

Administrative Offices
2nd Floor Conference Room
345 E. Mulberry Street
Lancaster, Ohio
November 15, 2012

The Board of Education of the Lancaster City School District, Fairfield County, Ohio met in a Special Board Meeting on November 15, 2012 in the 2nd Floor Conference Room located at 345 E. Mulberry Street, Lancaster, OH 43130. The meeting was called to order at 5:15 p.m. by Ms. Amy Eyman, President and the roll being called, the following members were present:

Ms. Kathy Kittredge Mr. Gary Mauller
Ms. Lise Ricketts Mr. Tom Shaffer
Ms. Amy Eyman

PLEDGE OF ALLEGIANCE

12-149 ADOPTION OF AGENDA

Ms. Kittredge moved to approve the Agenda with the following changes/corrections:

Executive Session +Purpose to consider to Purchase of Property
for Public Purposes

Ms. Ricketts seconded the resolution, and the roll being called on its adoption, the vote resulted as follows:

Ms. Kittredge Yea Mr. Mauller Yea
Ms. Ricketts Yea Mr. Shaffer Yea
Ms. Eyman Yea

Thereupon the President declared such motion duly adopted.

ACTION ITEMS

12-150 BUSINESS AND FINANCE

Mr. Mauller moved to approve the following:

AUTHORIZING THE BOARD PRESIDENT TO EXECUTE ALL NECESSARY DOCUMENTS TO PURCHASE REAL PROPERTY (DOMINION HOMES, INC)

Resolution authorizing Lancaster City School Board President, Amy Eyman, to execute on behalf of the Board of Education of the Lancaster city School District all necessary documents in connection with the purchase of a certain 14.819 acre tract situated in the State of Ohio, County of Fairfield, City of Lancaster, from Dominion Homes, Inc.

ENTER INTO A PURCHASE AGREEMENT FOR REAL PROPERTY (REEDY)

Be it resolved that the Board of Education Lancaster City Schools and/or its permitted assignee, a political subdivision of the State of Ohio (“Buyer”) hereby agrees to purchase from James A. Reedy, Trustee of the James A. Reedy Revocable Trust (“Seller”), and Seller hereby agrees to sell the Buyer, the certain real property, together with all appurtenances thereunto belonging, as more fully described hereinafter, upon the following terms and conditions:

PROPERTY: The real property consists of a City Log, commonly known as 742 North Board Street, bearing tax parcel number 0532061100, located in the City of Lancaster, County of Fairfield and State of Ohio. (Contract on file in Business and Treasurer’s Office)

AUTHORIZING THE BOARD PRESIDENT TO EXECUTE ALL NECESSARY DOCUMENT OT PURCHASE REAL PROPERTY (REEDY)

Resolution authorizing Lancaster City School Board President, Amy Eyman, to execute on behalf of the Board of Education of the Lancaster City School District all necessary documents in connection with the purchase of a certain city lot being parcel number 0532061100 situated in the State of Ohio, County of Fairfield, City of Lancaster and commonly known as 742 North Board Street, from the James A. Reddy Revocable Trust.

ENTER INTO A PURCHASE AGREEMENT FOR REAL PROPERTY (BARTRAM) AND TO APPROVE AGREEMENT FOR DONATION OF REAL PROPERTY (MARY GORSUCH)

RESOLVED, that the Lancaster City School District Board of Education does authorize entering into the Real Estate Purchase Contract dated September 6, 2012 as amended October 26, 2012 with Georgia Bartram for the purchase of 1726 W. Walnut Street, Lancaster, OH, a copy of which is attached hereto and incorporated herein and does confirm in every respect the actions of Amy Eyman in negotiating and executing said Real Estate Purchase Contract.

RESOLVED, that the Lancaster City School District Board of Education does authorize entering into an Agreement for Donation of Real Property with Mary Gorsuch for the acquisition of approximately 16.96 acres of vacant land north of Trace Drive and Linda Lane pursuant to the copy of said Agreement copy of which is attached hereto and incorporated herein.

RESOLVED, that the Superintendent, District Business Manager or their designee are hereby authorized and directed to take the necessary actions to fulfill the contingencies contained in the contract with Georgia Bartram and Mary Gorsuch.

