental Protection Agency (OEPA) Water Pollution Control Loan Fund (WPCLF) Program provides financial assistance, in the form of a loan, to political subdivisions for a variety of projects, including combined sewer separation projects; and

WHEREAS, the City of Lancaster is planning to make capital improvements to reduce its combined sewer system by installing new separate storm sewers as part of the Frederick Street Sewer Separation Project; and

WHEREAS, the infrastructure improvements herein described are considered to be a priority need for the community and are a qualified project under the OEPA WPCLF program; and

WHEREAS, the City of Lancaster intends to apply for a WPCLF loan for the planning, design, and/or construction of the Frederick Street Sewer Separation Project; and

WHEREAS, the WPCLF program requires City Council to pass legislation authorizing the application for a loan and the execution of an agreement as well as designating a dedicated repayment source; now, therefore,

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

SECTION 1. That the Mayor is hereby authorized to apply to the OEPA for a WPCLF Program loan as described above.

SECTION 2. That the Mayor is further authorized to execute any applications, contracts, or agreements as may be necessary and appropriate for obtaining WPCLF Program loan funds.

SECTION 3. That the dedicated source of repayment for any WPCLF Program loan funds will be the Storm Water Sewer Fund (6006).

SECTION 4. 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. 75-25

PERMANENT RESOLUTION NO. _____

A RESOLUTION TO INCREASE RECEIPTS, APPROPRIATE FROM THE UNENCUMBERED BALANCE, AND AMEND THE CERTIFICATE OF OTHER SOURCES AND APPROPRIATIONS WITH THE COUNTY AUDITOR IN THE SPECIAL IMPROVEMENT DISTRICT FUND (2020)

WHEREAS, the City received Eight Thousand Three Hundred Twelve Dollars and Eleven Cents (\$8,312.11) more in Special Improvement District (SID) money on the County Special Assessment Settlement than was estimated during the 2025 budget process; and

WHEREAS, the Special Improvement District Fund (2020) revenue and expense budgets need to be increased to match the actual cash received for the Special Assessment Settlements; 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 Eight Thousand Three Hundred Twelve Dollars and Eleven Cents (\$8,312.11) in the Special Improvement District Fund (2020).

SECTION 2. That the City of Lancaster Auditor shall increase receipts in revenue account 2020.0000.49079 (Assess/Downtown/SID) in the amount of Eight Thousand Three Hundred Twelve Dollars and Eleven Cents (\$8,312.11).

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

2020.9240.54008	SID/County Auditor Fees	\$ 423.97
2020.9240.59023	Special Assessment- SID	<u>\$7,888.14</u>
	Total	\$8,312.11

SECTION 4. 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 Finance Committee

President of Council

Mayor

TEMPORARY RESOLUTION NO. 76-25

PERMANENT RESOLUTION NO. _____

A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ENTER INTO AN AGREEMENT FOR ENGINEERING SERVICES FOR THE LAWRENCE STREET PUMP STATION REPLACEMENT PROJECT

WHEREAS, the Lawrence Street Pump Station has reached the end of its useful life and the City wishes to expand the pump station service area for future growth; and

WHEREAS, the City has undergone the statutory qualifications-based selection process to select an engineering firm to contract with for this project and has selected ARCADIS; and

WHEREAS, the City must execute a contract with ARCADIS to utilize their design and bidding services on the Lawrence Street Pump Station Replacement Project; 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 design, construction administration, and/or construction inspection services on the Lawrence Street Pump Station Replacement Project in an amount not to exceed Four Hundred Thousand Dollars (\$400,000.00).

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: _____

President of Council

Clerk: _____

Mayor

Offered by: _____

Second by: _____

Requested by Water/Water Pollution Control Committee

TEMPORARY RESOLUTION NO. 77-25

PERMANENT RESOLUTION NO. _____

A RESOLUTION TO AUTHORIZE THE MAYOR TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT PROGRAM AND TO EXECUTE CONTRACTS AS REQUIRED

WHEREAS, the State Capital Improvement Program (SCIP) provides financial assistance to political subdivisions for capital improvements to public infrastructure; and

WHEREAS, the City of Lancaster is planning to make capital improvements as part of its Tiki Lane Water Line Replacement Project; and

WHEREAS, the infrastructure improvements herein described are considered to be a priority need for the community and are a qualified project under the Ohio Public Works Commission (OPWC) Program; now, therefore,

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

SECTION 1. That the Mayor is hereby authorized to apply for SCIP funds for the OPWC qualified Tiki Lane Water Line Replacement Project.

SECTION 2. That the Mayor is further authorized to execute any applications, contracts, or agreements as may be necessary and appropriate for obtaining this financial assistance.

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 Water/Water Pollution Control Committee

TEMPORARY ORDINANCE NO. 40-25

PERMANENT ORDINANCE NO. _____

AN ORDINANCE TO ACCEPT THE FINAL PLAT FOR THE TAYLOR COMMERCIAL SUBDIVISION AND TO DECLARE AN EMERGENCY

WHEREAS, the developer of the Taylor Commercial Subdivision at the intersection of Ety Road and Memorial Drive submitted a plat to the Lancaster Planning Commission for consideration as a final plat prior to its August 14, 2025, meeting; and

WHEREAS, upon review at that Planning Commission meeting, the Commission unanimously voted to approve the proposed final plat; now, therefore,

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

SECTION 1. That the Final Plat for the Taylor Commercial Subdivision, attached hereto as Exhibit A, is hereby approved and accepted by the City.

SECTION 2. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the City's residents as it is necessary to allow paving work at the development site to begin immediately prior to the end of the 2025 paving season; 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 Code Enforcement & Zoning 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



TAYLOR COMMERCIAL SUBDIVISION

City of Lancaster, Fairfield County, Ohio
Section 27, Township 15, Range 19,
Congress Lands

ACREAGE BREAKDOWN

Lot 1 Area (acres):	2.812
Lot 2 Area (acres):	2.949
Lot 3 Area (acres):	2.652
R/W Area (acres):	1.531
Total Area (acres):	9.944

SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, CITY OF LANCASTER, BEING IN SECTION 27, TOWNSHIP 15, RANGE 19, REFUGEE LANDS, AND BEING ALL OF THE REMAINDER OF A 9.883 (ORIGINAL) ACRE TRACT CONTAINING 9.154 ACRES AS CONVEYED TO TAYLOR REAL ESTATE IN OFFICIAL RECORD 1749, PAGE 2171 AND ALL OF THE REMAINDER OF A 1.806 (ORIGINAL) ACRE TRACT CONTAINING 0.790 AS CONVEYED TO TAYLOR REAL ESTATE, LTD. IN OFFICIAL RECORD 1664, PAGE 4302. ALL REFERENCES BEING TO THE RECORDS OF THE RECORDER'S OFFICE FAIRFIELD COUNTY, OHIO.

