

Sylvania City Council

March 2, 2015

6:00 p.m. Safety Committee

Ordinance 7-2015-Snow Emergency Parking Ban

6:15 p.m. Economic Development Sub-Committee

Community Reinvestment Area #7

7:00 p.m. Public Hearing

ZA-4-2014, Zoning Change from "R-3" to "P-R-O"

7:30 p.m. Council Meeting

Agenda

1. Roll call. Mrs. Cappellini, Mr. Frye, Mr. Haynam, Mrs. Husman, Mr. Luetke, Mr. Mishka, Mrs. Westphal.
2. Pledge of Allegiance to the United States of America led by Mrs. Westphal.
3. Additions to the agenda.
4. Approval of the meeting minutes of February 18, 2015.
5. Report on Public Hearing, ZA-4-2014 from 7:00p.m.
6. Gower Road Sanitary Sewer Extension
 - a. Service Director's Report.
 - b. Proposed Resolution 2-2015, Necessity to Improve Sanitary Sewer-Gower Rd.
7. Proposed Resolution 3-2015, Designating Clerk of Council as the Mayor and City Council's designee to attend Public Records Law Training.
8. Committee reports.
 - a. Safety Committee Report from 6:00 p.m.
 - b. Economic Development Sub-Committee Report from 6:15 p.m.
9. Committee referrals.

INFORMATION

- A. Certification of Notice – ZA-4-2014

Minutes of the Meeting of Council
February 18, 2015

The Council of the City of Sylvania, Ohio met in regular session on February 18, 2015 at 7:30 p.m. with Mayor Craig A. Stough in the chair. Roll was called with the following members present: Katie Cappellini, Mark Frye, Doug Haynam, Sandy Husman, Mark Luetke, Jason Mishka, Mary Westphal (7) present; (0) absent.

Roll call:
All present.

Several Boy Scouts led the Pledge of Allegiance to the United States of America.

Pledge of Alleg.

Mayor Stough stated that Council will now consider agenda item 3.

Requests were made for the following additions to the agenda:

Additions to the agenda.

- E. Sandy Hook Parents Meeting at Lourdes University.
- 11a. Schedule an Economic Development Sub-Committee Meeting.

Mrs. Westphal moved, Mrs. Husman seconded to approve the agenda as amended; roll call vote being: Cappellini, Frye, Haynam, Husman, Luetke, Mishka, Westphal, (7) yeas; (0) nays. The motion carried.

Mayor Stough stated that Council will now consider agenda item 4.

Mrs. Westphal presented the February 2, 2015 minutes. Mrs. Westphal moved, Mr. Luetke seconded, that since the Mayor, members of Council, and others had been furnished copies of these minutes prior to this meeting, Council dispense with the reading of these minutes at this time, and the journal of the minutes of the regular meeting of February 2, 2015 be approved; roll call vote being: Frye, Haynam, Husman, Luetke, Mishka, Westphal, Cappellini, (7) yeas; (0) nays. The motion carried.

Approval of the February 2 minutes.

Mayor Stough stated that Council will now consider agenda item 5.

Mrs. Husman introduced Andi Erbskorn the new Executive Director for the Sylvania Historical Village and the current President, Mary Kay Solt. Mrs. Erbskorn provided her past experience in local history and her vision for the Sylvania Historical Village.

Intro of Ex. Dir, Historical Village, Andi Erbskorn.

Mayor Stough stated that Council will now consider agenda item 6.

Mayor Stough presented Planning Commission's recommendation for ZA-1-2015, a request from the Pisciotta Family Trust to change the zoning from M-1, "Light Industrial District" to B-1-B, "Modified Business and Office District", for property located at 5649, 5651, and 5655 W. Alexis Road, Sylvania, Ohio. Mr. Haynam moved, Mrs. Westphal seconded, to set the public hearing date for April 6 at 7:15 p.m.; and authorize the Clerk to advertise for same; roll call vote being: Haynam, Husman, Luetke, Mishka, Westphal, Cappellini, Frye, (7) yeas; (0) nays. The motion carried.