RESOLVED, that the President, Amy Eyman is hereby authorized to sign on behalf of the Lancaster City School District Board of Education any and all documents, including contract amendments, applications for zoning change to the City of Lancaster, closing statements, affidavits, to complete the transactions as contemplated in said Agreements, Real Estate Purchase Contract. (Contracts on file in Business and Treasurer’s Office)

AWARD THE LOWEST RESPONSIBLE BIDDER FOR DEMOLITION OF NORTH ELEMENTARY SCHOOL BUILDING

WHEREAS, bids were received on November 6, 2012, for the bid package for the demolition of the existing North Elementary School building, which is included within the scope of the Ohio School facilities Commission's Exceptional needs Program project ("ENP Project"), which is being administered through the Ohio Facilities Construction Commission ("OFCC"); and

WHEREAS, Lend Lease (US) Construction, Inc., the Owner's Agent for the ENP Project, and the Schorr Architects, Inc., the Architect for the ENP Project, met with a representative of the apparent low bidder, Paschal Bihn & Sons excavating, reviewed the bid to verify that the bidder had included the work, equipment, and materials specified in the bid amount for the bid item, evaluated the experience and qualifications of the apparent low bidder to perform the specified work, and submitted the information to the OFCC's Quality Construction Section for review and approval; and

WHEREAS, the 5-day period for review by the Quality Construction Section having passed without comment, the Owner's Agenda and Architect prepared a letter of recommendation for the demolition contract recommending that the contract be awarded to Paschal Bihn & Sons Excavating, as the lowest responsible bidder for the demolition work, in the amount of \$143,000.00;

NOW, THEREFORE, BE IT RESOLVED by the Lancaster City School District Board of Education as follows:

1. Based upon the recommendation of the Architect and Owner's Agent, as stated in the attached letter dated November 15, 2012, the Board awards the demolition contract for the North Elementary School building to Paschal Bihn & Sons Excavating, in the base bid amount of \$143,000.00, as the lowest responsible bidder for the specified work, all subject to receipt of all required documents from the contractor and final approval by the OFCC.
2. The Board President or his designee, the Superintendent, and the Treasurer are authorized to sign, as required, a Contact between the Board and Paschal Bihn & Sons excavating and any related documents, to document the award of this contract for the ENP project. A property interest in the contract will not be created until the contract has been signed by both parties and the OFCC has approved the contract.
3. The Board is aware of the requirements stated in Ohio Revised Code Section 3313.41, as restated in the Project Agreement with the OSFC for the ENP project, regarding the disposal of real property and states that these requirements are not applicable to the demolition of the North Elementary School building because the Board is not selling the building, as contemplated by the statute, and there are no start-up community schools in the territory of the District.

APPROVE INVOICE FOR PAYMENT

Be it resolved that the Lancaster Board of Education approve the invoice:

Lockwood, Lanier, Mathias & Noland, Inc. \$7,750.00

Ms. Kittredge seconded the resolution, and the roll being called on its adoption, the vote resulted as follows:

Ms. Kittredge	Yea	Mr. Mauller	Yea
Ms. Ricketts	Yea	Mr. Shaffer	Yea
Ms. Eyman			

Thereupon the President declared such motion duly adopted.

12-151 EXECUTIVE SESSION

Ms. Kittredge moved at 5:20 p.m. to enter into Executive Session for the Purpose to consider the Purchase of Property for Public Purposes.

Mr. Shaffer seconded the motion, and the roll call on its adoption, the vote resulted as follows:

Ms. Kittredge	Yea	Mr. Mauller	Yea
Ms. Ricketts	Yea	Mr. Shaffer	Yea
Ms. Eyman Yea			

The President declared at 5:32 p.m. to return to Special Board Meeting.

12-152 ADJOURN – NOVEMBER 15, 2012

Mr. Shaffer moved at 5:32 p.m. to adjourn. The next meeting is a Regular Board Meeting held in the Large Meeting Room at 111 South Board Street on Tuesday, November 27, 2012 at 5:30 p.m.

Mr. Mauller seconded the resolution, and the roll being called on its adoption, the vote resulted as follows:

Ms. Kittredge	Yea	Mr. Mauller	Yea
Ms. Ricketts	Yea	Mr. Shaffer	Yea
Ms. Eyman Yea			

Thereupon the President declared the meeting adjourned.

Amy Eyman, President

ATTEST:

Julie L. Taylor Treasurer