WE THE UNDERSIGNED, TAYLOR REAL ESTATE, LTD., AN OHIO LIMITED LIABILITY COMPANY, BEING THE OWNER AND LIEN HOLDER OF THE LAND PLATTED HEREIN, DO VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE THE STREETS SHOWN HEREON, COMPRISING A TOTAL OF 1.531 ACRES, TO THE PUBLIC USE FOREVER.

IN WITNESS WHEREOF, _____, REPRESENTING TAYLOR REAL ESTATE, LTD., HAS HEREBY SET THEIR HAND THIS ____ DAY OF _____, 2025.

TAYLOR REAL ESTATE, LTD.

BY: _____

WITNESS _____

WITNESS _____

STATE OF OHIO
_____ COUNTY

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, PERSONALLY CAME THE SAID _____ TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING STATEMENT TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR
FAIRFIELD COUNTY, OHIO

UTILITY EASEMENTS

UTILITY EASEMENTS SHOWN ON THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF UTILITY LINES AND SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

DRAINAGE EASEMENTS

EASEMENTS DESIGNATED AS DRAINAGE EASEMENTS ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF STORM DRAINAGE FEATURES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID STORM DRAINAGE FEATURES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. STORM DRAINAGE FEATURES INCLUDE BUT ARE NOT LIMITED TO SWALES, DITCHES, STORM WATER DETENTION AND RETENTION BASINS, DAMS, PIPES, INLETS AND OUTLETS, INCLUDING ANY HEADWALLS AND/OR ANY SIMILAR INLET/OUTLET STRUCTURES, AND THOSE ATTACHED APPURTENANT WORKS.

THE OWNERS OF LOTS THAT CONTAIN DRAINAGE EASEMENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ABOVE GRADE STORM DRAINAGE FEATURES, INCLUDING BUT NOT LIMITED TO DETENTION AND/OR RETENTION BASINS (INCLUDING ANY BASIN OUTLET STRUCTURES AND THEIR ASSOCIATED PIPING), SWALES, AND DITCHES. THIS INCLUDES KEEPING STORM DRAINAGE FEATURES FREE AND CLEAR OF ANY AND ALL OBSTRUCTIONS AND MAINTAINING VEGETATIVE COVER WITHIN THE EASEMENT AREA. THE CITY OF LANCASTER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF STORM DRAINAGE FEATURES WITHIN THE DRAINAGE EASEMENT THAT ARE BELOW GRADE (EXCLUDING DETENTION/RETENTION BASIN OUTLET STRUCTURES AND THEIR ASSOCIATED PIPING) THAT WERE INSTALLED EITHER BY THE CITY OR PER PLANS APPROVED BY THE CITY. ANY STORM DRAINAGE FEATURES NOT INSTALLED BY THE CITY OR PER PLANS APPROVED BY THE CITY ARE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN.

NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, A LOT OWNER SHALL BE PERMITTED TO CONSTRUCT, INSTALL OR PLACE ON OR OVER ITS LAND, WITHIN A UTILITY EASEMENT OR A DRAINAGE EASEMENT, PARKING OR LANDSCAPING IMPROVEMENTS THAT WILL NOT INTERFERE WITH THE EASEMENT RIGHTS OTHERWISE PROVIDED HEREIN. THESE IMPROVEMENTS MAY INCLUDE PAVING, LANDSCAPING, WATER IRRIGATION, PARKING BUMPERS OR OTHER PARKING OR LANDSCAPING IMPROVEMENTS. ANY IMPROVEMENTS WITHIN THESE EASEMENTS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.

THIS PLAT REFLECTS EXISTING EASEMENTS DESIGNATED AS 'EXISTING' OR 'EX.' AFFECTING THE PROPERTY AS REQUIRED FOR PLAT PURPOSES, BUT SUCH EXISTING EASEMENTS SHALL BE GOVERNED BY THE RECORD INSTRUMENT(S) ESTABLISHING SUCH EXISTING EASEMENTS.

CITY PLANNER

APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2025.

CHASILYN CARTER

CITY ENGINEER

APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2025.

CURTIS M SHONK, P.E., P.S.

PLANNING COMMISSION APPROVAL

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION THIS ____ DAY OF _____, 2025.

CARRIE WOODY

SECRETARY OF PLANNING COMMISSION, CITY OF LANCASTER

CITY COUNCIL APPROVAL

APPROVED AND ACCEPTED BY CITY COUNCIL THIS ____ DAY OF _____, 2025, IN ORDINANCE NUMBER _____.

ANITRA SCOTT

CLERK OF COUNCIL, CITY OF LANCASTER

COUNTY AUDITOR

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON _____, 2025.

CARRI BROWN

FAIRFIELD COUNTY AUDITOR

COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON _____, 2025, AND THAT IT WAS RECORDED ON _____, 2025, IN PLAT CABINET ____ SLOT ____ PLAT RECORDS OF FAIRFIELD COUNTY, OHIO.

LISA MCKENZIE

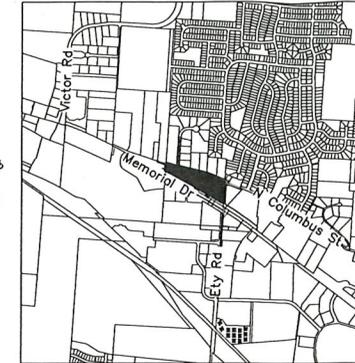
FAIRFIELD COUNTY RECORDER

LEGEND

- = IRON PIN SET
- ⊗ = PERMANENT MARKER
- ⊠ = PK NAIL SET
- = IRON PIN FOUND
- ⊙ = IRON PIPE FOUND
- ⊗ = PK NAIL FOUND
- ⊗ = CONCRETE MONUMENT

IRON PINS, WHERE INDICATED, ARE IRON PINS, THIRTEEN-SIXTEENTHS INCH INSIDE DIAMETER, THIRTY INCHES LONG WITH A PLASTIC CAP PLACED IN THE TOP BEARING THE INSCRIPTION "ADVANCED 7661".