Public Hearing for ZA-1-2015 set for April 6, 7:15p.m.

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Mayor Stough stated that Council will now consider agenda item 7.

Mayor Stough presented the Planning Commission's recommendation for proposed Ordinance 4-2015, Charitable Donation Containers. Mr. Haynam moved, Mrs. Husman seconded, to set the public hearing date for April 6 at 7:00 p.m.; and authorize the Clerk to advertise for same; roll call vote being: Haynam, Husman, Luetke, Mishka, Westphal, Cappellini, Frye, (7) yeas; (0) nays. The motion carried.

Public Hearing
set for Ord.4 -
2015 for April 6,
7:00 p.m.

Mayor Stough stated that Council will now consider agenda item 8.

Mayor Stough presented ZA-2-2015, a request from the Board of Education of Sylvania City Schools to change the zoning from "R-2", Single-Family Residential Small Lot District to "R-1", Single-Family Residential Large Lot District for property at 5363 Silica Dr., Sylvania, Ohio. Mr. Haynam moved, Mr. Luetke seconded, to refer ZA-2-2015 to the Municipal Planning Commission for review and recommendation; roll call vote being: Westphal, Cappellini, Frye, Haynam, Husman, Luetke, Mishka, (7) yeas; (0) nays. The motion carried.

Refer ZA-2-2015
to Planning
Commission.

Mayor Stough stated that Council will now consider agenda item 9.

Mrs. Westphal moved, Mr. Haynam seconded to refer proposed Ordinance No. 7-2015, "Amending Part Three-Traffic Code of the Sylvania Codified Ordinances, 1979, as amended by amending Chapter 351-Parking Generally by adding Section 351-23-Snow Emergency Parking Ban to the Safety Committee; roll call vote being: Cappellini, Frye, Haynam, Husman, Luetke, Mishka, Westphal (7) yeas; (0) nays. The motion carried.

Refer Ordinance
7-2015 to Safety
Committee.

Mrs. Westphal set a Safety Committee meeting for March 2, 2015 at 6:00 p.m. to review and provide recommendation to Council of proposed Ordinance 7-2015.

Safety Com.
3/2/15, 6:00 p.m.

Mr. Luetke set an Economic Development Sub-Committee meeting for March 2, 2015 at 6:15 p.m. to review and provide recommendation to council amendment of Community Reinvestment Area #7.

Econ Dev Com
3/2/15, 6:15 p.m.

Mayor Stough stated that Council will now consider agenda item 10.

Mr. Mishka presented and read aloud by title only, proposed Resolution No. 1-2015, a written copy of same having been previously furnished to each member of Council, "A Resolution of the Council of Sylvania establishing guidelines relative to the deferment of payment of Special Assessments on grounds of financial hardship; amending Resolution No. 8-2014 to reflect said deferment guidelines; and declaring an

Resolution
Ord. 1-2015,
"...deferment of
special
assessment...

Minutes of the Meeting of Council
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emergency”; Mr. Mishka moved, Mr. Frye seconded, that Council dispense with the Second and Third Readings of said Resolution; roll call vote being: Haynam, Husman, Luetke, Mishka, Westphal, Cappellini, Frye, (7) yeas; (0) nays. The motion carried.

financial
hardship...”

Mr. Mishka moved, Mrs. Westphal seconded, that Resolution 1-2015 be enacted as an emergency measure as declared therein; roll call vote being: Husman, Luetke, Mishka, Westphal, Cappellini, Frye, Haynam, (7) yeas; (0) nays. The motion carried.

Mayor Stough stated that all items on the agenda had been considered.

Mrs. Westphal moved, Mr. Haynam seconded that this meeting adjourn; all present voting yea (7); (0) nays. The motion carried and the meeting adjourned at 8:11 p.m.

Adjournment.

Clerk of Council

Mayor

6a



City Of Sylvania

DEPARTMENT OF PUBLIC SERVICE

KEVIN G. ALLER, PE DIRECTOR

March 2, 2015

To: The Mayor and Members of Sylvania City Council

Re: **Gower Road Sanitary Sewer Extension**

Dear Mr. Mayor and Council Members:

This project was requested by petition from the adjoining property owners along Gower Road in Sylvania Township. The project is located within the City of Sylvania Sanitary Sewer Service Area.