PERMANENT MARKERS, WHERE INDICATED, ARE ONE-INCH DIAMETER, THIRTY-INCH LONG, SOLID IRON PINS, WITH THE TOP END FLUSH WITH THE SURFACE OF THE GROUND AND THEN CAPPED WITH AN ALUMINUM CAP STAMPED "ADVANCED". ONCE INSTALLED, THE TOP OF THE CAP SHALL BE MARKED (PUNCHED) TO RECORD THE ACTUAL LOCATION OF THE POINT.



Location Map
Scale: 1" = 2000'

SUBDIVIDER

Taylor Real Estate LTD
PO Box 10
Lancaster, OH 43130

SURVEY DATA

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, AS DETERMINED BY GPS OBSERVATIONS AND POST PROCESSED UTILIZING NGS OPUS SOLUTIONS, BASED ON NAD 83 (2011), OHIO STATE PLANE, SOUTH ZONE IN MARCH, 2020.

SOURCE OF DATA: THE SOURCES OF RECORDED SURVEY DATA ARE THE RECORDS OF THE FAIRFIELD COUNTY, OHIO, RECORDER, REFERENCED IN THE PLAN AND TEXT OF THIS PLAT.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION IN MARCH, 2020, WITH ADDITIONAL FIELDWORK COMPLETED JUNE, 2025, AND THAT ALL MARKERS AND MONUMENTS INDICATED ARE IN PLACE OR WILL BE IN PLACE BY THE TIME OF STREET ACCEPTANCE AND ARE CORRECTLY SHOWN AS TO MATERIALS, LOCATIONS AND MEETS THE LATEST PROVISION OF OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 - MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.

DOUG R. HOCK, P.S.
REGISTRATION NUMBER 7661

DATE



ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

Final Plat

781 Science Blvd, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

DATE: JULY 24, 2025

JOB NO.: 20-0008-335

SHEET 1 / 3

TAYLOR COMMERCIAL SUBDIVISION

City of Lancaster, Fairfield County, Ohio
Section 27, Township 15, Range 19,
Congress Lands

Note "A" - ACCESS EASEMENT:

Access easement is for ingress and egress of the general public to and from Lots 2 and 3. This easement is considered a private easement and is to be maintained open and in good repair by the owners of Lots 2 and 3. This easement is not a public road maintained by the City.

Note "B":

All of the area hereby platted is within Zone X (area determined to be outside 100-year floodplain) as shown on Federal Emergency Management Agency Flood Insurance Rate Map for Fairfield County, Ohio and Incorporated Areas, map numbered 39045C0232G with effective date of January 6, 2012.

Note "C":

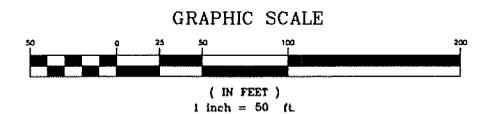
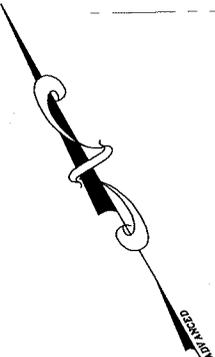
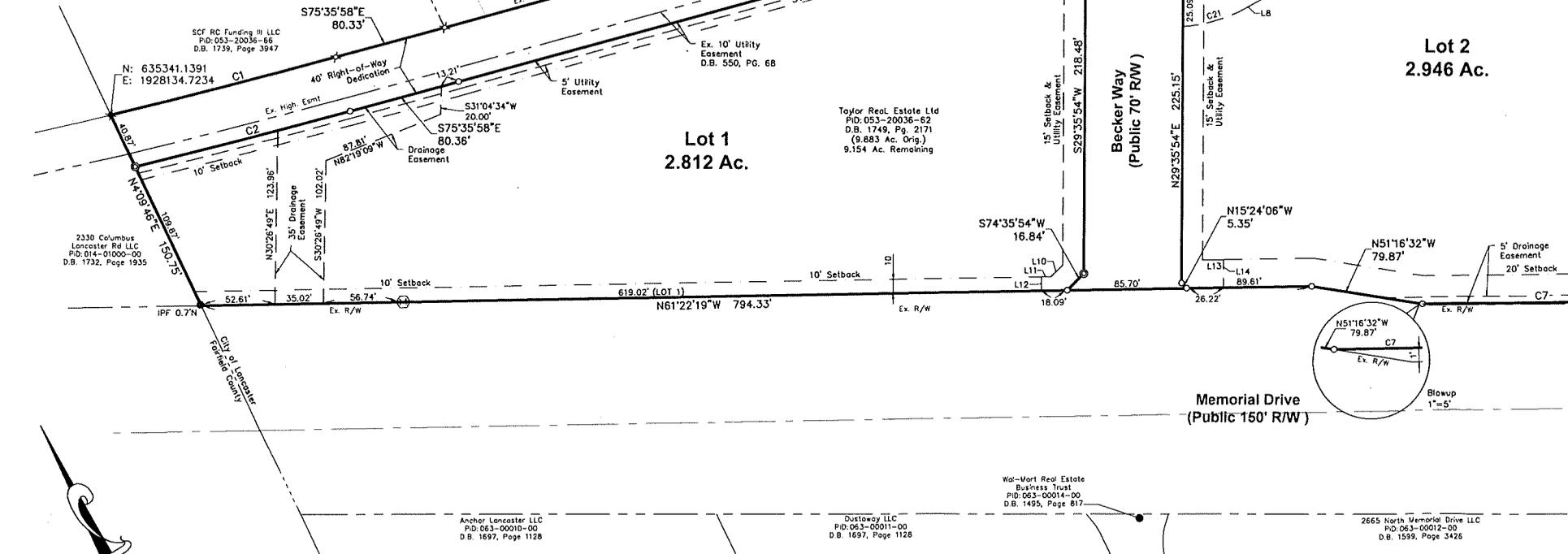
See sheet 3 for curve and line table.

LEGEND

- = IRON PIN SET
- = PERMANENT MARKER
- ⊠ = PK NAIL SET
- = IRON PIN FOUND
- = IRON PIPE FOUND
- ⊠ = PK NAIL FOUND
- ⊗ = CONCRETE MONUMENT

IRON PINS, WHERE INDICATED, ARE IRON PIPES, THIRTEEN-SIXTEENTHS INCH INSIDE DIAMETER, THIRTY INCHES LONG WITH A PLASTIC CAP PLACED IN THE TOP BEARING THE INSCRIPTION "ADVANCED 7661".

PERMANENT MARKERS, WHERE INDICATED, ARE ONE-INCH DIAMETER, THIRTY-INCH LONG, SOLID IRON PINS, WITH THE TOP END FLUSH WITH THE SURFACE OF THE GROUND AND THEN CAPPED WITH AN ALUMINUM CAP STAMPED "ADVANCED" ONCE INSTALLED, THE TOP OF THE CAP SHALL BE MARKED (PUNCHED) TO RECORD THE ACTUAL LOCATION OF THE POINT.





ADVANCED
CIVIL DESIGN
ENGINEERS

Final Plat

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DATE: JULY 24, 2025

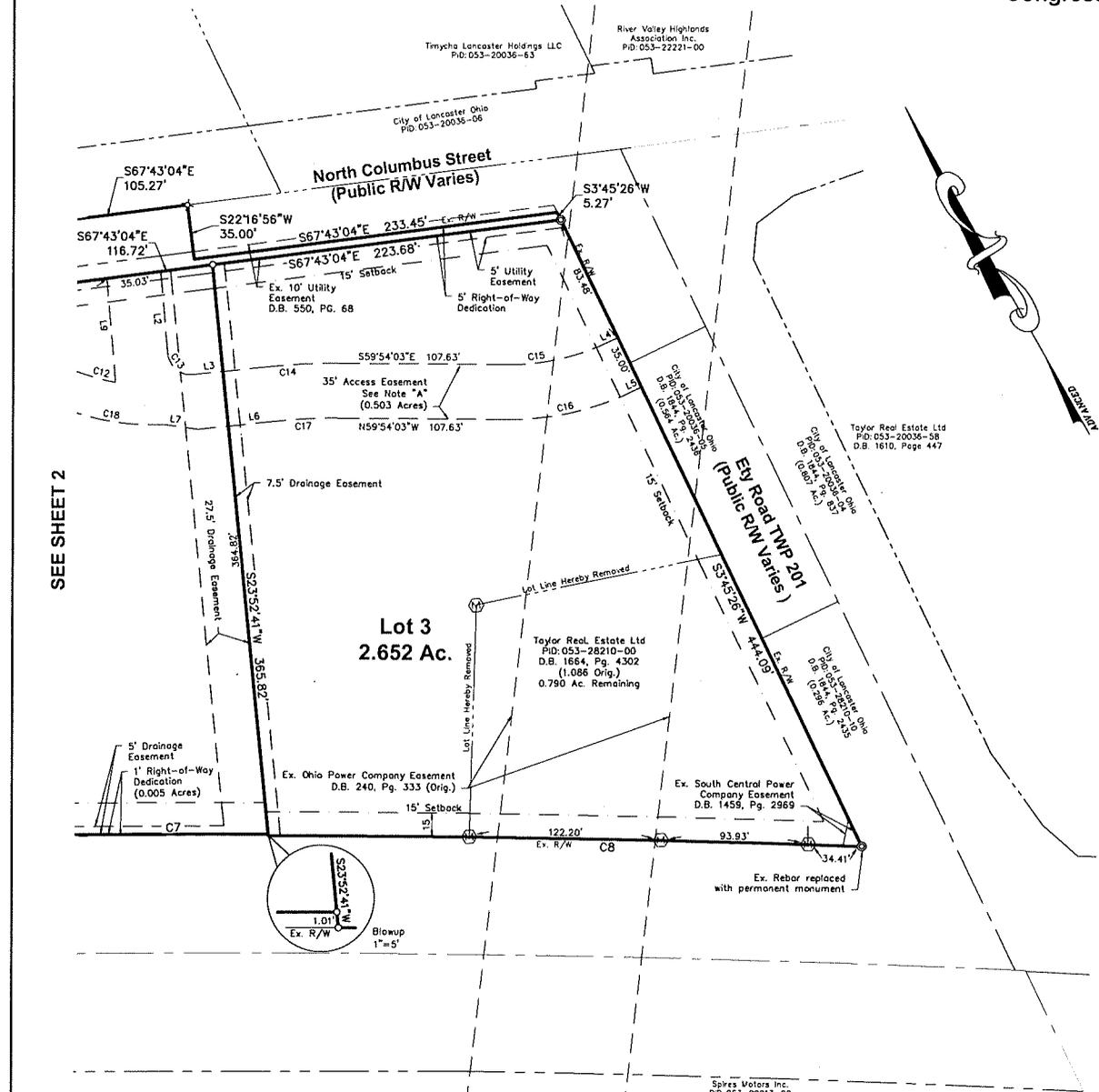
JOB NO.: 20-0008-335

SHEET 2 / 3

SEE SHEET 3

TAYLOR COMMERCIAL SUBDIVISION

City of Lancaster, Fairfield County, Ohio
Section 27, Township 15, Range 19,
Congress Lands