The project consists of extending the existing 8" sanitary sewer northerly approximately 170 feet in the east right-of-way of Gower Road to service two additional residences.

Construction of the project is scheduled for the fall of 2015. The Contractor will be given approximately 30 days to complete the project. The estimated cost of the project is \$32,500 with the full cost of the project to be assessed to the adjacent property owners.

We would request that a Resolution of Necessity be prepared in order to proceed with the project.

Please call if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Kevin G. Aller".

Kevin G. Aller, P.E.
Director of Public Service
KGA/dsw

2/23/15

**GOWER ROAD SANITARY SEWER EXTENSION
ESTIMATE OF COST**

Construction	\$25,500
Engineering + Inspection	\$5,000
Legal Fees	\$1,000
Advertising	<u>\$1,000</u>
Estimated Project Cost	\$32,500

Total Frontage of Benefitted Parcels = 520 feet.

Total Assessed Project Costs = \$32,500 / 520 feet = \$62.50 / foot.

Parcel	Assessor	Owner	StreetNm	StreetNm	City	State	ZIP	Legal	Tentative Assessment
7850687	30278011	RONALD O. & JUDITH A. NELSON	GOWER RD	5046	SYLVANIA	OH	43560	GARDEN SPRINGS LOT 50	\$6,250.00
7850694	30278012	RONALD O. & JUDITH A. NELSON	GOWER RD	5046	SYLVANIA	OH	43560	GARDEN SPRINGS LOT 51	\$6,250.00
7862644	30280024	TIMOTHY T. HENINGER	GOWER RD	5023	SYLVANIA	OH	43560	VERNABEE LOT 28	\$2,500.00
7862641	30280023	TIMOTHY T. HENINGER	GOWER RD	5027	SYLVANIA	OH	43560	VERNABEE LOT 27	\$2,500.00
7862637	30280022	TIMOTHY T. HENINGER	GOWER RD	5031	SYLVANIA	OH	43560	VERNABEE LOT 26	\$2,500.00
7862634	30280021	TIMOTHY T. HENINGER	GOWER RD	5035	SYLVANIA	OH	43560	VERNABEE LOT 25	\$2,500.00
7862631	30280020	TIMOTHY T. HENINGER	GOWER RD	5039	SYLVANIA	OH	43560	VERNABEE LOT 24	\$2,500.00
7862627	30280019	TIMOTHY T. HENINGER	GOWER RD	5043	SYLVANIA	OH	43560	VERNABEE LOT 23	\$2,500.00
7862624	30280018	TIMOTHY T. HENINGER	GOWER RD	5047	SYLVANIA	OH	43560	VERNABEE LOT 22	\$2,500.00
7862621	30280017	TIMOTHY T. HENINGER	GOWER RD	5051	SYLVANIA	OH	43560	VERNABEE LOT 21	\$2,500.00

RESOLUTION NO. 2 - 2015

**DECLARING IT NECESSARY TO IMPROVE THE CITY OF SYLVANIA
SANITARY SEWER DISTRICT BY INSTALLING EIGHT INCH
SANITARY SEWER LINES AND OTHER RELATED APPURTANANCES
IN THE EAST RIGHT-OF-WAY OF GOWER ROAD; AND DECLARING
AN EMERGENCY.**

WHEREAS, the owners of one hundred percent (100%) of the lots and lands to be assessed for the improvement described in this Resolution have executed and filed with the Clerk of this Council a petition requesting such improvement and assessment, which petition is now on file with the Clerk of this Council.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sylvania, Lucas County, Ohio, _____ members elected thereto concurring:

SECTION 1. That it is hereby determined to be necessary to improve the City of Sylvania Sanitary Sewer District by installing eight inch sanitary sewer line northerly approximately 170 feet in the east right-of-way of Gower Road to service two additional residences, together with other necessary related appurtenances. The lots and parcels to be assessed are identified on the attached "Exhibit A."