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	001°39'24"	5732.54'	165.76'	S74°46'16"E	165.75'
C2	001°34'23"	5772.54'	158.49'	S74°46'46"E	158.49'
C3	005°14'11"	265.00'	24.22'	S26°58'48"W	24.21'
C4	007°57'23"	1909.86'	265.21'	N71°41'46"W	265.00'
C5	007°38'12"	1869.86'	249.22'	S71°32'10"E	249.04'
C6	008°07'53"	335.00'	47.54'	N29°31'58"E	47.50'
C7	001°08'39"	11535.16'	230.37'	N60°49'40"W	230.37'
C8	001°52'59"	11534.16'	379.05'	N59°18'49"W	379.03'
C9	022°44'46"	87.50'	34.74'	S77°25'08"E	34.51'
C10	011°01'45"	237.50'	45.72'	N85°41'37"E	45.65'
C11	059°18'40"	212.50'	219.97'	S70°09'56"E	210.28'
C12	009°47'53"	137.50'	23.51'	S45°24'32"E	23.49'
C13	090°55'50"	15.00'	23.81'	S20°54'44"E	21.38'
C14	006°28'35"	405.00'	45.78'	S63°08'21"E	45.75'
C15	026°23'40"	145.00'	66.80'	S73°05'53"E	66.21'
C16	026°23'40"	180.00'	82.92'	N73°05'53"W	82.19'
C17	006°28'35"	370.00'	41.82'	N63°08'21"W	41.80'
C18	022°14'40"	162.50'	63.09'	N51°37'56"W	62.69'
C19	059°18'40"	187.50'	194.10'	N70°09'56"W	185.54'
C20	011°01'45"	262.50'	50.53'	S85°41'37"W	50.45'
C21	024°00'11"	112.50'	47.13'	N76°47'25"W	46.79'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	3.41'	S88°47'31"E
L2	52.37'	S24°33'11"W
L3	47.45'	S66°22'38"E
L4	6.16'	S86°17'43"E
L5	6.13'	N86°17'43"W
L6	47.45'	N66°22'38"W
L7	23.08'	N53°02'09"W
L8	3.41'	N88°47'31"W
L9	66.42'	N24°33'11"E
L10	11.76'	S74°35'54"W
L11	6.69'	N61°22'19"W
L12	10.00'	S29°35'54"W
L13	15.00'	S61°22'19"E
L14	20.00'	S29°35'54"W

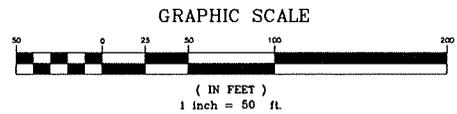
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ADVANCED CIVIL DESIGN ENGINEERS

DATE: JULY 24, 2025 JOB NO.: 20-0008-335
SHEET 3 / 3

TEMPORARY ORDINANCE NO. 41-25

PERMANENT ORDINANCE NO. _____

AN ORDINANCE TO AMEND TITLE THREE, CHAPTERS 915 AND 916, BY REPEALING AND REPLACING EXISTING SECTIONS 915.04(a), 915.05(a), AND 916.08(c) OF THE CODIFIED ORDINANCES OF THE CITY OF LANCASTER, OHIO, AND TO DECLARE AN EMERGENCY

WHEREAS, the City of Lancaster owns public wastewater facilities; and

WHEREAS, the City of Lancaster operates these facilities under permits issued by the Ohio Environmental Protection Agency according to their rules and regulations; and

WHEREAS, the City of Lancaster issued bonds for construction of improvements to the wastewater systems that included covenants regarding rates for the operation of the systems; and

WHEREAS, the City of Lancaster obtained loans from the Ohio Water Development Authority (OWDA) for wastewater improvements that included requirements for the adequate operation and maintenance of the systems; and

WHEREAS, in order to meet these requirements a rate study was conducted to ensure adequate funds for the operation, maintenance, and debt service for the systems; and

WHEREAS, the study has recommended user rate adjustments to meet bond and loan requirements; now, therefore,

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

SECTION 1. That existing Section 915.04(a) of the Codified Ordinances of the City of Lancaster, Ohio, is hereby repealed and replaced as follows:

“915.04 USER RATES AND CHARGES.

(a) For the use of and the service rendered by the treatment works, rates and charges shall be collected from the owners of each and every lot, parcel of real estate or building that is connected with the City sanitary system or otherwise discharges sanitary sewage, industrial wastes, water or other liquids, either directly or indirectly into the sanitary sewerage system of the City. Such rates and charges include user charges, debt service costs, excessive strength surcharges and other service charges, which rates shall be payable as hereinafter provided and shall be in an amount determinable as follows:

- (1) The sewer rates and charges shall be based on the quantity of water used on or in the property or premises subject to such rates and charges, as the same is measured by the water meter there in use, plus a base charge, except as herein otherwise provided. For the purpose of billing and collecting the charges for sewage service, the water meters shall be read monthly

and the users shall be billed each month. The water usage schedule on which the amount of such rates and charges shall be determined shall be as follows:

RESIDENTIAL/COMMERCIAL:

	Total
2025 Base Rate	\$21.96
2025 Treatment	\$7.57/100cf
Effective January 1, 2026	
Base Rate	\$22.62
Treatment	\$7.57/100cf
Effective January 1, 2027	
Base Rate	\$23.46
Treatment	\$7.62/100cf
Effective January 1, 2028	
Base Rate	\$24.16
Treatment	\$7.85/100cf
Effective January 1, 2029	
Base Rate	\$24.89
Treatment	\$8.09/100cf

(2) For residential users of the sewage works that are not metered water users or from whom accurate meter readings are not available, the monthly charge shall be as follows:

	Total
2025 Total	\$82.55
Effective January 1, 2026	
Total	\$83.18
Effective January 1, 2027	
Total	\$84.46
Effective January 1, 2028	

Total	\$86.99
Effective January 1, 2029	
Total	\$89.59

INDUSTRIAL:

2025		
TIER 1	0-100ccf	\$8.08
TIER 2	101-250ccf	\$6.99
TIER 3	251-2500ccf	\$5.43
TIER 4	>2501ccf	\$5.09
Monthly Customer Charge		\$23.46

<u>Effective January 1, 2026:</u>		
TIER 1	0-100ccf	\$6.56
TIER 2	101-250ccf	\$6.56
TIER 3	251-2500ccf	\$6.56
TIER 4	>2501ccf	\$6.56
Monthly Customer Charge		\$23.46

<u>Effective January 1, 2027:</u>		
TIER 1	0-100ccf	\$7.62
TIER 2	101-250ccf	\$7.62
TIER 3	251-2500ccf	\$7.62
TIER 4	>2501ccf	\$7.62
Monthly Customer Charge		\$23.46

<u>Effective January 1, 2028:</u>		
TIER 1	0-100ccf	\$7.85
TIER 2	101-250ccf	\$7.85
TIER 3	251-2500ccf	\$7.85
TIER 4	>2501ccf	\$7.85
Monthly Customer Charge		\$24.16

Effective January 1, 2029:		
TIER 1	0-100ccf	\$8.09
TIER 2	101-250ccf	\$8.09
TIER 3	251-2500ccf	\$8.09
TIER 4	>2501ccf	\$8.09
Monthly Customer Charge		\$24.89

(3) For the service rendered to the City, the City shall be subject to the same rates and charges hereinabove provided or to charges and rates established in harmony therewith. (Ord. 24-14. Passed 12-8-14.)

(b) The quantity of water discharged into the sanitary sewer system and obtained from sources other than the City shall be determined by the City in such a manner as the City shall reasonably elect, and the sewage service shall be billed at the above appropriate rates; further, as is hereinafter provided in this section, the City may make proper allowances in determining the sewage bill for quantities of water shown on the records to be consumed, but which are also shown to the satisfaction of the City that such quantities do not enter the sanitary sewerage system.

(1) In the event a lot, parcel of real estate or building discharging sanitary sewage, industrial wastes, water or other liquids into the City's sanitary sewerage system, either directly or indirectly, is not a user of water supplied by the City, the water used thereon or therein is not measured by a water meter or is measured by a water meter not acceptable to the City, then the amount of water used shall be otherwise measured or determined by the City. In order to ascertain the rate or charge provided in this chapter the owner or other interested party shall, at his expense, install and maintain meters, weirs, volumetric measuring devices or any adequate and approved method of measurement acceptable to the City for the determination of sewage discharge.

- (2) In the event a lot, parcel of real estate or building discharging sanitary sewage, industrial wastes, water or other liquids into the City sanitary sewerage system, either directly or indirectly, is a user of water supplied by the City, and in addition, is a user of water from another source which is not measured by a water meter or is measured by a water meter not acceptable to the City then the amount of water used shall be otherwise measured or determined by the City. In order to ascertain the rates or charges, the owner or other interested parties shall, at his expense, install and maintain meters, weirs, volumetric measuring devices or any adequate and approved method of measurement acceptable to the City for the determination of sewage discharge.
- (3) In the event two or more residential lots, parcels of real estate, or buildings discharging sanitary sewage, water or other liquids into the City sanitary sewerage system, either directly or indirectly, are users of water and the quantity of water is measured by a single water meter, then in each such case, for billing purposes, the quantity of water used shall be averaged for each user and the base charge and the flow rates and charges shall apply to each of the number of residential lots, parcels of real estate or buildings served through the single water meter.
- (4) In the event a lot, parcel of real estate or building discharges sanitary sewage, industrial waste, water or other liquids into the City's sanitary sewerage system either directly or indirectly, and uses water in excess of 1000 cubic feet per month, and it can be shown to the satisfaction of the City that a portion of water as measured by the water meter or meters does not and cannot enter the sanitary sewer system, then the owner or other interested party shall, at his own expense, install and maintain meters, weirs, volumetric measuring devices or any adequate and approved method of measurement acceptable to the City for the determination of sewage discharge.
(Ord. 6-86. Passed 2-10-86.)
- (5) In order that the residential users discharging sanitary sewage not be penalized for sprinkling lawns, washing cars, watering gardens, etc., during the months May, June, July, August, September and October, the billing for sanitary sewer services for residential users for the months of May, June, July, August, September and October (summer average) of a particular year shall be based upon that user's average monthly water usage billed during the months January, February, March, April, November and December (winter average). Residential sanitary sewer services applicable to the Summer Average shall apply to each lot, parcel of real estate, or building which is occupied and used as a residence. The Summer Average shall not apply to any premises which are partially used for commercial or industrial purposes. The Winter Average shall be determined by the customer's actual usage using the previous months November thru April. When the average is calculated, the high and low readings will be discarded. If a customer has less than six (6) readings, the number shall be defaulted to a value of eight hundred (800) cubic feet. For billing purposes, a minimum of three (300) hundred cubic feet shall be set and the lesser of the actual/average (default if used) will be charged."

SECTION 2. That existing Section 915.05(a) of the Codified Ordinances of the City of Lancaster, Ohio, is hereby repealed and replaced as follows:

“915.05 STRENGTH SURCHARGES.

In order that the rates and charges may be justly and equitably adjusted to the service rendered to users, the City shall base its charges not only on the volume, but also on strength and character of the stronger-than-normal domestic sewage and wastes which it is required to treat and dispose of. The City shall require the user to determine the strength and content of all sewage and wastes discharged, either directly or indirectly into the sanitary sewer system, in such manner and by such method as the City may deem practicable in the light of the conditions and attending circumstances of the case, in order to determine the proper charge. The user shall furnish a central sampling point available to the City at all times.

(a) Normal sewage domestic waste strength should not exceed a carbonaceous biochemical oxygen demand of 200 milligrams per liter of fluid or suspended solids in excess of 300 milligrams per liter fluid. Additional charges for treating stronger-than-normal domestic waste shall be made on the following basis:

(1) Rate surcharge based upon CBOD. There shall be an additional charge of thirty seven dollars and sixty-three cents (\$37.63) per 100 pounds of carbonaceous biochemical demand for CBOD received in excess of 200 milligrams per liter of fluid. The rate shall increase to thirty-eight dollars and seventy-six cents (\$38.76) per 100 pounds on January 1, 2026. The rate shall increase to thirty-nine dollars and ninety-two cents (\$39.92) per 100 pounds on January 1, 2027. The rate shall increase to forty-one dollars and twelve cents (\$41.12) on January 1, 2028. The rate shall increase to forty-two dollars and thirty-five cents (\$42.35) on January 1, 2029.

(2) Rate surcharge based upon suspended solids. There shall be an additional charge of twenty-two dollars and ninety-four cents (\$22.94) per 100 pounds of suspended solids for suspended solids received in excess of 300 milligrams per liter of fluid. The rate shall increase to twenty-three dollars and sixty-three cents (\$23.63) per 100 pounds on January 1, 2026. The rate shall increase to twenty-four dollars and thirty-four cents (\$24.34) per 100 pounds on January 1, 2027. The rate shall increase to twenty-five dollars and seven cents (\$25.07) on January 1, 2028. The rate shall increase to twenty-five dollars and eighty-two cents (\$25.82) on January 1, 2029.”