SECTION 2. That the plans, profiles, specifications and the estimate of cost for said improvements, heretofore prepared by this City's consulting engineers and, by the Director of Public Service, placed on file in the Office of the Clerk of Council be, and the same hereby are approved.

SECTION 3. That it is hereby found and determined that the method of, and procedure for making, awarding, advertising, modifying and enforcing the contract for such improvement and the method, procedure, time and manner of payment thereunder shall be as set forth in such plans, specifications and contract documents now on file with the Clerk of this Council.

SECTION 4. That the entire cost of the improvement, estimated to be Thirty-Two Thousand Five Hundred Dollars (\$32,500.00), shall be assessed, in proportion to the benefits which may result from the improvement, upon all the lots and lands bounding and abutting upon such improvement between and including the termini of the improvement, which lots and lands are hereby determined to be specifically benefited by said improvement.

SECTION 5. That the cost of the improvement shall include the cost of preliminary and other surveys, plans, specifications, profiles and estimates and of printing, serving and publishing

notices, Resolutions and Ordinances, the amount of any damages resulting from the improvement and the interest thereon, the costs incurred in connection with the preparation, levy and collection of the special assessments, the cost of purchasing, appropriating and otherwise obtaining legal opinions, cost of labor and material, and interest on securities issued in anticipation of the levy and collection of the special assessments or if securities in anticipation of the levy of the special assessments are not issued, interest at the rate of two (2%) percent per year on moneys advanced by this City for the cost of that improvement in anticipation of the levy of the special assessments, together with all other necessary expenditures.

SECTION 6. That the Director of Public Service be, and he hereby is, authorized and directed to prepare and file, in the Office of the Clerk of this Council, the estimated assessments of the cost of the improvement described in this Resolution. Such estimated assessments shall be based upon the estimate of cost of said improvement now on file in the Office of the Clerk of this Council and shall be prepared pursuant to the provisions of this Resolution. When such estimated assessments have been so filed, said Clerk shall cause notice of the adoption of this Resolution and the filing of said estimated assessments to be served on the owners of all lots and lands to be assessed in the manner as provided in the Revised Code of Ohio, Section 727.13.

SECTION 7. The special assessments to be levied shall be paid in twenty (20) annual installments, with interest on the rate or rates of interest as shall be borne by the securities to be issued in anticipation of the collection of the total of the unpaid special assessments or, if such securities are not issued, at the rate or rates of interest determined by this Council when it passes the assessing Ordinance levying those special assessments; provided that the owner of any property assessed may pay the special assessment in cash within thirty (30) days after passage of the assessing Ordinance.

SECTION 8. That the remainder of the entire cost of said improvement not specifically assessed shall be assumed by the City of Sylvania and paid in cash or by issuance of bonds, or notes in anticipation thereof, as provided by law or from other funds available and appropriated for such purpose.

SECTION 9. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 10. That the Clerk of Council is hereby directed to post a copy of this Resolution in the Office of the Clerk of Council in the Municipal Building pursuant to ARTICLE III, Section 12, of the Charter of this City.

SECTION 11. That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, property and welfare and for the reason that proceedings for assessing the cost of the improvement referred to herein are required without delay in order to timely place said assessment upon the tax duplicate at the earliest possible time. Provided this Resolution receives the affirmative vote of five (5) or more

members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force thirty (30) days after it is approved by the Mayor or as otherwise provided by the Charter.

Vote dispensing with the second and third readings: Yeas _____ Nays _____

Passed, _____, 2014 as an emergency measure.

President of Council

ATTEST:

Clerk of Council

APPROVED: . . .