SECTION 3. That existing Section 916.08(c) of the Codified Ordinances of the City of Lancaster, Ohio, is hereby repealed and replaced as follows:

“916.08 STRENGTH SURCHARGE.

(c) Strength surcharges are hereby established as follows:

<u>Pollutant Parameters</u>	<u>Cost Per 100 Pounds</u>
Carbonaceous Biochemical Oxygen Demand	\$37.63
Suspended Solids	\$22.94
Effective January 1, 2026	
Carbonaceous Biochemical Oxygen Demand	\$38.76
Suspended Solids	\$23.63

Effective January 1, 2027
 Carbonaceous Biochemical Oxygen Demand \$39.92
 Suspended Solids \$24.34
 Effective January 1, 2028
 Carbonaceous Biochemical Oxygen Demand \$41.12
 Suspended Solids \$25.07
 Effective January 1, 2029
 Carbonaceous Biochemical Oxygen Demand \$42.35
 Suspended Solids \$25.82”

SECTION 4. That this Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this ordinance were taken in an open meeting of this Council or committees, and that all deliberations of the Council and any of its committees that resulted in these formal actions were in meetings open to the public, all in compliance with the law.

SECTION 5. That this ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace and health of the City, and for further reason that this ordinance is require to be immediately effective in order to comply with the terms and conditions of the Water System Improvement Revenue Bonds, Series 2012 and the Wastewater System Improvement Revenue Bonds, Series 2016; wherefor this ordinance shall be in full force and effective immediately upon its passage and approval of the Mayor.

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

Approved: _____

 President of Council

Clerk: _____

 Mayor

Offered by: _____

Second by: _____

Requested by Water/Water Pollution Control 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. 42-25

PERMANENT ORDINANCE NO. _____

AN ORDINANCE TO REPEAL PART ELEVEN – PLANNING AND ZONING CODE, TITLE THREE – ZONING AND PROPERTY RESTRICTIONS, CHAPTER 1143 – PARKING, LOADING SPACES, ACCESS AND VEHICULAR AND PEDESTRIAN CONNECTIVITY, SECTION 1143.13 – PARKING OF COMMERCIAL VEHICLES IN RESIDENTIAL DISTRICTS, OF THE CODIFIED ORDINANCES OF THE CITY OF LANCASTER, AND TO DECLARE AN EMERGENCY

WHEREAS, the City of Lancaster previously enacted a complete Zoning Code update in 2023; and

WHEREAS, since that time, enforcing Part Three – Traffic Code, Title Seven – Parking, Chapter 351 – Parking Generally, Section 351.16, which was enacted in 1975, has become difficult due to the perceived conflict between it and Part Eleven – Planning and Zoning Code, Title Three – Zoning and Property Restrictions, Chapter 1143 – Parking, Loading Spaces, Access and Vehicular and Pedestrian Connectivity, Section 1143.13 – Parking of Commercial Vehicles in Residential Districts; and

WHEREAS, Section 1143.13 prohibits vehicles “weighing more than eight thousand (8,000) pounds” from being “parked, stored, or allowed on any lot or parcel of land or on the street in any residential District”; and

WHEREAS, due to a known public safety issue, and for the sake of clarity, the Law Committee has recommended repealing LCO Section 1143.13 to allow the Lancaster Police Department to enforce LCO Section 351.16, which prohibits parking “a truck over three-quarter ton, trailer or semitrailer in a roadway at any time in front of or alongside of property used for residential purposes, except in cases of breakdown or for loading or unloading purposes.”; and

WHEREAS, due to the increase in vehicle weights and payload classifications since 1975, the Law Committee will recommend, in separate legislation, updating the vehicle size and/or weight threshold permitted on city streets in residential districts pursuant to LCO Section 351.16; and

WHEREAS, in order to preserve the intent and spirit of the Zoning Code, the City will ask Planning Commission to review and replace Section 1143.13 to keep large commercial vehicles from being stored on private residential lots or parcels; now, therefore,

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

SECTION 1. That Part Eleven – Planning and Zoning Code, Title Three – Zoning and Property Restrictions, Chapter 1143 – Parking, Loading Spaces, Access and Vehicular and Pedestrian Connectivity, Section 1143.13 – Parking of Commercial Vehicles in Residential Districts of the Codified Ordinances of the City of Lancaster, is hereby repealed in its entirety.

SECTION 2. That City Council hereby finds that this Ordinance was deliberated upon and passed in an open meeting in compliance with Section 121.22 of the Ohio Revised Code.

SECTION 3. 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 resolve a neighborhood parking safety issue and confusion between the Parking Code and Planning and Zoning Code, which will allow LPD to enforce LCO 351.16; 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. 43-25

PERMANENT ORDINANCE NO. _____

AN ORDINANCE TO AMEND LANCASTER CODIFIED ORDINANCE PART THREE – TRAFFIC CODE, TITLE SEVEN – PARKING, CHAPTER 351 – PARKING GENERALLY BY REPEALING AND REPLACING SECTION 351.16 – TRUCKS ON RESIDENTIAL STREETS AND TO DECLARE AN EMERGENCY

WHEREAS, as noted in Temporary Ordinance 42-25, differences in language between Lancaster Codified Ordinance (LCO) Section 1143.13 in the Zoning Code and LCO Section 351.16 in the Traffic Code were creating confusion in enforcing either section; and

WHEREAS, these issues need resolved so Lancaster Police Department can enforce LCO Section 351.16 where larger vehicles parked on a residential City street are creating a public safety issue; and

WHEREAS, LCO 351.16 was passed in 1975 when vehicles were smaller and weighed less and Law Committee is now recommending that LCO Section 351.16 be repealed and replaced to reflect a higher maximum weight limit for vehicles and trailers parked in front of or alongside property used for residential purposes; now, therefore,

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

SECTION 1. That Part Three – Traffic Code, Title Seven – Parking, Chapter 351 – Parking Generally, Section 351.16 – Trucks on Residential Streets, of the Codified Ordinances of the City of Lancaster, shall be repealed and replaced as follows:

“351.16 Trucks and Trailers on Residential Streets.