Mayor

Date

APPROVED AS TO FORM:

Director of Law

RESOLUTION NO. 3 -2015**A RESOLUTION DESIGNATING THE CLERK OF COUNCIL AS THE MAYOR AND CITY COUNCIL'S DESIGNEE TO ATTEND TRAINING PROGRAMS AND SEMINARS ABOUT THE PUBLIC RECORDS LAW AS REQUIRED BY OHIO REVISED CODE SECTION 109.43; AND DECLARING AN EMERGENCY.**

WHEREAS, Ohio Revised Code Section 109.43 requires that all elected officials, except Judges, attend three hours of training per term of office about the Public Records Law; and,

WHEREAS, the Mayor and all members of Sylvania City Council wish to appoint the Clerk of Council as their designee for the purposes of attending all required training seminars and programs about the Public Records Law as required by Ohio Revised Code 109.43.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Sylvania, Lucas County, Ohio, _____ members elected thereto concurring:

SECTION 1. That the Clerk of Council is hereby designated as the Mayor and all members of Sylvania City Council's designee for the purposes of attending all training programs and seminars as required by Ohio Revised Code 109.43.

SECTION 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3. That the Clerk of Council is hereby directed to post a copy of this Resolution in the Office of the Clerk of Council in the Municipal Building pursuant to ARTICLE III, Section 12, of the Charter of this City.

SECTION 4. That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, property and welfare and for the further reason that the Clerk of Council should be designated as the Mayor and all members of Sylvania City Council's designee for the purpose of attending all seminars and training programs required by Ohio Revised Code 109.43 at the earliest possible time. Provided this Resolution receives the affirmative vote of five (5) or more members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor;

otherwise, it shall take effect and be in force thirty (30) days after it is approved by the Mayor or as otherwise provided by the Charter.

Vote dispensing with the second and third readings: Yeas _____ Nays _____

Passed; _____, 2015, as an emergency measure.

President of Council

ATTEST:

APPROVED AS TO FORM:

Clerk of Council

Director of Law

APPROVED:

Mayor

Date

A



City Of Sylvania

SYLVANIA CITY COUNCIL
SHARON M. BUCHER, CLERK

To: Mayor Craig A. Stough and Members of City Council

From: Sharon Bucher, Clerk of Council

Certificate of Notice

ZA-4-2014, City of Sylvania, 6715 Maplewood, 6705 Maplewood,
0 Monroe St-Rear, 0 Monroe St-Rear, Sylvania, OH 43560,

The undersigned Clerk of Council hereby certifies as follows:

- A. Thirty (30) days of time and place of public hearings were published in the The Blade on January 26, 2015.
- B. Written notice of hearings were mailed by first class mail, twenty (20) or more days prior to the scheduled hearing date to all owners of property within, contiguous to, and directly across the street from the subject parcel or parcels, which owners, so notified, are listed as follows:

<u>Owner</u>	<u>Property Address</u>	<u>Owner Address</u>
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See attached List.

<i>Sharon Bucher</i>	<i>2/23/15</i>
Clerk of Council	Date

CITY OF SYLVANIA



ZONING CHANGE FOR 6715 Maplewood (82-02007), 6705 Maplewood (82-01997),
 0 Monroe St-Rear (82-02022) and 0 Monroe St-Rear (82-020012) Sylvania, OH 43560
 PROPERTY OWNER NOTIFICATION LIST

NO.	ADDRESS	OWNER	MAILING ADDRESS	CITY	STATE	ZIP
1	6731 Maplewood	Jeffrey Gindy	6731 Maplewood	Sylvania	OH	43560
2	6719 Maplewood	Ruth C. Liaros, Trustee	6719 Maplewood	Sylvania	OH	43560
3	6725 Maplewood	Ruth C. Liaros, Trustee	6719 Maplewood	Sylvania	OH	43560
4	6714 Maplewood	J & E Moan, LLC	6528 Lincoln Pkwy	Sylvania	OH	43560
5	6710 Maplewood	Joyce A. Donnelly	6710 Maplewood	Sylvania	OH	43560
6	6708 Maplewood	Mark R. Cowdrey	6708 Maplewood	Sylvania	OH	43560
7	0	Pennsylvania Lines, c/o Norfolk Southern Tax Dept	110 Franklin Rd. SE	Roanoke	VA	24042
8	6703 Monroe St	Sylvania Limited	7546 Rymoore Ct	Sylvania	OH	43560
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