(a) No person shall park a truck over **14,001 GVWR**, a trailer or a semitrailer on a **street or** roadway at any time in front of or alongside of property used for residential purposes, except in cases of breakdown or for loading or unloading purposes.

(b) Except as otherwise provided in this subsection, whoever violates this section is guilty of a minor misdemeanor. If, within one year of the offense, the offender previously has been convicted of or pleaded guilty to one predicate motor vehicle or traffic offense, whoever violates this section is guilty of a misdemeanor of the fourth degree. If, within one year of the offense, the offender previously has been convicted of two or more predicate motor vehicle or traffic offenses, whoever violates this section is guilty of a misdemeanor of the third degree.”

SECTION 2. That City Council hereby finds that this Ordinance was deliberated upon and passed in an open meeting in compliance with Section 121.22 of the Ohio Revised Code.

SECTION 3. 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 for LPD to enforce the City’s traffic code to resolve a neighborhood safety issue; 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 in the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

Clerk of Council

TEMPORARY ORDINANCE NO. 44-25

PERMANENT ORDINANCE NO. _____

AN ORDINANCE TO AMEND LANCASTER CODIFIED ORDINANCE PART SEVEN – BUSINESS REGULATION CODE, CHAPTER 709 – CULTIVATION, PROCESSING OR DISPENSING OF MEDICAL MARIJUANA OR ADULT USE CANNABIS BY REPEALING AND REPLACING SECTION 709.05 – REVIEW AND REAPPROVAL OF ADULT USE CANNABIS MORATORIUM

WHEREAS, pursuant to Issue 2, the state Marijuana Legalization Initiative, which passed in November of 2023, the sale of adult use cannabis was legal in the State of Ohio as of August 2024; and

WHEREAS, pursuant to specific language in that initiative, as well as home rule authority regarding land use, local political subdivisions have the power and authority to determine whether to prohibit adult use dispensaries within their municipal corporation limits; and

WHEREAS, the cultivation, processing, or dispensing of medical marijuana is currently prohibited within the municipal corporation limits of Lancaster; and

WHEREAS, the Ohio General Assembly has drafted a variety of changes to Ohio Revised Code Title 37, Chapter 3780 – Adult Use Cannabis Control, which was created by Issue 2, but it still hasn't enacted any additional legislation to regulate adult use cannabis at the state level; and

WHEREAS, due to the unpredictability of the Ohio General Assembly on this issue and concerns regarding the increased availability of illegal marijuana in the City, the Law Committee has recommended that Council's previously enacted one (1) year moratorium on adult use cannabis dispensaries be continued for another two (2) years which would require Council to review its moratorium on or before January 1, 2028; now, therefore,

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

SECTION 1. That Part Seven – Business Regulation Code, Chapter 709 – Cultivation, Processing or Dispensing of Medical Marijuana or Adult Use Cannabis, Section 709.05 – Review and Reapproval of Adult Use Cannabis Moratorium, of the Codified Ordinances of the City of Lancaster, shall be repealed and replaced as follows:

“709.05 REVIEW AND RE-APPROVAL OF ADULT USE CANNABIS MORATORIUM.

By or before January 1, 2028, City Council shall review the current moratorium on adult use cannabis imposed by Section 709.03 of the Lancaster Codified Ordinances, and shall, by ordinance, continue or discontinue the moratorium hereby adopted.”

SECTION 2. That City Council hereby finds that this Ordinance was deliberated upon and passed in an open meeting in compliance with Section 121.22 of the Ohio Revised Code.

SECTION 3. 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 in the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

Clerk of Council

TEMPORARY ORDINANCE NO. 45-25

PERMANENT ORDINANCE NO. _____

AN ORDINANCE TO REPEAL AND REPLACE EXISTING PERMANENT ORDINANCE 21-24 SECTION A SETTING PUBLIC IMPROVEMENT INSPECTION FEES PURSUANT TO LANCASTER CODIFIED 1107.02(a) AND TO DECLARE AN EMERGENCY

WHEREAS, the City's Zoning Code authorizes City Council to establish fees for the approvals of subdivisions and permits including inspection fees for public improvements pursuant to Lancaster Codified Ordinance 1107.02(a); and

WHEREAS, Permanent Ordinance 21-24 was enacted by Council on June 10, 2024, to delineate the fees and funds where those fees should be credited; and

WHEREAS, the Service Safety Director would like to modify the fund allocation to collect all the fees in one fund that will pay for one inspector to perform all the required inspections at the same time; now, therefore,

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

SECTION 1. That Permanent Ordinance 21-24 SECTION A shall be repealed and replaced as follows:

“ A. FEES FOR ZONING AND SUBDIVISIONS

1. Inspection fees for Public Improvements as authorized under Lancaster Codified Ordinance 1107.02(a). The following fees shall be paid to the City of Lancaster Engineering Department and deposited in the Inspection Fees Fund 1001.0000.44039:
 - a. Sanitary Sewer System
 1. For public improvements initiated after December 31, 2004, the inspection rate shall be five percent (5%) of the certified engineer's estimate of public sanitary sewer improvements.
 - b. Water System
 1. For public improvements initiated after December 31, 2004, the inspection rate shall be five percent (5%) of the certified engineer's estimate of public water system improvements.
 - c. Street Improvements
 1. For public improvements initiated after December 31, 2004, the inspection rate shall be five percent (5%) of the certified engineer's estimate of public street improvements.
 - d. Stormwater Management System
 1. For public improvements initiated after December 31, 2004, the inspection rate shall be five percent (5%) of

the certified engineer's estimate of the stormwater and erosion control, excluding curb and gutter or roadside ditches considered in the public street improvements.

e. No inspection fees shall be required where improvements are constructed under a City contract as authorized by the Service-Safety Director.

f. Initiated is defined as follows:

1. Sanitary Sewer- All fees paid, and tap is made to public sewer system.
2. Water- All fees paid, and tap is made to public water system.
3. Streets- Center line is staked.
4. Stormwater- All fees paid, and tap is made to public stormwater management system or drainage swales staked, whichever comes first."

SECTION 2. That City Council hereby finds that this Ordinance was deliberated upon and passed in an open meeting in compliance with Section 121.22 of the Ohio Revised Code.

SECTION 3. 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 start depositing fees in the Inspection Fees Fund to pay an inspector; 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 in the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

Clerk of Council